



Newsletter

March 31st, 2016
Thirty Seventh Issue

Chairman's Message

I have received a couple of calls regarding residents driving too fast on Lee Blvd. Please watch your speed and do not cross over the double lines around the curves on Lee Blvd. In addition, **there is only one left turn lane northbound on Lee Blvd as you approach Highway 69.** Several accidents have almost occurred where vehicles going northbound on Lee Blvd are turning left from the middle lane to westbound 69. If you are in the middle lane, you must proceed straight and not turn left onto 69. We don't want any of our homeowners and friends getting injured in an accident.

Thank you,
John Stilo Chairman, Ranch at Prescott HOA

Firewise Update

Well, after our 4th quarter objective of reinstating the Ranch into the Firewise communities program, the committee spent a lot of time understanding the grant programs available to property owners, and evaluating the demographics of the Ranch properties. We have also developed a new Firewise webpage included in the current Ranch website (<http://ranchatprescotthoa.org/>). Please take a look as it contains all the information you need to understand what Firewise is, and what you have to do to get a 90% paid grant to mitigate your property (programs tab). Everyone should be aware that members of the Firewise committee will be assessor certified in May and we will start assessing properties that are a fire hazard to the community. Everyone in the Ranch will be expected over time to bring their property into a fire safe condition, with grants that will be issued on a first come first served basis (see our inner page of this newsletter). The safety of our residents in the Ranch and in surrounding developments depend on us reducing our fire potential. Unfortunately, the Ranch has a number of lots that have not been maintained for many years, so look at the Firewise webpage tab "CC&R vegetation policy" as these are the regulations we will be enforcing during the coming months.

As an added note: We have just been given access to grant monies that have to be claimed by October this year. Please let Ann Zdanowski know ASAP if you would like to be included in the program. The sign-up requirements are those shown on the webpage tab "programs". Finally, the Firewise committee hopes that all property owners will respond to this very real life and property destructive threat by helping us make the Ranch fire safe as soon as we can.

Thank you,
Paul Scrivens (Firewise chair)

Directory

The Ranch at Prescott HOA

2017-2018 Membership Directory

The Ranch at Prescott 2017-2018 Membership Directory will become available **January 26, 2017**. Unit Council members will receive the new Directories at the January 2017 Council Meeting. They will distribute the new directories to their respective Unit members. It is a wonderful time to get to know and communicate with their members.

Forms and instructions will be provided in the June 30 and September 30, 2016 Newsletters.

The deadline for inclusion or updates will be **November 15, 2016**.

This directory should not be confused with **the Ranch Social Club Directory**. Our HOA Directory has been published every two years since 2009

2016 ANNUAL TRASH PICK UP



Week of April 25- April 29

City of Prescott Trash Pickup, Recycling, and 2016 Annual Cleanup
all trash must be placed curbside by Monday 25th, 2016



Firewise Committee Up and Running

The Ranch at Prescott HOA Firewise Committee has been re-established and is running full speed ahead. Firewise is a national program co-sponsored by the US Forest Service, US Department of the Interior, and Arizona State Forestry Division. The need for this effort was highlighted in a 2012 Firewise assessment which rated The Ranch's wildfire risk as "High" due to dense vegetation.

The goals of the committee include providing information and resources helpful in reducing the potential for wildfire and its associated risks in our community. We wanted to inform you of several ongoing initiatives directed at meeting these objectives.

Website

The Ranch HOA website now includes a specific Firewise section. Under this section you can find useful information about the Committee's mission, planned activities, and resources available to you for making your property Firewise. We hope you take the opportunity soon to visit the website and review the resources listed under the Firewise tab (www.ranchatprescotthoa.org).

PAWUIC

Firewise Committee members have become involved in a very useful regional organization, the Prescott Area Wild Wildland Urban Interface Commission (PAWUIC). Chartered by both the City of Prescott and Yavapai County, PAWUIC's mission is to mitigate the threat of wildfire and to promote forest health in the greater Prescott area. You can learn more about the group's activities by visiting their website (www.pawuicaz.org). PAWUIC's activities include the annual ***Wildfire Expo in downtown Prescott, this year to be held on April 23***. We encourage you to mark your calendars for this important event.

Potential Grant Funding

The Firewise Committee has identified potential grant funding to assist property owners in bringing their properties into compliance with Firewise principles. This funding would be on a matching basis between the grantor (Arizona Forestry Division) and the landowner, would provide grant funds for completion of qualified work, and is being applied for through PAWUIC. As a government grant, strict guidelines must be followed to receive reimbursement under this program. A summary of this program can be found in the Firewise Tab (under "Programs") of The Ranch HOA website (www.ranchatprescotthoa.org).

The Firewise Committee is polling property owners regarding potential interest in participating in this grant program. If you are interested in exploring this shared funding possibility further ***please contact Ann Zdanowski of HOAMCO via email (AZdanowski@hoamco.com) or phone (928-776-4479 ext 1135)***. The grant amounts available are limited, and responses will be prioritized for participation according to grant objectives and earliest response time and date.

Coming Up Next

The Firewise Committee has several other activities and programs in the planning for 2016. Keep your eye on the website for more to come, and please contact any of us (see the website for contact information) with any questions.

