



**The Ranch
at Prescott HOA**

Newsletter

**June 30, 2015
Thirty Fourth Issue**

Chairman's Message

During the 2nd Quarter of 2015, several projects were completed to improve the Ranch entrance landscaping and to repair the Association's Common Area main water drainage way.

The \$43,288 landscaping project included improvements to the Lee Boulevard road divider and its south berm from Route 69 to the area west of Gateway Boulevard. In addition to the renewed landscaping and rock, a flag pole was added near the horse statue to better indicate the entrance to the residential area of the Ranch at Prescott. An improved maintenance plan for landscaping this area is being implemented. In addition, discussions continue with the Gateway Mall owner to improve the Mall's obligation to maintain the landscaping on the north side of Lee Boulevard. Overall, the landscaping project has done much to improve the appearance of The Ranch entrance.

A \$26,920 project was completed during June to repair three areas along the Common Area main drainage way where a water flow rate estimated at 800 cubic feet per second occurred during one storm event in 2014. Brief periods of high storm water flow and resulting damage are expected to continue to occur every 3-5 years. The past and current drainage flow damage is most common in Unit #2 where the highest water flow rates occur. As a result, the Homeowner's Association maintains a reserve fund that addresses the related cost of engineering and construction remedies.

We are through the "fire season" with remarkably little fire problems near the Ranch or other Prescott areas. None-the-less, the HOA Manager's inspections continue to reveal untended Lots that are overgrown with brush and may increase fire threats to neighboring homes. The HOA continues to inform these Lot owners of the hazard they pose to others and their obligation to meet CC&R requirements to maintain their properties. Particular

problems are noted on several properties that are owned by others as a result of owner bankruptcy.

If you believe that an unattended property poses a threat to your home, please communicate this information to the Association Manager. Such communications are an important part of the HOA's assuring that negligent Property Owners take corrective action.

In August, the annual election of Representatives to the HOA Governing Council will occur. The Council consists of one Representative each from Units # 1, 2, 3, 4, 5, 6, and 9 with two Representatives from Unit 7. Six regular one to two hour meetings are held annually meaning that a Representative's total annual time commitment need not be more than 12 hours. This is a relatively small, but yet very important commitment of time to the benefit of our community. You will be receiving nomination forms by July 22, 2015. I encourage your interest in serving on the Council. If you have questions in the regard, do not hesitate to contact me or other Council Representatives.

Please note and plan to attend our HOA Annual Meeting which will be held at the Hassayampa Inn at 3:00 p.m. on September 10, 2015.

Sincerely,

**E. Kent Robinson, Chairman
The Ranch at Prescott HOA
ekrbcr@msn.com**



BEE-WARE OF BEES!



By now, most everyone has probably heard of or experienced a bee encounter this bee season. With the migration of aggressive Africanized bees into the area, experts expect to see an increase in bee incidents. The European Honey Bees are usually docile and will swarm one or two times a year whereas, African Honey Bees are very aggressive and can swarm ten or more times per year.

A disturbed African colony may sting 6-10 times more than a disturbed European colony.

Bees must be taken seriously, stings can be life threatening to humans and to animals. Bees tend to attack dark things, dark hair, dark clothes, dark animals, anything dark in color could draw bees. If you are attacked, cover your face and run into a building or vehicle. You may have a few fly in with you but honey bees can only sting once before they die, so the chance of multiple stings is lessened. Keep your face covered and do not swat at the bees, stings on the chest or abdomen are far less serious than those on the face. Do not use your fingers or tweezers to remove the stinger as this will cause more venom to squeeze in. Scrape the stinger with your fingernail or use a credit card or other straight edged object.

Check your property, water irrigation boxes, trees and building crevices for any sign of bees and call a bee removal company. If you spot nests in common areas, please call Ann Zdanowski at (928)776-4479 ext. 1135.

