



**The Ranch  
at Prescott HOA**

**Newsletter**

**December 31, 2014  
Thirty Second Issue**

## **Chairman's Message**

The winter months provide an excellent opportunity for home and lot owners to review the fire safety of their properties and take needed actions. In particular, many empty lots have accumulated large amounts of dense brush that needs to be removed to improve fire safety of nearby homes. During 2015, the HOA Council will continue to take vigorous Compliance actions to address known fire hazards. The HOA Association's Manager can provide a list of available contractors who can perform this work.

The Ranch at Prescott's Firewise Program will continue in late Winter with a \$10,000 project to complete the clearing of the 27 acres Lee Boulevard Common Area. This project is partly funded by a \$5,000 County matching grant. Notices will be sent to Lot Owners in the affected 10 acre area project area before the work commences.

The HOA Council has retained Shephard Weismer, Inc., Civil Engineers, to evaluate and recommend repairs for damages the 2014 "Monsoon" caused along the drainage way of the Association's Common Areas. These recommendations will be considered at the January 22, 2015 HOA Council meeting when a budgetary estimate will be considered to complete the design/construction of remedies. It is the Council's intent to have this work completed in the Spring.

The earlier authorized \$12,000 project for landscape improvements of the Ranch entry at junction of Highway 69 and Lee Boulevard was completed in December 2014. Discussions continue with Gateway Mall regarding the need for the Mall's improved maintenance of landscaping in the divided section of

Lee Boulevard between Highway 69 and Gateway Boulevard. By earlier agreement, this City owned property should be maintained by the Gateway Mall operator, but timely maintenance has not occurred as planned. It is likely the Council will undertake a "shared" responsibility to assure a better appearance at this part of the Ranch entrance.

The HOA Council has retained a landscape architect to provide a preliminary design plan for the Ranch entrance at Lee Boulevard just south of the Gateway Boulevard intersection (horse statue area). Assuming we receive an acceptable design plan, it is the intention of the Council to approve the construction of these landscape improvements in the Spring. It is anticipated that the project will be performed at a cost not to exceed \$40,000.

HOAMCO, the Association's Management Company, has replaced our former Community Association Manager, Tim Graves, who resigned the position during December 2014. Our newly appointed Community Association Manager is Ann Zdandowski. Ann can be contacted by Members at the 928-776-4479 x 24. We welcome Ann to our team.

**Sincerely,**

**Kent Robinson,  
Council Chairman**



# 2014-2015 HOA Council Officers & Members



**Kent Robinson, Chairman - Unit V**

Kent retired in 2004 as President of CH2M HILL International, Ltd. where he was responsible for a consulting engineering business and 3,000 host country employees in 25 principal locations outside of North America. A 25-year employee with CH2M HILL, he earlier worked 13 years with Union Carbide Corporation, including Union Carbide Europe, S.A., where he was Engineering Products and Processes Business Group Manager. During the past 51 years, he and his wife, Barbara, have lived in many different locations in the U.S., Europe and Asia. Kent has served on the boards of CH2M HILL International, Ltd., the West Liberty University Foundation; and the University of Denver's School of International Relations. Locally, he is a Lowell Observatory Advisory Board Member. Since 2005, Kent has served as the Unit V Representative to The Ranch at Prescott Homeowners Association Council, including four one year terms as its chairman.



**Mike Enders, Vice Chairman - Unit IV**

Mike has resided in Unit IV since 1999 and is familiar with the legal documents of the Association. He has served as a council member or alternate on The Ranch HOA since the first election in 2005. He owns and operates Benttree Custom Homes, LLC. His background includes planning, development and construction of residential parcels and properties in Master Planned Communities having HOAs. Due to his exposure, Mike feels he has the experience to understand and deal with the various facets of HOA issues as well as the opportunity to interface with city and county departments, commissions, councils and trade associations. His objective is to continue to maintain the integrity of the Association's assets and to assure performance of its responsibilities thereby enhancing value for all current and future property owners in The Ranch at Prescott.



**Russell J. Parker, Secretary/Treasurer - Unit III**

Mr. Parker's family came to Prescott in 1876, and he moved here in 1951. Russell has owned his property since 1995 and returned to live here in 2001. He is familiar with the governing documents of the association being a charter member on the Council since 2005. In 2006-07 and 2009-10 he served as Vice-Chairman, in 2008-09 and 2010-11 as Secretary, of the HOA Council. He retired after 35 years as an educator at high school and community college levels in California. He worked in the construction trades to pay his way through college. Russ holds both a Bachelors and Masters degree in Education. He is a charter member on the Elks Opera House Foundation and is a past member and secretary of the Prescott Area Arts and Humanities Council. He is also the past President of the Friends of Yavapai College Music Foundation. Russ is interested in as much homeowner participation as possible in the running of the workings of The Ranch at Prescott HOA Council.



