



Letter from the Outgoing Chairman

As I conclude my one year term of service to our community, it is hard to believe that I have been your Council Chair for one year. In that one year, many important matters have been discussed, explored and investigated to the overall continued benefit of each member of The Ranch. Some of those matters that I would like to share with you are:

1. The 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.
2. The Council is researching the impact of The Ranch becoming a "firewise community". Why is this important? As a "firewise community" your investment as a home or undeveloped lot owner may have a positive value impact if you wish to sell your property. It behooves all of us to do what is necessary to clear the 'ladder-fuel' debris, dead trees, etc. from our built-out and vacant lots. When the ladder-fuel is limited or nullified, it creates a safer and more defensible area from wildfire. It would be terrible to lose a home and its contents or a tree filled natural preserve for animals and plants. **No one gains if there is a fire loss!** Hopefully each of us will do our part to contribute to our respective investments here in the Ranch. A "firewise community" must meet standards which include establishing a firewise committee, assessing firewise needs with state officials, developing and carrying forth area-specific action plans, submitting of applications, fees, and annual reports documenting continued compliance. Becoming a "firewise community" will require an investment by the property owner in time and money to clear and maintain private property and common areas. Should you wish to become a volunteer for the firewise committee, please contact a Council member.
3. We have a realtor sign compliance policy. Signs can be 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 ad-

vertise 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 phosphorescent colors that garishly announce your lot or home is for sale. **Consider how unattractive that really is.**

4. The drainage easements maintenance policy for Units V and VI has been adopted by your Council and this is a big step in understanding what the drainage easement maintenance policy is.
5. The Council has affirmed that it will not vote contrary to any state statute, ordinance and we will comply with the laws in effect.
6. If you have email, the HOA can save postage by your advising the HOAMCO Association Manager (gaye@homaco.com) that you would prefer to receive Newsletters and other non-confidential mailings via your email address. Also please notify Gaye of changes to your email addresses.
7. If you have a computer with Internet access, you are invited to view Newsletters, Agendas, Control Documents, Rules and Policies at the HOA website: <http://www.ranchatprescotthoa.org/>.

It has been a great year of accomplishments that I have been involved in as your chair. It has also been a great pleasure to work with the other Council members and alternates. You should get to know them, especially if you are in a unit in which the member lives, as that person is your contact. We do have a very fine HOAMCO property manager, Ms. Gaye Morgan, who will work with you in representing The Ranch. She is very knowledgeable and understanding, and a pleasure with whom to work.

Michael Allen Peters
Outgoing Chairman
The Ranch at Prescott HOA



!!! Important Directory Information !!!

Please check **Page 3** for details about submitting your information for
The Ranch at Prescott Directory for 2009-2010.

Homeowners Association Management Company (HOAMCO) Quarterly Report

The Annual Meeting for The Ranch at Prescott Homeowners Association was held on September 17, 2008 at the Hassayampa Inn. We had close to 100 members in attendance this year. Chairman Michael Peters presented an excellent summary of the Association's activities and the Council's goals and accomplishments for the year.

As you know from previous newsletters, your Council has been exploring the possibilities of becoming a Firewise Community. One of the first steps in this program is putting together a committee willing to work in this direction. During the Annual meeting we had two members volunteer for a Firewise Committee: Herman Arlon Inman and Roger Baer. We wanted to take this opportunity to thank both of our volunteers. We will be in touch with our new volunteers following the next Council meeting which is scheduled for October 23, 2008 at 3:00 p.m. All members are welcome to attend the Council meetings and we hope to see you there.

The New Council Members were announced at the annual meeting. The Election of the new Council was held and the ballots counted on September 12, 2008. Your representatives and alternates for the coming year are:

Unit I - Joan Petty; Unit II- Billie Powell; Unit III - Russell J. Parker, Secretary; Unit IV - Rosalie Naigle, Vice Chairman; Unit V – Kent Robinson, Chairman; Unit VI – Doug MacArthur; Unit VII – Henry Lenhart, Treasurer and Richard Tetreault, - Unit IX Scot Lee.

Alternate Council Members: Unit II – Amy Wilcox; Unit IV – Mike Enders; Unit VII – Dion Mannen.

The IRS Revenue Ruling 70-604 was approved and the Association will apply this ruling to tax year ended 2008.

