



The Ranch at Prescott HOA

Newsletter

**December 31, 2010
Sixteenth Issue**

Message from the Chairman

Although I have only served as Chairman of your Association from September, 2010, I will be reporting on activities throughout the entire year.

I am grateful to have been elected to the Council as a representative of Unit VII again in September, 2010 and subsequently elected as Chairman during this term by my colleagues on the Council. It is also my privilege to serve with members of this Council, several of whom have served with me on the Council in prior years. In addition to the position of Chairman, the Council also elected Kent Robinson (Unit V) as Vice-Chairman and Russ Parker (Unit III) as Secretary-Treasurer. Other members elected to the Council include Joan Petty, (Unit I), Billie Powell, (Unit II), Mike Enders (Unit IV), Richard (Rich) Muth, (Unit VI), Dion Mannen, (Unit VII), and Scott Lee, (Unit IX). Alternate members elected were Rosalie Naigle (Unit IV), Michael Peters, (Unit VII) and Maxine Tinney, (Unit VII). An important part of our Council structure has been the management responsibilities performed by HOAMCO. We have been fortunate to have Ruta Norkus as our HOA Community Association Manager during the year 2010.

Some activities and accomplishments during the past year include, but are not limited, to the following:

Revised Meeting Schedule

A significant change made by the Council in 2010 was the Revised Meeting Schedule from regularly scheduled monthly meetings to six meetings per year. This change was effective with the May 27th Meeting 2010. The next scheduled meeting will be held on January 27th 2011. All scheduled Council meetings are held at the HOAMCO offices located at 3205 Lakeside Village, Prescott, AZ, 86301.

The meeting schedule was revised in an effort to attract the interest of more homeowners in participating on the Council in future years. Remember, this is your Council and you can lend your support in a positive manner by participating as a Council representative in the future.

City Services

Every effort has been, and will continue to be made, to coordinate essential city services in the Ranch. This rapport with the City has resulted in the expedited chip sealing project involving many roads throughout the Ranch. It is the intent of this Council to continue the positive coordination of city services in the future. The year-end weather challenge must be mentioned only to the extent of how the City responded to the situation despite their limited resources and the patience of our homeowners during the snow removal process. Weather statistics indicated this past storm established a record for both snow fall and related cold temperatures.



Fiscal Conservatism

One of the most important responsibilities of the Council in 2010 has been a continuation of a policy of fiscal conservatism. This responsibility has extended from year-to-year since the inception of the Council structure in 2005. Due to the diligence of prior HOA Councils at The Ranch, homeowner assessments have not been increased since the inception of the current Council structure.

Website

The Website for The Ranch at Prescott HOA now contains pertinent information about Rules, Regulations, & CC&R's along with related information about activities in The Ranch. The Website also includes news articles and related information. Homeowners are encouraged to review the Website for the latest available information.

Drainage

As a result of the extensive remediation during 2008 and 2009, and moderate rainfall since then, the major drain channels through The Ranch have functioned as designed. Continued monitoring in the future will be accomplished as conditions warrant.

Compliance Issues

HOA members are reminded about several compliance issues confronting the current Council:

Fire Safety - a persistent challenge for the Council is promoting fire safety especially during the arid summer months. Lot owners and homeowners are advised to remove dead and dying trees along with excessive brush from their properties in The Ranch. This effort will reduce the heavy accumulation of fuels and decrease potential fire risk.

For Sale Signs - HOA members are responsible for the proper installation of For Sale signs on their property. Additional information can be obtained by visiting the HOA Website or by contacting our Community Association Manager, Ruta Norkus at HOAMCO.

Street Lights - The necessity of functioning Street Lights is a vital safety issue in The Ranch. A recent inspection revealed that a significant number of Street Lights were inoperative. Homeowners are reminded that maintenance of Street Lights is an obligation of each individual homeowner. Additional information can be obtained on The Ranch Website or by contacting Ruta Norkus at HOAMCO.

Special appreciation is extended to Rosalie Naigle, former Chair of this Council and Maxine Tinney (Unit VII Alternate) for their efforts in the publication of this Newsletter and related Council activities.

In closing, I am reminded of my past experience as a resident of, and counsel to, several Homeowner Associations in other states. It is abundantly clear to me that our Association at The Ranch at Prescott can take pride in the efforts and professionalism of its Council leadership and the participation of its homeowner members.