The "Plaza"

Honored as one of the Top 10 Public Spaces in the United States

Schedule of Events:

July 14	Jeff Weisel & The Cool Azul, 6:30-8:30pm Jazz
July 15	"Night at The Museum- Secret Tomb" PG 97 min. dusk, Free Movie
July 16	Central Arizona Concert Band, evening
July 18,19	Williamson Valley Fire District Arts & Crafts Show
July 18	Impact Classic Rock, Indie 7:00-9:00pm
July 21	Stan Gibb Quintet Jazz 6:00-8:30pm
July 22	"Big Hero" PG 102 min. dusk, Free Movie
July 23	Prescott Idol 6:30-8:30pm
July 25	Funk Frequency 7:00-9:00pm, Disco Funk
July 29	"Alexander & The Terrible, Very Bad Day" PG 81 min, Free Movie
July 30	Prescott Idol 6:30-8:30pm
July 31	Disco Funk Party 7:00-9:00pm, Disco
August 1	Mudd Groove 7:00-9:00pm, Classic Rock, Country
August 5	"The Hundred Foot Journey" PG 122 min, Free Movie
August 8	Prescott Playboys,7:00-9:00pm, Classic Rock, Country, Jazz
August 8,9	Arts & Crafts Show sponsored by Mountain Artist Guild
August 11	Summit Big Band 6-8:30pm, Jazz
August 12	"McFarland USA" PG 128 min, Free Movie
September 5-7	Faire on The Square
September 18	Corvette Show
October 10, 11	Fall Fest in the Park

Homeowners Association Management Company (HOAMCO) Quarterly Report

HOA Council Elections We Need You!

In late July, a candidate form soliciting interested members to run for positions on The Ranch Council will be mailed to all members of the Association. These forms must be completed and received by HOAMCO no later than noon, August 10, 2015. In mid August, a brief biography of the candidates for your unit will be mailed to you along with a ballot. All completed ballots must be received by HOAMCO no later than noon, September 4, 2015. The ballots will be counted prior to the annual meeting at the HOAMCO office. Only members in good-standing pursuant to Article 5, Section 5.11 of the CC&R's will be eligible to vote. In summary, Section 5.11 states that all amounts due to the Association under the project documents must be paid in full to be deemed a member in good standing. Your participation in the election process is extremely crucial and greatly appreciated!

The newly elected Council Members will be announced at the Annual Meeting of The Ranch at Prescott which is scheduled for Thursday, September 10, 2015. Further details will be mailed along with the ballots.

June 30, 2015 Financial Report:

Operating Account CAB:	\$41,089
CD Accounts (Operating):	\$243,215
Bank Reserve Account:	\$6,578
Operating Money Market:	\$54,486
Accounts Receivable Assessments:	\$4,918

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



2015-2016 Directory Correction

Page 12: Dunn, Maria-Elena Ph. 571-338-9108

Fire Prevention

How to Create a Defensible Space

- Cut to ground level all ladder fuels by trimming, pruning or removing vegetation from under trees.
- Cut down and remove all standing dead trees or large amounts of down and dead wood.
- Trim tree limbs to a minimum of 6 feet from the ground.
- A 30 foot perimeter on all boundaries of the property will act as a break in case of a fire.

Dealing with Dead Trees

The Ranch at Prescott is rich with natural trees and shrubs. As the natural landscape goes through its lifecycle, some of those trees and shrubs die off and end up as fuel for potential fires. In order to identify lots that present a potential fire hazard and unsightly appearance, HOAMCO provides monthly inspections, after which the Owners are promptly notified to have the dead trees removed. As an added safety precaution, if you do happen to notice a lot that poses a fire danger, please do not hesitate to contact me at azdanowski@hoamco.com or 928-776-4479 ext. 1135

2014-2015 HOA Council Officers

Chairman..... Kent Robinson
Vice-Chairman..... Mike Enders
Secretary/Treasurer..... Russell J. Parker

2014-2015 Ranch HOA Council Members:

Jim Peters Unit I (jepeters@cableone.net) 776-0730
Billie Powell Unit II (billie37@live.com) 445-5330
Russell J. Parker Unit III (rsparker@cableone.net) 442-3617
Mike Enders Unit IV (mgenders@aol.com) 443-5821
Kent Robinson Unit V (ekrbcr@msn.com) 541-1118
Paul Scrivens Unit VI (paulscrivens@yahoo.com) 237-9532
Bill Bielfeldt Unit VII (wrb1@cableone.net) 227-3925
Scot Lee Unit VII (theranchatprescott@cableone.net) 778-7759
Terry Madeda Unit IX (tjmadeda@msn.com) 717-0177

2014-2015 Ranch HOA Council Alternate Members:

No Alternate Unit I
Jim Lundquist (jimlundquist922@gmail.com) 445-4183
No Alternate Unit III
No Alternate Unit IV
No Alternate Unit V
No Alternate Unit VI
No Alternate Unit VII
No 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**

Next Council Meetings:

August 27, 2015

**Annual Meeting
September 10,2015
at The Hassayampa Inn**

October 22, 2015