Ranch Social Club

The **Ranch Social Club** (RSC) was organized early in the development of the Ranch at Prescott community. Its goal is to provide our homeowner residents a means to come together for social interactions and parties. As a separate body from the Ranch HOA, it is independently guided by a set of RSC By-Laws and a Board made up of elected officers and appointed volunteers. The RSC plans, organizes and schedules on a regular basis various social events and member parties. Among the events sponsored by the RSC include the Annual Holiday Dinner Dance, a summer Family Picnic and a major Fall Theme Party. Other social events held by the RSC include Dining Out Parties at various Prescott restaurants, Happy Hour gatherings in members' homes and at local 'watering holes', regular Speaker/Breakfasts and various Ladies activities that include luncheons, movies and tours. Attendance range from around 40 to more than 100 members and guests. A number of groups are loosely affiliated with The Ranch Social Club. These include Bible Study, Book Club, Bridge, Bunco, Hiking, Quilting, Ladies Luncheon, Dinner Club and Poker.

There are currently more than 120 households in the Ranch Social Club and membership is open to any resident or home/property owner of the Ranch at Prescott. Annual fees that include the RSC Email Newsletter is \$20 per household. If you would like to learn more about the **Ranch Social Club** or hopefully join the RSC, please contact our Membership Chairperson, Jan Gallo at 928 308 0929 or jgallo1210@gmail.com. We'd love to have you as a member.

NEW Website



We have decided to upgrade the HOA website; one because it is supported by an old platform and two because it is not promoting the Ranch very well. The website should be our promotional and informational portal. To this end we would like to ask for your help. Could you answer the following three questions and provide the answers to www.azdanowski@hoamco.com

The questions are

1. What do you like about our current Website?
2. What don't you like about our current Website?
3. What would you like to see in a new Website?

Your help would be greatly appreciated

Thank you

Homeowners Association Management Company (HOAMCO)

Quarterly Report

Attention Hikers:

Please do not park on the streets or access the public hiking trails through private properties. The City has recently repaired a fence that someone took down and signs have been posted.

Correspondence

From time to time, The Governing Council finds it necessary for me to send out e-blasts with important information. If you would like to be added to my email distribution list, please call or email me.

Warning

In March, there were a couple of cases of stolen outgoing mail in the Ranch. The discarded mail was found in an empty lot and checks were missing. If you see any suspicious vehicles around mailboxes, please try to get a license number and call the police. It is advised to drop any mail with checks directly to the post office.

March 31, 2016 Financial Report:

AAFS Operating	\$64,474
AAFS Operating MM Account:	\$14,533
Metro Bank Operating MM Account:	\$243,857
AAFS Construction Deposit:	\$44,500
Accounts Receivable Assessments:	\$6,977

Ann Zdanowski,
Community Association Manager
HOAMCO
(928) 776-4479 ext. 1135
azdanowski@hoamco.com



2016 WEED ABATEMENT PROGRAM

Have you ever wondered about the regular upkeep of weeds along road easements during the warmer months? It's a result of the annual Ranch Weed Abatement Program. Recently, a letter and form for the 2016 Weed Abate Program was mailed to all HOA Members. If you haven't already done so, please consider participating in this awesome program. Over the past few years, it has provided for a uniform appearance, safety and value to property. If you have any questions, please call Ann Zdanowski at 928-776-4479, ext 1135 or azdanowski@hoamco.com.

2015-2016 HOA Council Officers

Chairman..... John Stilo
Vice-Chairman..... Mike Enders
Treasurer..... Terry Madedda

2015-2016 Ranch HOA Council Members:

Phil Alvarado Unit I (filsjoy@msn.com) 445-3950
John Stilo Unit III (jpstilo@gmail.com) 717-4486
Mike Enders Unit IV (mgenders@aol.com) 443-5821
Chuck Fullington Unit V (cfullington@q.com) 445-0764
Paul Scrivens Unit VI (paulscrivens@yahoo.com) 237-9532
Bernie Cygan Unit VII (bmcgpc@q.com) 445-3829
Scot Lee Unit VII (theranchatprescott@cableone.net) 778-7759
Terry Madedda Unit IX (tjmadedda@msn.com) 717-0177

2015-2016 Ranch HOA Council Alternate Members:

No Alternate Unit I
Billie Powell Unit II (billie37@live.com) 445-5330
Russell J. Parker Unit III (rsparker@cableone.net) 442-3617
Rosalie A. Naigle Unit IV (aranar@att.net) 771-1129
Kent Robinson Unit V (ekrbcr@msn.com) 541-1118
No Alternate Unit VI
Joe Pendergast Unit VII (brassring@peoplepc.com) 776-7115
No Second Alternate Unit VII
No Alternate Unit IX

*Newsletter Editor: Ann Zdanowski
*Newsletter Committee: Rosalie A. Naigle, Mike Enders, Joan Petty

Calendar of Events

**HOA Council Meetings are held
3:00 p.m. at the HOAMCO offices
3205 Lakeside Village
Prescott, AZ 86301**

2016 Meeting Schedule

**May 26, 2016
August 25, 2016**

Annual Meeting- September 22, 2016

October 27, 2016

The Ranch At Prescott Homeowners Association
3205 Lakeside Village
Prescott, AZ 86301

