



**The Ranch  
at Prescott HOA**

## Newsletter

**June 30, 2008  
Sixth Issue**

# June Greetings from Your Chairman

As the months of Summer begin, it is hard to believe that I have been your Council Chair for 9 months. In that time, many important matters have been discussed, explored and investigated to the overall continued benefit of each member of The Ranch. Some of those matters about which I would like to update you, are:

1. The HOA Council adopted a uniform method of handling enforcement of the deed restrictions set forth in the CC&R's. This was immediately implemented when The Ranch Council enacted self-help for enforcement of the removal and clearance of a large grove of dead trees that were a possible dangerous source of "ladder fuel" in the event of a fire. After the self-help failed, in accord with the policy, the Council voted to turn the matter for the collection of the monies expended to remove the danger and nuisance over to the attorney with the authorization to file a civil lawsuit. The good news is we have settled that matter and have reimbursed the Ranch with proceeds from that settlement. **The moral of the story is:** *when the Ranch Manager sends you a letter in the self-help process as a courtesy to you, if you do not have a valid basis to rebut what the notice letter has requested, then prepare yourself to go to court.*
2. The Council is considering to become a "firewise community". Why is this important you may ask? Consider that those who have an investment of a home or raw land here in the Ranch, if we can advertise that fact of being a firewise community or in the process to become one, think of the benefit you as an investor will have to that prospective buyer of your lot or home. Fortunately, no one here has been the casualty of a fire loss but as we all know and have heard from the experts, there is the grave potential for loss and destruction. If we can do something to limit or nullify the ladder-fuel concept by becoming a "firewise community" think how this will sound to that prospective buyer---of your lot or home! So it behooves each of you, of us, to do what needs to be done to clear the "ladder-fuel" debris, dead trees, etc. from our lots, both improved or unimproved. It is a horrible empty feeling to look on the loss of a home and its contents or the charred remains of what once was a tree filled, shrub filled natural preserve for animals and plants. **No one gains if there is a fire loss!!!**

So, hopefully each of us will do our part to contribute to our respective investments here in the Ranch. Who knows, each homeowners' insurance might be reduced because of being firewised; or a prospective buyer might like, as an additional inducement, the fact that we are a firewise community. BE A VOLUNTEER.

3. Realtors' signs are a real detraction to our community. However, you as the seller can dictate how and the limitation of the sign you want(subject to the state statutes). It seems wholly inappropriate for the realtor to seemingly advertise their names when the subject is the sale of your property .I am certain, you have seen the different styles, colors, conditions, and placement of the signs and you say to yourself that you wish something could be done. Folks, the buck stops with you! You as the seller have the absolute right to tell your realtor that a small for sale sign will do without all the hoopla of who has the listing or the phosphorescence colors that garishly announce your lot or home is for sale. **Consider how unattractive that really is.**

As the final quarter of my term approaches there are other matters that are developing in our community that might affect each of us and I will comment on those when appropriate and in my final letter from the Chair before my term expires.

Hopefully, these thoughts will have some real impact and meaning for you as you enjoy the benefits of what your money has bought you.

Sincerely,

**Michael Allen Peters**  
**640 West Lee Blvd.**  
**Chairman**  
**The Ranch at Prescott HOA**  
[mpetersranchhoa@aol.com](mailto:mpetersranchhoa@aol.com)



# **A HISTORY AND CURRENT STATUS OF FIRE PREVENTION AT THE RANCH AT PRESCOTT**

A forest fire entering the Ranch Property has been a concern of the developer since the Ranch was started. Over the years various design and construction elements have been used to combat an invasive fire. It is important that you are aware of the fire prevention measures which have already been taken.

At the start of the project, The Ranch was in the County and under their regulations. It was decided to design and construct the project to the City of Prescott's more stringent standards, which substantially increased development costs. One of the major differences was the installation of **fire hydrants every five hundred feet** within the project. These hydrants are designed to produce a pressure of one thousand pounds per square inch. They are located throughout the project and are fed by a special twelve-inch pump system designed to provide water to the hydrants in case of multiple use.

The Ranch has a water **storage capacity of about seven hundred thousands gallons**. In 1989, the commercial center north of highway 69 was constructed. The project, which was designed and paid for by the developer, gave Yavapai Hills an access road to the west side of their property. In return for giving them this access, they granted rights to tie into their water system. This gave The Ranch an **additional three million gallons of water** to use to fight an invasive forest fire. In addition, the developer gave Prescott the land for the fire station, which serves both communities.

