



The Ranch at Prescott HOA

Newsletter

March 31, 2007
First Issue

Letter from the Chairman

Dear Ranch Property Owners,

Welcome to the first newsletter of The Ranch at Prescott Homeowners Association. It is just one more method to communicate with you, the property owners in The Ranch.

As many of you know, we already have a very informative web site:

www.ranchatprescotthoa.com or
www.ranchatprescotthoa.org

This was constructed thru the hard work of one of your HOA Council members, Phil Alvarado. I hope these tools will keep you, the homeowner or property owner, well informed of the ways we can protect our investment in The Ranch.

Over the past two decades, The Ranch at Prescott has matured into one of the finest developments in the Prescott area. We only have to look at our increased property values to confirm that. This has been accomplished thru strict enforcement of the CC&R's.

After talking with many of you over the years, I have learned that a majority of you expect your HOA Council to continue that process going forward. I have been working with your present HOA Council members for almost two years. I can assure you that they all have that goal as a priority.

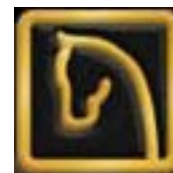
As Spring approaches, so too does the fire season. I believe this is the greatest environmental hazard we have in the Prescott area. We must all work together to protect our investment to the greatest extent possible.

Creating defensible space around our homes goes a long way towards helping the fire department protect your home in the event of fire. The *Prescott Fire Department Wildland Division* will assess your property and the surrounding area to help you determine what needs to be done. They will also do the work for you in return for a minimal donation. They may be reached at **928-777-1703**. If an adjoining lot has hazardous concerns, contact our property manager, **HOAMCO** at **928-776-4479**. They will contact the owner and address the concern. Additional information can also be found at www.regionalinfo-alert.org.

I have never regretted moving to Prescott and The Ranch at Prescott. I have not lived in a friendlier place. Our development is only a little more than halfway to completion. Let us all continue the hard work required to keep The Ranch the finest place to live in the Prescott area.

Thanks to everyone for your efforts.

Dion Mannen
Chairman
The Ranch at Prescott HOA



Topics of Information Available

to Property Owners at The Ranch At Prescott Website

www.ranchatprescotthoa.com or www.ranchatprescotthoa.org

Control Documents

- Articles of Incorporation and Amendments
 - Cover
 - Table Of Contents
 - Articles Of Amendment
 - Article VI
- By Laws and Amendments
 - Bylaws
 - First Amendment
- CC&Rs and Amendments
 - Ranch CC&Rs
 - 12/30/1994
 - Ranch CC&Rs
 - 05/16/2005
- Plat Map
- Mystic Heights Unit IX Map
- Stonegate In The Ranch
 - CC&Rs
- Architectural Committee
 - ARC Design Guidelines
 - ONE and TWO
 - Rules & Regs for Owners & Contractors
- HOA Policies
- HOA Budget and Financial Statements
- Unit Lot Numbers

Topic Titles

- Statement of HOA Purpose
- Welcome to New Members and Residents
- Ranch Photo Tour
- Ranch Social Club
- Ranch Tennis Club
- History of Ranch - Ongoing
- Ranch Directory
- Ranch Contact Points
- Ranch Evacuation Plan
- Archives
- HOA Reports

Ranch HOA Council Members

- Members & Alternates

Council Meeting Agenda

Council Minutes

All current draft and approved Council Minutes are posted on the HOA Bulletin Board at the Ranch Tennis Court.

Current and past HOA minutes can be accessed

- Annual Meeting Minutes
 - 09/28/2006
- 08/24/2006 Minutes
- Past HOA Council Minutes

Local Links

- HOAMCO
- City of Prescott
- Prescott Chamber of Commerce
- Prescott Public Library
- Yavapai County
- Local Weather
- Prescott Fire Reports
- American Red Cross
- Regional Alert Information

Description of the Ranch

The Ranch at Prescott is a planned community three miles east of downtown Prescott, Arizona. Entrance to the Ranch is from Highway 69 and Lee Blvd. The Ranch, which nestles on the hillsides that border the Prescott National Forest, was created in 1987. The Ranch is currently made up of eight units that contain about 950 home sites on the 1,000 acres of the former Bullwhacker Ranch. Presently there are more than 500 homes with more being built each year. Each Unit is represented by an elected Council Member and Alternate.