**Clark Moskop - Unit I**

Clark first started coming to Prescott in 1966, while he was stationed at Luke AFB, Phoenix and met his wife Mary who is a native Prescottonian. He served twenty two years in the US Air Force retiring as a Chief Master Sergeant (E-9), Aircraft Maintenance Management. He then worked for General Dynamics Electronics Division which later became BAE Systems retiring as a Senior Software Program Manager. He is on the Board of Directors for the Prescott Antique Auto Club (PAAC) and is a volunteer for Coalition for Compassion and Justice (CCJ) Open Door Program. He was on the HOA board from his previous home and feels he can make a difference by representing the people in Unit I and getting more people involved in The Ranch at Prescott community.



**Billie Powell – Unit II**

Billie has resided in Unit II for approximately 18 years and is familiar with the governing documents of the Association having served on the Council for The Ranch at Prescott. She also served on the HOA Board for The Oaks at The Ranch of Prescott. She has been involved with the Rotary Club Business CFD, PTA and sat on other HOA Boards in the past. Billie would like to see more involvement in the HOA from the members.



**Paul Scrivens - Unit VI**

My initial career was in electronic engineering with experience in system and circuit design for both analog and digital systems. I moved up the engineering ranks to engineering manager before moving into marketing and product line management, which eventually lead me to a number of senior marketing and business management roles.

I retired five years ago and moved to Prescott where I built a LEED gold energy efficient home. I volunteer for SCORE as a mentor to small business, prepare taxes for senior and lower income prescottonians as a volunteer with the AARP taxwise free preparation program and I write a monthly article in the Courier on residential energy efficiency.

My wife (Connie) and I enjoy living in the ranch and I hope to as a council member to help and support my neighbors in section VI.



**William Bielfeldt - Unit VII**

Bill, and his wife Ronnie, relocated to The Ranch in Prescott from southern California in January of 2013. They chose Prescott after an exhaustive nation-wide search for the ideal place to retire. That intensive and thorough search continued within Prescott to find the perfect place to build a home. The path of that exercise quickly became very clear which ultimately led to The Ranch at Prescott. Bill is now retired after having an academic and early career background in engineering and architecture. Over the last the 25 years, he was an executive search consultant. While new to Prescott, Bill is involved in volunteer work at YRMC as part to the national organization, Mended Hearts. He served on HOA committees at his previous residence and believes he could bring this experience to The Ranch at Prescott HOA. Bill's interest is to continue in maintaining the high quality standards of The Ranch and establish it as the envy for the rest of Prescott, if not beyond.

**Unit VII  
E. Scot Lee**

Scot has owned property in Unit IX of The Ranch for approximately 9 years and is very familiar with the legal documents of the Association. Scot has developed and managed The Ranch for the last 9 years. He has been actively involved and on-site daily. He would like to see The Ranch at Prescott continue to build the fine quality of homes and to have all residents lead a harmonious lifestyle.



**Terry Madeda - Unit IX**

Terry and his wife Kathleen have owned property in The Ranch since 2007, and have resided in Unit IX since 2011. Terry retired from the U.S. Nuclear Regulatory Commission as a Senior Physical Security Inspector. Having built a home in The Ranch, Terry is familiar with the related association documents. Terry and his wife are active members of the Ranch Social Club. Terry has been active in the local Senior Softball League since 2007 and regularly plays throughout the year Prescott Senior Softball League and the City League. Terry wants to contribute as needed to keep The Ranch a well maintained and safe community.

# 2014-2015 HOA Alternate Council Members



## **Jim Lundquist- Unit II**

Jim bought a house in the Oaks at the Ranch in 2010 and moved to Prescott in June, 2011. He retired to Prescott after living in Minnesota for many years, where he was employed as a School Psychologist and an Attorney. He grew up in Wisconsin. Jim enjoys the fact that the area has a very well developed hiking trail system, as he tries to get out hiking several times a week. Favorite activities include reading and listening to classical music, and he is appreciative that the Phoenix Symphony schedules a concert series in Prescott each year. Jim regards the management of The Ranch very positively and is impressed with the council member's dedication to their job.



## **Jim Peters - Unit IV**

I lived in The Ranch for 20 yrs.  
Had Career in construction over 50 yrs.