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

September 30, 2008 Financial Report:

Operating Account CAB:	\$ 99,429
Operating Money Market:	\$ 8,221
CD Accounts:	\$ 101,950
Bank Reserve Account:	\$ 29,592
Accounts Receivable Assessments:	\$ 1,711

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



Holiday Decorations Use Restrictions and Rules

Holiday Decorations are permitted to be installed without approval of the Association's Architectural Committee; provided, however, such decorations shall be installed or erected no earlier than sixty (60) days prior to the subject holiday and shall be removed no later than sixty (60) days after such holiday. All holiday decorations shall be turned off by 11:00 p.m. each night.

During an Emergency Would You be able to Evacuate on Your Own?

Are you on the Special Needs Registry? Many people cannot evacuate quickly on their own, due to lack of transportation or physical limitations. The Special Needs Registry helps emergency services locate those who may need assistance and provide help when possible. Take the Time to Prepare. Call Emergency Management to register and obtain evacuation information and tips.

Call Yavapai County Emergency Management 928-771-3321 or visit <http://www.co.yavapai.az.us/>



Positive Contributor – Ranch Directory Organizer



Ray Loome, previous Association Alternate Representative for Unit V, is a 15 year resident of The Ranch at Prescott. Ray is a retired Vice President of Sperry Corporation. Long before the formation of the Homeowners Association governing Council in 2005, Ray was very active in The Ranch community, having served as Chairperson of the Ranch of Prescott Activities Committee. For several years Ray also led the development of the data base for and the biannual production of The Ranch at Prescott Neighborhood Directory. When the production of this publication was undertaken by the Homeowners Association in 2005, Ray continued to lead this activity. Since 2005, Ray's knowledge of issues important to Homeowners of The Ranch has enabled him to make many valuable contributions to the resolution of issues brought before the Homeowners Association Council.

Thanks to all of you who make positive contributions to our community. Should you know of an individual whose special efforts make a positive difference for our Ranch community, please submit the individual's name with a description of their contributions to Rosalie Naigle or email her at aranar@worldnet.att.net.

The Ranch at Prescott Directory

The Ranch at Prescott Homeowners Association – Form Due - 15 November 2008

The Ranch Homeowners Association plans to update **The Ranch at Prescott Directory**. **One copy is available at no charge to all lot owners (unless absent).** (Additional copies are available at \$5.00 each, and a \$3.00 mailing charge to absent lot owners.) 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. Residents 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 below form, you will not be included in the Directory.
 Lot Owners: Please complete the below form to indicate that you wish to be included in the directory.

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

Please return the completed form if you wish to be included in the directory no later then 15 Nov 08.
Please include check for any additional copies and/or mailed copies to absent lot owners.
Return form to: Rosalie Naigle, 417 Sunny Cove Circle, Prescott, AZ 86303

Name(s) _____	E-Mail Address _____
Name(s) if Different last Name _____	E-Mail Address _____
Street Address _____	City/State/Zip _____ (If other than Prescott, AZ 86303)
Phone Number _____ Lot No.(s) _____	# of Additional Directories @ \$5.00 each _____ (First copy free! Absent lot owners \$3.00 mailing charge per copy.)
Signature _____	Check enclosed for \$ _____ (Make check payable to: The Ranch Homeowners Association)

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

2008-09 HOA Council Officers

Chairperson Kent Robinson
Vice Chairperson Rosalie Naigle
Secretary Russell J. Parker
Treasurer..... Henry Lenhart

Ranch HOA Council Members: (09/2008)

Joan Petty, Unit I (petty@northlink.com) 445-4959
Billie Powell Unit II (billie37@live.com) 445-5330
Russell J. Parker Unit III (rsparker@cableone.net) 442-3617
Rosalie Naigle Unit IV (aranar@att.net) 771-1129
Kent Robinson Unit V (ekrbcr@msn.com) 541-1118
Doug MacArthur Unit VI (macarthur@cableone.net) 443-0307
Henry Lenhart Unit VII (henlee3@earthlink.net) 759-2221
Richard Tetreault Unit VII (rjt1@cableone.net) 541-7994
Scot Lee Unit IX (scothoaunit9@hotmail.com) 778-7795

Ranch HOA Council Alternate Members:

No Alternate Unit I
Amy Wilcox Unit II (adwilcox@mindspring.com) 708-0012
No Alternate Unit III
Mike Enders Unit IV (mgenders@aol.com) 443-5821
No Alternate Unit V
No Alternate Unit VI
Dion Mannen Unit VII (dionmannen@aol.com) 443-8924
Second Alternate Unit VII
No Alternate Unit IX

*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:
October 23, 2008
November 20, 2008
December – No Meeting
January 22, 2009**

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