In September 2005, the developer turned over control of the HOA to homeowners and the present HOA Council was elected. The Architectural Committee remains under the direction and control of the developer.

HOAMCO is the management company for the Ranch.

HOA General News, Comments and Information

- Ranch HOA General News 03/07/2007 ♦
- Decisions and Announcements of 02/04/2007
- Past Editions

Standing Committees

- Architectural Committee
 - Scot Lee - Chairperson
- Finance & Budget Committee
 - Bob Tinney - Chairperson
- Communications Committee
 - Phil Alvarado - Chairperson
- Maintenance Committee
 - Dan Gleissner - Chairperson
- Governmental Liaison Committee
 - Kent Robinson - Chairperson

To contact us:

Please refer to your HOA Ranch Directory or contact Gaye Morgan at HOAMCO at:
928-776-4479 or Gaye@hoamco.com

Next Council Meeting

HOA Council Meetings are held at 3 PM on the fourth Thursday of each month at the HOAMCO Offices, 53 Madison Ave., Prescott, AZ 86301

- Next Council Meeting: 04/26/2007
- Annual Membership Meeting: 09/27/2007
- Special Meetings: None Scheduled

Homeowners Association Management Company (HOAMCO) Quarterly Report

As your managing agent, Home Owner Association Management Company (HOAMCO) provides a host of valuable services to your Community. HOAMCO provides knowledgeable, effective directions, advice and services necessary to maintain and enhance the operation, lifestyle and property value of your Community Association.

Just a few of the duties performed by HOAMCO included: Assessment billing, collection and bank deposits; assistance in preparation of annual budgets; preparation of monthly Income/Expense statements and Balance Sheets; receipt, review and processing of invoices for payment by the Community; coordination with outside accounting firms to finalize year-end tax returns; working together with other Communities to monitor any legislative issues that may impact Associations; assistance in Enforcement of the Community's CC&Rs; obtaining competitive proposals for services as requested by the Board of Directors.

As your Community Manager, I work at the direction of the Council and closely with, residents and other designated parties to ensure that policies work most effectively and efficiently for your Community Association.

In fulfilling our obligation, HOAMCO is charged with: assisting the Council's decision making process by means of providing information gathering and fact-finding support; implementing decisions of the Council; and administering the services, programs, and operations of the community association within the policies and guidelines set by the Council.

My authority and responsibility are defined and limited by the governing documents, management contract, actions of the Council which delegate specific authority and federal, state and local laws.

Your Council meets the fourth Thursday of each month to conduct the business of the Association. One of the priorities of the Council is the efficient management of Association Funds to ensure the best possible services to the Community. This includes making sure the Association has funds in Reserve for future repair and maintenance of common areas in the Community.

As of March 31, 2007 the Association held the following funds:

Desert Hills Operating.....	\$ 113,221.52
Desert Hills Money Market	\$ 105,289.52
Desert Hills Reserve	\$ 26,273.54
A/R Assessments	\$ 3,150.00

It is a pleasure to be working with The Ranch at Prescott.

Gaye E. Morgan
Association Manager
HOAMCO



2007 HOA Council Officers

Chairperson Dion Mannen
Vice Chairperson Russell Parker
Secretary Phil Alvarado
Treasurer Robert Tinney

Ranch HOA Council Members: (2/2007)

Phil Alvarado Unit I
Billie Powell Unit II
Russell Parker Unit III
Michael Enders Unit IV
Kent Robinson Unit V
Ron Knudsen Unit VI
Dion Mannen Unit VII-A
Robert Tinney Unit VII-B
Scot Lee Unit IX

Ranch HOA Council Alternate Members:

Dan Gleissner Unit I
Jan Aldridge Unit II
Charles Babb Unit III
Rosalie Naigle Unit IV
Ray Loomer Unit V
Jan Gallo Unit VI
Henry Lenhart Unit VII-A
Dick Tetreault Unit VII-B

Newsletter Chairman: Michael Enders
Newsletter Editor: Rosalie Naigle

Calendar of Events

HOA Council Meetings are held at 3 PM
on the fourth Thursday of each month
at the HOAMCO offices,
53 Madison Ave., Prescott, AZ 86301

Next Council Meetings:
May 24, 2007
June 28, 2007

ANNUAL MEMBERSHIP MEETING: September 27, 2007

Location to be announced
on HOA Website
and June Newsletter



The Ranch At Prescott Homeowners Association

531 Madison Avenue
Prescott, AZ 86301