



**The Ranch
at Prescott HOA**

Newsletter

**September 30, 2007
Third Issue**

Letter from the Outgoing Chairman

Dear Ranch Property Owners,

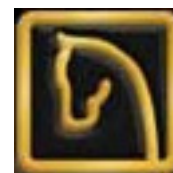
We are completing our second year as your Homeowners Association. My term as Chairman has also ended. Your new Chairman will be Michael Peters. In addition to Michael Peters, Henry Lenhart and Doug MacArthur will be new Council members. Phil Alvarado, Ron Knudsen, and Bob Tinney decided not to seek another term. I would like to thank Phil, Ron, and Bob for volunteering their time and efforts. We all owe Phil Alvarado a special thanks for developing our Ranch HOA Website. It took a considerable amount of time and effort. We now have a very effective means of communication for everyone.

I would like to take this opportunity to pass along a compliment. A few weeks ago I was walking on Liese Drive. A woman who was staying in one of the hotels stopped me. She asked if this area was part of The Ranch. I told her it was. She said it looked a little different than other parts of The Ranch.

I told her that this area was about twenty-five years old. She was amazed that any area that old would look so nice. I told her we had a good set of CC&Rs and that most of the property owners are very diligent in abiding by them. She could not believe the area was more than ten years old and was quite impressed. I think that is a great compliment to our longtime Ranch residents in Units 1, 2, and 3.

Our thanks to everyone for your efforts in keeping The Ranch one of the most desirable developments in Prescott.

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



WILDFIRE

How Defensive is The Ranch?

Article by Judy Mannen, Prescott Area Wildland/Urban Interface Commission (PAWUIC) and Ranch Resident

Most residents moved into The Ranch at Prescott because they liked what they saw, if not, they would be living elsewhere. Most of us also knew that our only environmental threat was wildfire. As we bought or built along the National Forest, State Land, forested common areas and adjacent vacant lots, we had the common sense knowledge of the wildfire risk, but moved into The Ranch regardless.

Since we have chosen to live with those risks, we should not depend on the Fire Department or anyone else to protect our homes in the event of a wildfire. We, ourselves, should create that first line of defense. If we really like the area we bought into, The Ranch residents should be directing their efforts towards making their own property defensive if they have not already done so. The Prescott Fire Department Wildland Division's ideal scenario is that if wildfire goes through a community it would not take out one structure. This is not unrealistic if the home construction is fire resistant and the homeowner has created defensible space. Most of the recent home constructions in The Ranch have the composition to withstand a wildfire with minimal damage if the outer property zones are fire defensive. A common sense approach to landscaping your property would be to avoid planting anything in the 10 foot easement area from the curb sight into your property. This can help prevent the start of ladder fuel to the structure. Also, avoid planting pines and evergreen plants close to the structure because they are high in flammable oil or resin.

This year, the Prescott Fire Department and The Ranch at Prescott have participated in the "Red Zone" project. A program in which each home and property has been assessed for potential wildfire risks. This effort is to educate and advise homeowners of their private property wildfire risk, along with preparing the Fire Department with pre-knowledge of which homes are defensible in the event of a fire.

The "Yavapai Community Wildfire Protection plan" is a collaborative community effort directed by the Interagency Fire Emergency Management Group of the Prescott Area Wildland/Urban Interface Commission. It was developed in 2004 as an on-going process to reduce the risk of wildfire from combustible vegetation that threatens the communities, wildlife, and natural resources within the plan boundaries.

Our firefighters are trained to respond to all wildfires with safety as their first decision. If a home is not approachable because of lack of defensible space, firefighters will not be put in harms way by defending the structure. A non-defensible structure will be by-passed by the responder.

Drought and bark beetle infestation are **normal** conditions for the Arizona highlands. Most of us that live here are willing to work with our environment by educating themselves on methods of protecting our homes while still living with these conditions. Unfortunately we might not have a choice on how we protect our home from wildland fires. While the wildland urban interface expands and drought conditions worsen the insurance industry is helping us make those decisions by rejecting insurance to homeowners or increasing rates based on wildfire risk factors.