The Ranch Properties extend south about two miles, and Lee Boulevard is the only access from highway 69 due to the restrictions of the topography. At the time the master plan was prepared, the engineers designed a four-lane road to the center of the south section to address the limited access problem. They had calculated that at the time the project was built out, the four lanes would allow for the entire Ranch to be evacuated in approximately fifteen minutes. **The additional two lanes on Lee Boulevard were constructed as an evacuation safety factor.**

The wind blows from the southwest about seventy percent of the time. Therefore, the area of the greatest risk for a fire to enter the Ranch is at the southwest corner of the project. Considering this factor, the developer installed **a commercial six inch fire line to the southwest corner to deliver water to the State and National Forests** adjacent to the Ranch Community. The line feeds two two-inch fire hoses that extend a distance of four hundred feet along that line. In addition, a four-inch line from the adjacent fire hydrant can be pulled up the driveway to cover another four to six hundred feet of State Land. Finally, the developer's driveway was built twenty feet wide with six-inch reinforced concrete to accommodate **fire-fighting equipment to reach State and National Forests in the critical southwest fire risk area.**

When the project was started, wood shake roofs and wood siding was the popular building material in the Prescott Area. Shortly after the project was started, major fires in the southern California area determined that the **materials, which withstood the forest fires best, were masonry exterior with a fireproof roof.** The building requirements were immediately changed to masonry and stucco exteriors with concrete roofs.

The developer **has implemented sound fire-prevention infrastructure and proven fire-protection design requirements.** The developer and the Ranch Community have had a common goal of fire prevention and protection. It is gratifying to see **property owners taking the initiative** to by removing dead trees and brush and thinning ladder-fuel bushes and grasses from their property. Hopefully, an understanding of the history and current fire-safety projects will help us determine future initiatives with regard to fire prevention at the Ranch at Prescott.

Scot Lee, Unit IX

## Firewise Program

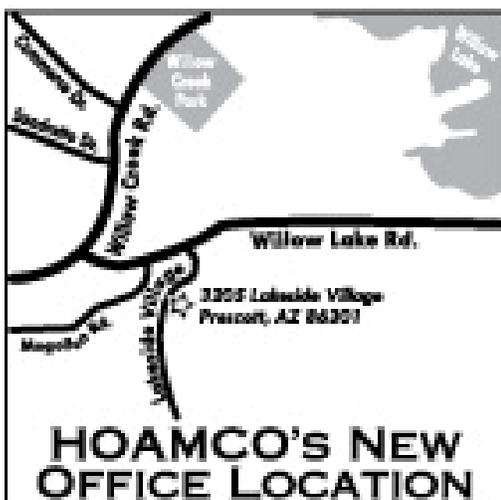
Many of you have expressed legitimate concerns about the threat to lives and property due to the current extreme wildfire danger in the Prescott area. Your Council shares these concerns and has identified a national program - Firewise Communities/USA - developed to address these concerns in communities such as ours. We appreciate everything that you have done on an individual basis to make your property more fire resistant. The Firewise program encourages continuation and expansion of these efforts to more effectively make our entire Ranch at Prescott community more resistant to wild fire.

The Council would like owners who would be interested in either being a chairperson or member of a Firewise Committee to contact either Chairman, Michael Peters, or Association Manager, Gaye Morgan.

For further information on the Firewise Program go to [www.firewise.org](http://www.firewise.org). Local communities designated as Firewise communities include, Timber Ridge, Highland Pines, Groom Creek and Forest Trails. It would be a great achievement and we would be a safer community if we could add the Ranch at Prescott to the list of local Firewise Communities. Thank you for your support.

Henry Lenhart, Unit VII-A

## New HOAMCO Office Location 3205 Lakeside Village



### DIRECTIONS FROM OLD OFFICE:

From Madison Avenue, go north on Willow Creek Road. Turn right on Willow Lake Road. Turn right again on Lakeside Village. Turn left into the first parking lot entrance.

