



**The Ranch
at Prescott HOA**

Newsletter

**June 30, 2013
Twenty Sixth Issue**

Message from the Chairman

June 15, 2013

At this time, fire seems to be a subject that is on the minds of a number of residents in The Ranch at Prescott.

Recently, there have been several wildfires in Arizona, New Mexico and Colorado. Fortunately, the Arizona and New Mexico fires were easily extinguished with minimal property damage and no loss of life. However, the current wildfire in Colorado has wreaked havoc in the amount of property damage and, unfortunately, also the loss of life for two residents. As of this date, the Black Forest fire in Colorado has now consumed over 475 homes making it one of the worst wildfires in recent history. It even surpassed the Colorado Waldo fire in June 2012 that consumed a total of 347 homes.

This year, Colorado fire officials cited a major cause of this wildfire on an abundance of pine needles and other grasses that blanket the area. This material is referred to as "duff" by fire officials. "Duff" hastens the spreading and intensity of the fires. This year, several residents of The Ranch have inquired about the amount and reason for, the abundance of pine needles covering large areas of their respective Ranch properties. Local arborists and Forest Service officials are unable to provide any definitive answers for the abundance of pine needles except for the fact that the Pinion pines are the primary cause.

Even from my own personal experience, I can attest to the expansive layer of pine needles covering the ground under the Pinion pines on my lot this year. Most experts attribute the accumulation of pine needles to the deteriorating health of the local variety of Pinion Pine trees. The "bark beetle" and the larvae symbolize the active cause while weather change seems to be the primary and passive cause. There appears to be no easy answers to this dilemma. The native Pinion trees seem destined for extinction. Eradication of the Pinion pines is a tough decision for many property owners, but the experts do not seem to have any better solution.

For a short term approach, removing the layer of pine needles and grasses "duff" surrounding the home is a good temporary remedy toward reducing the potential fuel for a wildfire.

On a positive note, The Ranch at Prescott has now received national recognition as a Firewise Community. This means that the prevention of wildfires is now an active goal of The Ranch at Prescott HOA. It also means that The Ranch is now **eligible** to receive professional assistance to reduce the potential for wildfires and hopefully, receive monetary grants to help in this important endeavor. In addition, some property insurers may now provide underwriting credits to their insured's, thus reducing the cost of property insurance.

See Pinion Pine Diseases and Insects by Francis, Jacobi and Cranshaw
No. 2948 - Colorado State University

On a personal note, my term as Chairman of your HOA of The Ranch at Prescott is about to expire in the next few weeks. I now want to express my appreciation to all my colleagues on the Governing Council of The Ranch at Prescott, to Tim Graves, our HOAMCO Community Association Manager and to the cooperation and assistance of many property owners throughout the Ranch.

Sincerely,
Richard Tetreault, Chairman
The Ranch at Prescott HOA
rt1@cableone.net





Above is a Sunset photo with the sunlight penetrating the smoke plumes from the Doce Fire.

Photo Courtesy of: Bob & Maxine Tinney

Recently, Prescott was subject to the Doce Fire which consumed over of 6,000 acres of land and caused the evacuation of numerous subdivisions located along the Williamson Valley corridor. Thankfully, through the efforts of police, firefighters and property owners, there was no loss to life or structures. Of particular note; there were some homes that survived because the owner had taken proper measures regarding the removal and reduction of fuel, i.e., dead trees, brush and debris.

Please take a moment to survey your property for any dead trees or other potential fire hazards. If you need assistance in locating a proper vendor for removal please contact Tim Graves at 928-776-4479 ext 24 or tim@hoamco.com.

ATTENTION:

Please remember that all HOA members are responsible for the upkeep and maintenance of their property according to the Association's Governing Documents.

Use Restrictions and Rules Revised

**Adopted by the Governing Council
March 25, 2012**

Weed Abatement and Dead Tree Removal

Weeds approximately 12 inches tall and dead trees on properties will be considered a violation as they create a fire hazard. It is the responsibility of the owner to cut or remove grass and weeds in excess of twelve (12") high, dead brush and trees which appear dead, dangerous or likely to fall or appear to be infected with infectious diseases, parasites or insects throughout the property and/or likely to be the source of or act as ignition fuel or fire accelerant, and/or a hazard to be the abutting and adjoining neighbors property.