**No Alternates for Units I, III, V, VI, VII & IX**



## **Residential Garbage Service**



Containers are emptied once per week and must be placed at the curbside on collection day by **6:00 a.m and removed by the end of the day.** The container must be placed a minimum of three feet from any obstruction such as a mailbox, fence or lamp post and a minimum of 15 feet from parked vehicles. All waste to be collected **must** be placed in the container. The driver **does not exit** the vehicle to load excess material. Additional items may be discarded at the City of Prescott Transfer Station for a nominal fee. Any questions please call 928-777-1116

## **2015 ANNUAL TRASH PICK UP**

**Week of May 25-29**

**City of Prescott Trash Pickup, Recycling, and 2015 Annual Cleanup  
all trash must be placed curbside by Monday 25th, 2015**

*Note: Details will be included in the March 31, Newsletter.*

# Homeowners Association Management Company (HOAMCO)

## Quarterly Report

Dear The Ranch at Prescott HOA Members,

I am happy to introduce myself as the new Association Manager for The Ranch at Prescott. My name is Ann Zdanowski (pronounced: Zan-dow-ski) and I am no stranger to the Prescott area. I have lived here for 28 years. I love our beautiful town and feel very fortunate to be able to reside here.

I attended Prescott High School and Yavapai College. For the past 22 years, I worked at the local newspaper. My background is mainly in advertising sales and marketing. After careful consideration, I felt it was time to learn something new.

My husband and I have both started new careers, his path has taken him into law enforcement. We are both excited to serve our communities.

I have four children, one of whom is serving our country in the US Navy, he is currently deployed on an aircraft carrier.

I enjoy hiking, vacationing (I love the beach) and spending as much time with my family as I can.

I am thrilled to embark on this new and exciting opportunity, please let me know how I can assist you.

Sincerely,  
*Ann Zdanowski*

### December 31, 2014 Financial Report:

<b>AAFS Operating</b>	<b>\$81,578</b>
<b>AAFS Operating MM Account:</b>	<b>\$54,418</b>
<b>Metro Bank Operating MM Account:</b>	<b>\$242,793</b>
<b>AAFS Construction Deposit:</b>	<b>\$31,000</b>
<b>Accounts Receivable Assessments:</b>	<b>\$3,100</b>

**Ann Zdanowski,**  
**Community Association Manager**  
**HOAMCO**  
**(928) 776-4479 ext. 24**  
[annzdanowski@hoamco.com](mailto:annzdanowski@hoamco.com)



**HOAMCO**  
PROFESSIONAL COMMUNITY MANAGEMENT  
OUR ONLY BUSINESS



### ***The Ranch at Prescott Directory for 2015-2016***

will become available to all members at the end of January 2015!

**It is of utmost importance to please take Notice!!**

This directory is for the personal use by individual **members only** and **SHALL NOT** be used for **any type of solicitations**. **Whatsoever!!** Any such use is a big **NO! NO!!** All directories are labeled for each individual member. This directory is published every **two years** and **should not** be confused with the Social Club's Annual Directory.

**2014-15 HOA Council Officers:**

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

**2014-2015 Ranch HOA Council Members:**

Clark Moskop Unit I      [clarkvet@cableone.net](mailto:clarkvet@cableone.net)    899-0265  
Billie Powell Unit II      [billie37@live.com](mailto:billie37@live.com)    445-5330  
Russ Parker Unit III      [rsparker@cableone.net](mailto:rsparker@cableone.net)    442-3617  
Mike Enders Unit IV      [mgenders@aol.com](mailto:mgenders@aol.com)    443-5821  
Kent Robinson Unit V      [ekrbcr@msn.com](mailto:ekrbcr@msn.com)    541-1118  
Paul Scrivens Unit VI      [paulscrivens@yahoo.com](mailto:paulscrivens@yahoo.com)    237-9532  
Bill Bielfeldt Unit VII      [wrb1@cableone.net](mailto:wrb1@cableone.net)    541-7994  
Scot Lee Unit VII      [theranchatprescott@cableone.net](mailto:theranchatprescott@cableone.net)    778-7795  
Terry Madeda Unit IX      [tjmadeda@msn.com](mailto:tjmadeda@msn.com)    717-0177

**2014-2015 Ranch HOA Council Alternate Members:**

No Alternate Unit I  
Jim Lundquist Unit II      [jimlundquist922@gmail.com](mailto:jimlundquist922@gmail.com)    445-4183  
No Alternate Unit III  
Jim Peters Unit IV      [jepeters@cableone.net](mailto:jepeters@cableone.net)    776-0730  
No Alternate Unit V  
No Alternate Unit VI  
No Alternate Unit VII  
No Alternate Unit IX

Newsletter Editor: Ann Zdanowski, Community Association Manager  
Newsletter: Rosalie Naigle, Mike Enders, and Joan Petty

# 2015 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:**

**January 22, 2015**

**March 19, 2015**

**May 21, 2015**

**August 20, 2015**

**Annual Meeting  
September 10, 2015**

**No Meetings in February, April, June,  
July, November and December**