Sincerely,

Richard Tetreault, Chairman
The Ranch at Prescott HOA
rjt1@cableone.net



2011 Arizona State Legislature

The Arizona State Legislature has convened for their regular annual session and you may wish to stay abreast of activities. Through the **Arizona State Legislature Website** at <http://www.azleg.gov/> you may track pending legislation; locate and contact individual legislators; and stay up-to-date on current bills, floor calendars, committee agendas, and Capitol Events.

2010-2011 HOA Council Officers



Richard Tetreault, Chairman - Unit VII

Dick has resided at the Ranch in Prescott, Arizona, since the year 2000. He retired in 1999 as an Assistant General Counsel for Southwest Gas Corporation located in Las Vegas, Nevada. Dick is licensed to practice law in the State of Nevada and before various federal courts. Dick was appointed by the Supreme Court in the State of Nevada to be an Arbitrator and was subsequently appointed to be an arbitrator and mediator by the State Bar of Nevada to resolve attorney-client disputes. Dick has volunteered as a mediator for the Justice Court in Yavapai County, Arizona. Dick has previously served as a member, alternate member and Secretary/Treasurer of this Council.



Kent Robinson, Vice-Chairman - Unit V

Kent retired in 2004 as President of CH2M HILL International, Ltd. where he was responsible for a \$600 million per year consulting engineering business and 3,000 host country employees in 25 principal locations outside of North America. A 25-year employee with CH2M HILL, he earlier worked 13 years with Union Carbide Corporation, including Union Carbide Europe, S.A., where he was Engineering Products and Processes Business Group Manager. During the past 46 years, he and his wife, Barbara, have lived in many different locations in the U.S., Europe and Asia. Kent has served on the boards of CH2M HILL International, Ltd., the West Liberty University Foundation; the Plano Symphony Orchestra; and the University of Denver's School of International Relations. Locally, he is Treasurer of the Smoki Museum Board of Trustees and a volunteer at the Lowell Observatory. Since 2005, Kent has served as the Unit V Representative to The Ranch at Prescott Homeowners Association Council, including two one year terms as its chairman.



Russell J. Parker, Secretary/Treasurer - Unit III

Russell's family came to Prescott in 1876, and he moved here in 1951. Russell has owned his property since 1995 and returned to live here in 2001. He is familiar with the governing documents of the association being a charter member on the Council since 2005. In 2006-07 and 2009-10 he served as Vice-Chairman and in 2008-09 and 2010-11 as Secretary/Treasurer of the HOA Council. He retired after 35 years as an educator at high school and community college levels in California. He worked in the construction trades to pay his way through college. Russ holds both a Bachelors and Masters degree in Education. He is a charter member on the Elks Opera House Foundation and is a past member and secretary of the Prescott Area Arts and Humanities Council. He currently is also the President of the Friends of Yavapai College Music Foundation. Russ is interested in as much homeowner participation as possible in the running of the workings of The Ranch at Prescott HOA Council.



Joan Petty – Unit I

Joan has lived in The Ranch for the past 12 years and is familiar with the legal documents of the Association. She has a BA and MBPA. She retired after 29 years of federal service, rising to middle management. She resided overseas for 7 years and worked 19 months in private industry for a government contractor. She has worked for 8 years as a Realtor and is now with HomeSmart Fine Homes and Land. Her previous experience includes serving on the board of a non-profit. She currently volunteers with TIP (Trauma Intervention Program), working in conjunction with police, sheriff's office, fire departments, hospital, and other entities to help citizens in crisis.

2010-2011 HOA Council Officers (continued)



Billie Powell – Unit II

Billie has resided in Unit II for approximately 14 years and is familiar with the governing documents of the Association having served on the Council for The Ranch at Prescott. She also served on the HOA Board for The Oaks at The Ranch of Prescott. She has been involved with the Rotary Club Business CFD, PTA and sat on other HOA Boards in the past. Billie would like to see more involvement in the HOA from the members.



Mike Enders – Unit IV

Mike has resided in Unit IV since 1999 and is familiar with the legal documents of the Association. He has served as a council member or alternate on The Ranch HOA since the first election in 2005. He owns and operates Benttree Custom Homes, LLC. His background includes planning, development and construction of residential parcels and properties in Master Planned Communities having HOAs. Due to his exposure, Mike feels he has the experience to understand and deal with the various facets of HOA issues as well as the opportunity to interface with city and county departments, commissions, councils and trade associations. His objective is to continue to maintain the integrity of the Association's assets and to assure performance of its responsibilities thereby enhancing value for all current and future property owners in The Ranch at Prescott.