If you have a property that requires weed abatement and dead tree removal please contact Tim at 928-460-3509 ext 24 for a list of preferred vendors who can assist you in your efforts. Remember, this Rule extends beyond the Right-of-Way Weed Abatement Program. Thank you.

Safety First!

Over the past few months there have been reports of vehicles speeding and running stop signs throughout the community. Please remind visitors, contractors and maintenance personnel that they need to obey traffic rules and ***take it slow***. The streets, signage and speed limits are all regulated by the City of Prescott; violators are subject to any applicable warnings, fines or tickets. Thank you for keeping The Ranch at Prescott a safe and enjoyable community!

Wanted!

Are you interested in serving as a volunteer Newsletter Editor? Do you have good computer skills? The Ranch is currently seeking a Newsletter Editor to assist in the process of developing, proofing, editing and distribution of the quarterly Newsletter. If you would like to be a part of The Ranch Newsletter Committee please call Tim at 928-776-4479 ext 24 or tim@hoamco.com.

Homeowners Association Management Company (HOAMCO) Quarterly Report

HOA Council Elections

June 30, 2013

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 19, 2013. In mid August a brief biography of the candidates for your unit will be mailed. All completed ballots must be received by HOAMCO no later than noon, September 6, 2013. 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. 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 12, 2013. Further details will be mailed along with the ballots.

Financial Report:

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|-----------------------------------|------------------|
| AAFS Operating: | \$73,381 |
| AAFS Operating MM: | \$54,215 |
| AAFS Construction Deposit: | \$21,000 |
| AAFS Reserve MM: | \$48,113 |
| Metro Bank Operating MM: | \$241,232 |
| A/R Assessments: | \$5,608 |

Tim Graves
Community Association Manager
HOAMCO
(928) 776-4479 ext. 24
tim@hoamco.com



Planning Home Improvements?

Did you know that in order to make *any* type of exterior modification, addition or improvement to an existing home a written request must be submitted to the Architectural Review Committee?

CC&R's ARTICLE 3 USE RESTRICTIONS

3.1 Architectural Control

3.1.2 No improvement (including, but not limited to, trees, plants, shrubs, rock, grass or other landscaping improvements) shall be constructed or installed on any Lot without the prior written approval of the Architectural Committee.

The purpose of this Use Restriction is to provide for a well maintained and safe community.

If you are planning to do some home improvements, please contact the Architectural Committee HOAMCO Manager, Jeff Kreutzer at 928-776-4479 ext 40 or jkreutzer@hoamco.com.

2012-13 HOA Council Officers

Chairman..... Richard Tetreault
Vice-Chairman..... Kent Robinson
Secretary/Treasurer..... Russell J. Parker

2012-2013 Ranch HOA Council Members:

Clark Moskop Unit I (clarkvet@cableone.net) 899-0265
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
Will Hansen Unit VI (whh1948@aol.com) 717-0946
Richard Tetreault Unit VII (rjt1@cableone.net) 541-7994
Maxine Tinney Unit VII (tinneys2@hotmail.com) 541-9211
Scot Lee Unit IX (theranchatprescott@cableone.net) 778-7795

2012-2013 Ranch HOA Council Alternate Members:

No Alternate Unit I
Jim Lundquist Unit II (jimlundquist922@gmail.com) 445-4183
No Alternate Unit IV
No Alternate Unit V
Rich Muth Unit VI (muthman@cableone.net) 771-1013
Rob Spencer Unit VII (rnsddsms@gmail.com) 776-3067
Terry Madeda Unit IX (timadedada@msn.com) 717-0177

Newsletter Editor: Tim Graves, Community Association Manager
Newsletter Committee: Mike Enders, Joan Petty, Maxine Tinney

Calendar of Events

**HOA Council Meetings are held
3:00 p.m. at the HOAMCO offices
3205 Lakeside Village
Prescott, AZ 86301**

Next Council Meeting:

August 22, 2013

**The Ranch at Prescott
Annual Meeting
September 12, 2013
at The Hassayampa Inn**

October 24, 2013

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

