



The Ranch at Prescott HOA

Newsletter

**June 30, 2007
Second Issue**

Letter from the Chairman

Dear Ranch Property Owners,

As of this writing, we are in the midst of our fire season without incident. A vast majority of us have been very diligent in creating defensible space around our homes and removing dead brush from our vacant lots. This is most helpful to our fire department should fire occur. As a reminder, if you need help with creating defensible space, you can contact the Prescott Fire Department Wildland Division at 777-1700. They will be able to assess your property and explain what can be done to lower your risk. Our ongoing drought makes this even more important.

Some of you have asked about our weed removal program. Due to the dry weather, startup was delayed until the end of June. It will be repeated as needed.

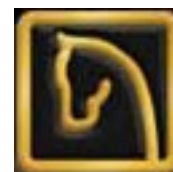
Barking dogs are starting to become an issue as our development grows. During the summer months it is even more stressful to neighbors with open windows in the early morning hours. Please consider this when leaving your dog outdoors for extended periods. The police department can be called if this becomes too annoying.

Additionally, owners are reminded to pickup after their dogs as a courtesy to the neighborhood. This also applies to vacant lots should your dog choose this as a special place.

Our development is a great place for walking! Many of us have chosen this form of exercise due to the great weather, rolling terrain, and fresh air. During your walks, a number of you have picked up the occasional trash you see along the way. We all want to thank you for your efforts in keeping our neighborhoods even more attractive. Your HOA is in the process of hiring a company to do this work on a periodic basis.

Enjoy the rest of your summer! We hope it is a rainy one. Now that is something you don't hear back East.

**Dion Mannen
Chairman
The Ranch at Prescott HOA**



Living with Ranch Wildlife

Article and Photographs by Maxine Tinney, Ranch Resident

People who live in The Ranch at Prescott can expect to see many types of wildlife. Animals that frequent The Ranch include mountain lion, coyote, bobcat, javelina, mule deer, fox, skunk, squirrel, rabbit, chipmunk, raccoon, ringtail, reptiles, and numerous small animals and birds.

You can usually enjoy wildlife watching from a distance, but sometimes wildlife encounters involve conflict and frustration to the property owner. Javelina roam through yards, digging up roots and bulbs, and taking munches of new flowers or cactus. Mule deer may eat grasses and tender branches of trees and shrubs. Band-tailed pigeons may devour seeds from feeders very quickly, and on occasion, ringtails and chipmunks find shelter in attics and garages.

Yet many Ranch owners enjoy watching our **theater of nature** of newborn mule deer or javelina babies meandering through the lawn, the night visits of a rare western spotted skunk or shy ringtail, or observing and studying the colorful assortment of reptiles and bird species that live and migrate through the area. The past few months, several Ranch folks have enjoyed watching the growth of the coyote pups near the Bullwhacker Ranch entrance. Following their wild nature, the pups have also been seen at night seeking food around the Gateway Mall.



Left to Right: Javelina, Juvenile Male Mule Deer with antler nubs, Band-tailed Pigeon, Ringtail, and Coyote Pup

Wild animals are not pets and caution is advised for one's own safety. Wild animals may carry distemper, mange, parasitic worms, or the vast array of other communicable diseases and parasites. As most of us are aware, a bird feeder may attract beautiful bird species, but the birds, in turn, may attract fox and coyote, while ground feed may attract mice, pack rats, chipmunks, squirrels and skunks. **Be aware of the consequences of feeding wildlife!** Dog food and/or bread may attract small animals, javelina and fox, which may also draw predators such as coyote and mountain lion.

Whether animal friend or foe, Ranch homeowners can expect wild animals to repeatedly return to plants, food, water, and shelter opportunities they present. Homeowners should either accept wildlife or modify their situation to remove whatever is attracting the animals. Always work with your neighbors to achieve a consistent solution to any wildlife situation, and keep in mind that doing a combination of things is best in creating an environment to deter or attract wildlife.

THE RANCH AT PRESCOTT HOMEOWNERS ASSOCIATION WEBSITE
YES! We're on the **Web Newsletters** are available in **color**. Take a look.
www.ranchatprescotthoa.com or www.ranchatprescotthoa.org

Homeowners Association Management Company (HOAMCO) Quarterly Report

It has been a busy quarter for The Council and with elections coming up in September, 2007 it does not appear to be slowing down.

On August 1, 2007 a Candidate Form Soliciting Interested Members to Run for a Position on the Council will be mailed to all members of the Association. These forms must be completed and received by HOAMCO no later than 4:00 p.m., August 31, 2007. On September 5, 2007 a ballot and a brief biography of the candidates for your unit will be mailed. All ballots must be received by HOAMCO no later than 4:00 p.m., September 20, 2007. The ballots will be counted on September 24, 2007 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.

The Council Members as elected will be announced at the Annual Meeting for The Ranch at Prescott which is scheduled for 3:00 p.m., Thursday, September 27, 2007, at the Yavapai College Performance Hall, 1100 East Sheldon Street, Prescott, AZ 86301.

On another note, as your Chairman discussed in the March 31, issue of the Newsletter, the **fire season** is upon us. The Prescott Fire Department Wildland Division has been busy assessing property throughout The Ranch at Prescott and plan to be in the area for another month. The Fire Department has made several referrals of properties in the area which need to be "brushed" in order to create a safer environment for all residents in The Ranch.

I will be forwarding letters to owners requesting that they take steps to have their property cleared of dead trees, brush and have the weeds cut. I will also include a list of vendors to contact. Remember it is every owner's responsibility to make their property as fire safe as it can be whether it is an empty lot or has a home located on the property.

As of June 30, 2007 the Association held the following funds:

June 2007 Financial Report:

| | |
|-------------------------------|----------------------|
| Operating Account | \$ 100,779.00 |
| Operating Money Market | \$ 103,555.00 |
| Reserve Account | \$ 29,246.75 |
| Accounts Receivable | \$ 1,375.00 |

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CC&R Review

ARTICLE 3, Section 3.7 Trash Containers and Collection

No garbage or trash shall be placed or kept on any Lot or other property, except in covered containers of a type, size and style which are approved by the Architectural Committee. In no event shall such containers be maintained so as to be Visible from Neighboring Property except to make the same available for collection and then only for the shortest time reasonably necessary to effect such collection. All rubbish, trash, or garbage shall be removed from Lots and other property and shall not be allowed to accumulate thereon. No outdoor incinerators shall be kept or maintained on any Lot or other property.

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:
July 26, 2007
August 23, 2007

ANNUAL MEMBERSHIP MEETING:

Thursday, September 27, 2007
3:00 p.m. at the:

Yavapai College Performance Hall
1100 East Sheldon Street
Prescott, AZ 86301



The Ranch At Prescott Homeowners Association

531 Madison Avenue
Prescott, AZ 86301