Experts have advised us that the same conditions exist for the bark beetle infestation as was seen in 2002 when thousands of the Ponderosa Pines became infested. A small bark beetle – piñon ips, is now attacking the piñon pines and we are already seeing signs of the kill in The Ranch. We are no longer encouraged to water those trees because of the water shortage and restrictions. Once the beetle has infested the tree, it is gone, and it now becomes a fire risk.



INDIAN CREEK FIRE 2002
PRESCOTT ARIZONA

**How would The Ranch of Prescott survive a wildfire?
Do you have an evacuation plan?
Can your home withstand the fire?**

April 15, 2002 the Indian Creek Fire destroyed five homes along with 1365 acres of vegetation. 1500 people were evacuated and 2000 homes were directly threatened. Only 5 miles away The Ranch residents were impacted with the reality of how fast a fire can move through a community.

www.regionalinfo-alert.org

Homeowners Association Management Company (HOAMCO) Quarterly Report

The Annual Meeting for The Ranch at Prescott Homeowners Association was held on September 27, 2007 at the Yavapai College Performance Hall. We had over 85 members in attendance this year. The New Council Members were announced at the meeting. The Election of the new Council was held and the ballots counted on September 24, 2007.

Representatives for the Coming Year:

Unit I - No Candidate
Unit II - Billie Powell
Unit III - Russell J. Parker
Unit IV - Mike Enders, Vice Chairman
Unit V – Kent Robinson, Treasure
Unit VI – Doug MacArthur
Unit VIIA – Henry Lenhart, Secretary
Unit VIIB – Michael Peters, Chairman
Unit IX – Scot Lee

Alternate Council Members:

Unit IV – Rosalie Naigle
Unit V – Ray Loomer
Unit VII – Dion Mannen

The Council meets the fourth Thursday of each month, with the exception of December.

We would like to thank all of you for attending the meeting and especially those volunteers for the Council. Your participation in the Association is what makes The Ranch at Prescott the premiere place to live.

August 2007 Financial Report:

| | |
|-------------------------------|-------------------|
| Operating Account: | \$ 74,267 |
| Operating Money Market | \$ 106,739 |
| Reserve Account: | \$ 27,291 |
| Accounts Receivable | \$ 1,375 |

Gaye E. Morgan
Community Association Manager
HOAMCO
(928) 776-4479 ext. 24
gaye@hoamco.com



Design Guideline Review

Improvements and renovations must be submitted, reviewed and approved prior to any commencement of construction. All must be completed within ninety (90) days. All submittals must meet current design criteria, including landscaping. Such improvements include but are not limited to the following:

1. All buildings including accessory structures
2. Grading and land alterations
3. Landscape improvements, i.e., fencing, paving, patios, spas and plantings
4. Mailbox/entry structure
5. Alternations or additions to any of the above items, including re-painting house, even if re-painting the same color
6. Major landscaping projects.

If you have questions on the Design Guidelines or the process you may contact review@hoamco.com or call Stacy Maule at 928-776-4479 ext 32.

2007-08 HOA Council Officers

Chairperson Michael Peters
Vice Chairperson Mike Enders
Secretary Henry Lenhart
Treasurer..... Kent Robinson

Ranch HOA Council Members: (09/2007)

No Candidate Unit I
Billie Powell Unit II
Russell J. Parker Unit III
Mike Enders Unit IV
Kent Robinson Unit V
Doug MacArthur Unit VI
Henry Lenhart Unit VII-A
Michael Peters Unit VII-B
Scot Lee Unit IX

Ranch HOA Council Alternate Members:

No Candidate Unit I
No Candidate Unit II
No Candidate Unit III
Rosalie Naigle Unit IV
Ray Loomer Unit V
No Candidate Unit VI
Dion Mannen Unit VII-A
No Candidate Unit VII-B

Newsletter Chairman: Mike Enders
Newsletter Editor: Rosalie Naigle

Calendar of Events

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

Next Council Meetings:

November 15, 2007

January 24, 2008



The Ranch At Prescott Homeowners Association
531 Madison Avenue
Prescott, AZ 86301