Janet Napolitano  
Governor

Kirk Rowdabaugh  
State Forester

**Office of the State Forester**  
**Arizona State Forestry Division**  
1110 W. Washington St., Suite 100  
Phoenix, AZ 85007  
(602) 771-1400



Forestry Division

**FOREST HEALTH INFORMATION ALERT**  
**MAY 2008**

**PINYON NEEDLE SCALE EGGS HAVE HATCHED**  
**IN THE PRESCOTT AREA**



Pinyon needle scale eggs have already hatched in the Prescott area. The immature scales "crawlers" have emerged from the egg state and have attached themselves to the needles on the ends of the branches. Egg hatch first began at the lower elevations in Williamson Valley at the end of April.

This is the stage of the insect that initiates the damage to pinyons every year. The crawlers appear as tiny dots on the needles at the ends of the branches.

It is too late to remove the egg masses which were laid by the female scales in April. The crawlers can be chemically treated using an EPA-approved insecticide. The insecticide label should state that the chemical is for treatment of "scale crawlers".

**CAUTION!** Insecticides used improperly can be injurious to humans, animals, and plants. Follow directions and heed all precautions on the labels. **(Contact a qualified and licensed professional for the proper treatment of your tree(s)).**

Unless there are local water restrictions, consider slow, deep, and infrequent watering of the infested pinyons around your home, starting now, with a properly installed and maintained drip system, or with a soaker hose placed around the dripline of the tree. Continue watering until the "monsoon" rains are well established.

Also refer to the Cooperative Extension watering brochure at:  
<http://cals.arizona.edu/pubs/water/az1298.pdf>.

For further information about this insect, or other forest health concerns in the Prescott area, contact: Bob Celaya, Forest Health Specialist, Office of the State Forester at (602) 771-1415.

# Homeowners Association Management Company (HOAMCO) Quarterly Report

## HOA Council Elections

It is time to start preparing for the Council elections.

In late July 2008 a Candidate Form Soliciting Interested Members to Run for a Position on the Council will be mailed to all members of the Association. Volunteering for a position on the Council is an important part of being involved in your community.

In August 2008 a ballot and a brief biography of the candidates for your unit will be mailed. The ballots will be counted on September 12, 2008 at the HOAMCO office and the new Council Members will be announced at the Annual Meeting for The Ranch at Prescott Homeowners Association which is scheduled for Wednesday, September 17, 2008 at the held at the Hassayampa Inn, 122 East Gurley Street, Prescott, AZ. 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.

## June 2008 Financial Report:

<b>Operating Account CAB:</b>	<b>\$ 132,813</b>
<b>Operating Money Market:</b>	<b>\$ 8,205</b>
<b>CD Accounts:</b>	<b>\$100,872</b>
<b>Bank Reserve Account:</b>	<b>\$ 29,493</b>
<b>Accounts Receivable Assessments:</b>	<b>\$ 3,182</b>

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



## Policy Review:

In order to comply with new legislation and conform to A.R.S. § 33-1808(D) The Ranch at Prescott Council revised **The For Sale Sign Policy**. The new statute allows one For Sale sign (18"x24") and one rider (6"x24"). In conjunction, The Ranch at Prescott Sign Policy sets forth the following criteria:

- (a) A sign will be approved for THE PERIOD OF THE LISTING AND EXTENSIONS;
- (b) The sign should be removed within 72 hours of expiration or withdrawal of the listing;
- (c) Place all signs parallel to the curb and on private property. (City of Prescott Zoning Code, Section 6.12);
- (d) Remove the sign within 72 hours of close of escrow;
- (e) Flyer Boxes Are Not Permitted;
- (f) ONLY one sign per home/homesite;
- (g) Area around the sign must be kept clean and weed free;
- (h) Sign posts that have fallen down or do not display a sign will be removed. A 72-hour notice either by email, fax or US mail will be given prior to removal of the sign post.

### 2007-08 HOA Council Officers

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

#### **Ranch HOA Council Members:** (09/2007)

Joan Petty 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  
Janet Aldridge Unit II  
No Candidate Unit III  
Rosalie Naigle Unit IV  
Ray Loomer Unit V  
Christopher (Bud) Brown 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,  
3205 Lakeside Village  
Prescott, AZ 86301**

**Next Council Meetings:  
July 24, 2008  
August 21, 2008**

**ANNUAL MEMBERSHIP MEETING:  
3:00 p.m.  
Wednesday, September 17, 2008  
at the Hassayampa Inn**



**The Ranch At Prescott Homeowners Association  
3205 Lakeside Village  
Prescott, AZ 86301**