Rich Muth - Unit VI

Rich and his wife Karen are originally from New York and moved to Tucson, Arizona in 1980. Upon retiring from IBM in 1995 after 30 years, Rich went to work for Morrison Knudsen which took them to the Monterey Bay area of California for the next 4 years. A few years later Rich joined the CH2M HILL Corporation returning to Tucson. In 2005 he fully retired in Prescott, moving to The Ranch. His background is in management in the field of Facilities Engineering and Operations. As a resident in The Ranch, Rich enjoys the great neighbors, the beauty, the wildlife and the quietness of our wonderful neighborhood and would like to help preserve this lifestyle for all of us. His hobbies are fishing, golfing and walking.



Dion Mannen – Unit VII

Dion and his wife, Judy, have owned property in The Ranch for 13 years. He has been a member of The Ranch HOA Council for 5 years and served as Vice Chairman and Chairman. He received an engineering degree from Parks College of Aeronautical Technology in 1962. He then trained as a pilot for the U.S. Air Force. He flew B-52s for the Strategic Air Command and served three tours in Vietnam. In 1968 he was hired as a pilot for American Airlines and flew both domestic and international routes. He retired in 2001. He and Judy have never regretted their move to Prescott and The Ranch.

Unit IX – E. Scot Lee

Scot has owned property in Unit IX of the Ranch for approximately 7 years and is very familiar with the legal documents of the Association. Scot has developed and managed the Ranch for the last 7 years. He has been actively involved and on-site daily. He would like to see the Ranch at Prescott continue to build the fine quality of homes and to have all residents lead a harmonious lifestyle.

2010-2011 HOA Alternate Council Members

Unit I – No Alternate

Unit II – No Alternate

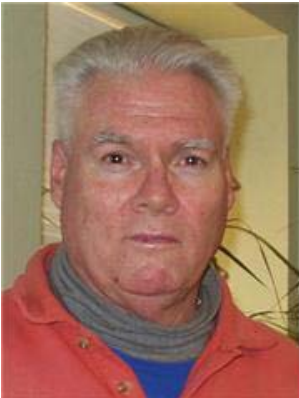
Unit III – No Alternate

Rosalie A. Naigle – Unit IV



Rosalie has resided in Unit IV of the Ranch for the past 15 years. She served as Chairman for the term 2009-2010 and as Vice-Chairman for 2008-2009. She had been the Alternate Council Member for Unit IV from 2005 through 2008 and continues as the Editor of the HOA Newsletter having served as Editor for the past four years. She is a retired Certified Property Manager and Trust Officer, and former Certified Real Estate Appraiser. She has held the CPM "Certified Property Manager" designation since 1985 and was awarded the Lifetime Membership in 2000. Prior to retiring she handled all aspects of managing properties held in trust, including commercial and residential. She served as Newsletter Editor 1985-87, Treasurer 1986-87 and was elected 1989 President, and served as 1990 Past President of the Greater Phoenix Chapter of IREM (Institute of Real Estate Management). A few of the organizations she has been involved in are the Greater Phoenix IREM Chapter; Valley National Bank Quality Service Instructor, Valley Bank Institute, Toastmasters, member of the Phoenix Board of Realtors. She is a former music student at Yavapai College and Tutor of Music Theory, a former member of the PFAA Concert Committee, "Rough Riders", and the Trekabout Hiking Club, and a current member of the Old Time Fiddlers and "Westerners".

Unit VI – No Alternate



Mike Peters – Unit VII

Michael has owned property in Unit 7(II) since 1998 and is familiar with the legal documents of the Association. He has worked with several organizations over the years in Prescott including the Veterans Hospital, Knights of Columbus; Margaret T. Morris Center for Aged and has been the past Chair for the Ranch HOA.

Maxine Tinney – Unit VII



Maxine has jointly owned property with her husband, Robert Tinney, since 1997 in The Ranch at Prescott, and they have resided in Unit VII Phase II for the past eight years. Maxine has been an instructor of Mathematics, Science, and Technology and holds both a B.A. and M.A. in Mathematics Education and Teacher Certification in Mathematics, Science, and Technology. She has worked in education for almost 40 years, 30 years in overseas assignments with the Department of Defense and International Schools in Japan, Germany, Saudi Arabia, Qatar, and Taiwan. Maxine believes that our quality of life depends on both physical and psychological well-being. As an Alternate for Unit VII, Maxine supports the Association's governing documents including enforcement of the rules, regulations, and covenants; and works to enhance a pleasant and enjoyable living environment and to preserve secure property market values.

