



**The Ranch
at Prescott HOA**

Newsletter

**June 30, 2014
Thirtieth Issue**

Message from the Chairman

It is the time of year for the Ranch at Prescott Homeowner Association to consider the election of our governing Council Members. This election will be held in late August 2014 with results announced in September at the 2014 Annual Meeting. One Member is elected for each of Units number I, II, III, IV, V, VI and IX and two representatives are selected for Unit number VII. The term of service is one year starting on the next regular Council meeting, October 23, 2014. The Member candidate receiving the second highest number of votes is designated as the "Alternative Council Member" for a particular Unit. The Alternate Member has voting rights when the Member cannot be present for a meeting and/or succession rights if the elected Member should resign from the Council. If no Council Member is elected for a particular Unit, the Council may appoint a one.

The governing Council meets six times per year including the Annual Meeting in September. Since the Association is directed by a "Council", not a "Board of Directors", the elected Council Members select their Chairman and officers from among the elected Members; therefore, the Chairman and officers can vote on the various issues. A paid Association Manager who is selected by and acts at the direction of the Council carries out the day-to-day activities and business of the Association. The current Association Manager is Tim Graves of HOAMCO, the Association's Management Company.

The reason I bring special attention to the Homeowner Council Member election is to encourage the interest of more Association

Members in this service to The Ranch. The Council has been in existence for 10 years since the

development's Declarant yielded direct Member control of the Association in May 2005. Over that period of time the Association has established a sound financial base and the Council has continued to direct the many necessary functions of the organization. These activities range from Covenants, Conditions and Restrictions (CC&R) compliance to special projects such as street-side weed removal and the recent Fire Wise Committee's brush clearing in 26 acres of our Common Areas. Our Association is not responsible for maintaining our streets and we do not own or maintain any real property except the Common Areas and our "Ranch at Prescott" signage. This is one of the reasons that the Annual Assessment for our Lots is much lower than that of most homeowner associations.

If you are interested in serving as a Council Member, please complete and return the candidate information sheet that will be distributed on July 10, 2014. If you require further information, please contact me (928-541-1118) or the Association Manager, Tim Graves (928-776-4479 ext. 24).

For more detailed information, please review our website, www.ranchatprescotthoa.org. The website contains copies of our meeting minutes, corporate documents, CC&Rs and related information.

Kent Robinson, Council Chairman

As the fire season for 2014 approaches *it is very important for HOA property Owners to take all required steps to help reduce the potential for fire damage.* First and foremost; the CC&R's provide the rules for Lot Maintenance and the requirement to keep property free and clear of all dead trees, excessive weeds and brush:

**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.

The Ranch at Prescott HOA Website - Financials

Want more information about The Ranch HOA Organization, Community Info, Announcements, Newsletters, Photo Tour and Activities, then please check out the HOA website at <http://www.ranchatprescotthoa.org/>. This website contains many documents to assist you in better understanding the organization and purpose of the HOA.

HOA Organization: List of current Council Members and Committees, Meeting Agendas and Minutes, Budget and Financial (The Ranch's **Monthly Income/Expense Statements** including Balance Sheet, Operating Fund, and Reserve Fund are posted monthly since July 2006), and HOAMCO Information

Community Info: Control Documents (Articles of Incorporation, By Laws, CC&Rs, and Amendments), Rules and Policies, Fire Preparedness, Ranch Evacuation, and New Residents

Announcements: News and Announcements

Newsletters: Quarterly Newsletters from Spring 2006 to Present

FIREWISE ALERT

PRO-ACTIVE PREVENTION NOW!!!

**** (Excerpts from The Daily Courier – May 20th and April 2, 2014)**

Your support is vital! We are all responsible, individually and collectively, to **preserve and protect** our homes, property and National Forest. As evidenced by the very recent wildfires in Arizona's Oak Creek Canyon/Sedona/Flagstaff areas, Southern California, New Mexico and Nevada, one careless spark can cause catastrophic wildfire consequences.

****The following specific actions and restrictions should be considered:**

- **“Remove all debris (leaves, dead plants/brush) and wood that could ignite from roof, gutters and decks (under deck as well).**
- **Make sure wooden fences around your property are in good condition.**
- **Create defensible space around your house. Remove leaf and pine needles accumulation and other flammables within at least 30 feet of your house.**
- **Trim trees to create open space around your house.**
- **Trim low branches on trees and other “ladder fuel”.**
- **Make sure your gas powered gardening equipment is well maintained and stored in a safe place during the fire season.**
- **Smoking should be limited to enclosed buildings...”**

“We have no control over Mother Nature...

But we certainly can control human behavior and the responsibility we all must take to prevent forest and wildland fires.”

“Every homeowner is responsible to protect his/her own property (for their own sake) and that of their neighbors. When it comes to our forest and open spaces, all of us have to be vigilant.”

EVACUATION: All resident and property owners should prepare for possible evacuation.

For further information: Go online to “Firewise Arizona Checklist”, wildlandfire.az.gov or call 877-864-6985.

***** PRESERVE AND PROTECT*****

November 15, 2014 DEADLINE
The Ranch at Prescott 2015-2016 Directory

The Ranch at Prescott Homeowners Association plans to update **The Ranch at Prescott Directory for 2015-2016**. The attached Form will be due on or before November 15, 2014. The new Directory will become available in January 2015.

One copy is available at no charge to all members. (Additional copies are available at **\$5.00** each, and a **\$3.00** mailing charge to out-of-town members.) The directory includes emergency numbers, HOAMCO and HOA contacts names and telephone numbers, lot owners' names, addresses, telephone numbers and e-mail addresses (optional) and street guides by units. **E-mail** has become the most rapid and cost effective means of communication available. Members are encouraged to list their e-mail addresses.

PLEASE HELP BY PRINTING ALL INFORMATION CLEARLY. If you do not wish to have your e-mail address or phone number listed, leave those areas blank. Print your name as you want it in the directory (i.e.: Bob vs. Robert, Jan vs. Janet). Different last names should be listed separately.

IF YOU DO NOT RESPOND WITH THE FORM BELOW, YOU WILL NOT BE INCLUDED IN THE DIRECTORY.

Lot Owners: Please complete the form below to indicate that you wish to be included in the directory.

Note: If there are no changes from the 2013-2014 please notify Rosalie via e-mail at (aranar@att.net) or call 928-771-1129.

Please return the completed form if you wish to be included in the directory no later than November 15, 2014. Please include in your check **\$5.00 each for any additional copy and \$3.00 for mailed copies to out-of-town members.**

----- (Detach Here and Mail) -----

Return form to: Rosalie Naigle, 417 Sunny Cove Circle, Prescott, AZ 86303

If there is no payment, the completed document may be scanned and e-mailed to Rosalie at (aranar@att.net).

Name(s) _____

E-Mail Address _____

Name(s) if Different last Name _____

E-Mail Address _____

Street Address _____

City/State/Zip _____

Mailing Address _____

(If other than Prescott, AZ 86303) _____

Phone Number(s) _____ Lot No.(s) _____

of Additional Directories @ \$5.00 each _____ (First copy free! Out-of-Town owners \$3.00 mailing charge per copy.)

Signature _____

Check enclosed for \$ _____

(Make check payable to: **The Ranch at Prescott Homeowners Association**)

*For HOA Use Only: (Date Form Returned _____)

Homeowners Association Management Company (HOAMCO) Quarterly Report

HOA Council Elections

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 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.

June 30, 2014 Financial Report:

AAFS Operating:	\$72,119
AAFS Operating MM:	\$54,350
AAFS Construction Deposit:	\$25,000
AAFS Reserve MM:	\$38,118
Metro Bank Operating MM:	\$242,366

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



Please be a Courteous Pet Owner

Now that the nice warm days are approaching, many of us will be taking a stroll with our four legged friends. When walking with your pooch, it's important to be prepared with bags so that you can clean up after your pup. It's also a good idea to curb your pet so that they don't urinate on your neighbor's bushes or mailbox. Some plants are very sensitive to pet urine and may become damaged or start dying off and none of us like stained stucco on our mailbox!

Rules and Regulations Review

Outside Storage: Personal property other than barbecues and lawn and/or deck furniture may not be stored outside of a residence or garage unless totally screened from view of neighboring properties. The erection of a play set shall require the review of the Association's Architectural Committee.

Maintenance and Repair. Unit owners are responsible for maintaining all aspects of the exterior of their home in good condition and repair including but not limited to painting, roof, downspouts and gutters, decks, fences, exterior windows and doors, driveways, walkways and landscaping. Any changes to the exterior of the home including painting, re-roofing, etc. shall require approval, in writing, of the Association's Architectural Committee.

2013-14 HOA Council Officers:

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

2013-2014 Ranch HOA Council Members:

Clark Moskop Unit I	clarkvet@cableone.net	899-0265
Billie Powell Unit II	billie37@live.com	445-5330
Russ Parker Unit III	rsparker@cableone.net	442-3617
Mike Enders Unit IV	menders@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
Terry Madeda Unit IX	tjmadeda@msn.com	717-0177

2013-2014 Ranch HOA Council Alternate Members:

No Alternate Unit I		
Jim Lundquist Unit II	jimlundquist922@gmail.com	445-4183
William Hopper Unit III	bhopper82@aol.com	443-0892
Rosalie Naigle Unit IV	aranar@att.net	771-1129
No Alternate Unit V		
Rich Muth Unit VI	muthman@cableone.net	771-1013
Rob Spencer Unit VII	rnsddsms@gmail.com	776-3067
Scot Lee Unit IX	theranchatprescott@cableone.net	778-7795

Newsletter Editor: Tim Graves, Community Association Manager
Newsletter: Mike Enders, and Joan Petty

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:

August 28, 2014

September 17, 2014-Annual Meeting

October 23, 2014

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