Unit IX – No Alternate

The Ranch at Prescott HOA Directory Coming Soon!

Thanks to all residents and lot owners who submitted their information for the **2011-2012 The Ranch at Prescott HOA Directory**. The final copies will be going to the printers soon, so be on the lookout for your copy to arrive in the near future.

And a **Special Thanks** to Rosalie Naigle for her time in gathering and organizing the data for the Directory.

Signage Guidelines and Policy

On 28 October 2010, the HOA Council approved a new **Signage Guidelines and Policy** for **For Sale, Lease, and Open House Signs** in support of the HOA's purpose "to a durable, communal basis for preserving, maintaining and enhancing our homes and property" and to comply with *Arizona State Statutes* and *City of Prescott Code*.

Arizona Revised Statutes - 33-1808 F.

<http://www.azleg.state.az.us/FormatDocument.asp?inDoc=/ars/33/01808.htm&Title=33&DocType=ARS>

City of Prescott Code – Chapter 8-6-2

<http://www.cityofprescott.net/d/title08.pdf>

The Ranch at Prescott HOA's Guidelines

http://ranchatprescotthoa.org/images/stories/sign_specs_and_application_final.pdf

Should you wish a copy of the **Signage Guidelines and Policy** or have questions, please contact Ruta Norkus, Community Association Manager, HOAMCO: 928-776-4479 ext. 24.

HOA Remembrance to Family and Friends

It is with deep sympathy that members of The Ranch at Prescott bid farewell to several residents during the past year. In recognition, we honor Mert Davis, Don Gooder, Gus Guzman, Alice Hendrickson, and Sally Stillion. All residents are important to the Association, and should we have inadvertently omitted the name of any other resident, who has passed during the past year, please accept our deepest apologies.

Homeowners Association Management Company (HOAMCO) Quarterly Report

Please Help Keep Association Current

Please remember if your address, the status of ownership or a name change occurs it is very important to notify the Association. Name changes or status updates must be accompanied with a copy of the updated deed indicating the status change or in the case of a death, a copy of the death certificate. Please mail this information to the Ranch at Prescott HOA, PO Box 10000, Prescott, AZ 86304. You may also email this information to Ruta@hoamco.com. Please include the address of your property and the lot number.

If you have any phone number updates or would like to share your email address, this is great information for us to have on hand. There are many part time residents at The Ranch and we are often contacted by a concerned neighbor or someone walking the property to let us know if something looks awry or if a water leak is noted. Please remember if something suspicious is observed or a situation is life threatening, it is best to contact the Prescott Police by dialing 911.

Interested in the details of the HOA's Financials but don't have time to attend a Council Meeting. Stay current by visiting our website and going to the HOA Organization link, Budgets and Financials. All approved financials are posted here on a regular basis – www.ranchatprescotthoa.org.

2011 Homeowner's Assessments

The 2011 **annual assessments** were mailed in December along with a copy of the approved 2011 Association Budget. Your prompt payment is greatly appreciated. Late fees will be applied if payments are received after 1/15/2011.

December 31, 2010 Financial Report:

Operating Account CAB:	\$ 101,674
CD Accounts (Operating):	\$ 102,374
Bank Reserve Account:	\$ 29,000
Operating Money Market:	\$ 101,539
Accounts Receivable Assessments:	\$ 4,256

Ruta Norkus
Community Association Manager
HOAMCO
(928) 776-4479 ext. 24
ruta@hoamco.com



Thinking about making some changes to your home?

Improvements and renovations must be submitted, reviewed and approved prior to any commencement of exterior construction. All submittals must meet current design criteria. Not sure what criteria is current – please visit our website, www.ranchatprescotthoa.org, for a complete copy of the Architectural Design Guidelines which are found under Community Info, and Control Documents, Exhibit E contains the form that needs to be submitted along with details of any changes. Still have questions even after you've read the guidelines – please contact review@hoamco.com or call Stacy Maule at (928) 776-4479 extension 32.

2010-11 HOA Council Officers

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

Ranch HOA Council Members: (09/2009)

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
Mike Enders Unit IV (menders@aol.com) 443-5821
Kent Robinson Unit V (ekrbcr@msn.com) 541-1118
Rich Muth Unit VI (muthman@cableone.net) 771-1013
Dion Mannen Unit VII (dionmannen@aol.com) 443-8924
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
No Alternate Unit II
No Alternate Unit III
Rosalie Naigle Unit IV (aranar@att.net) 771-1129
No Alternate Unit V
No Alternate Unit VI
Michael Peters Unit VII (judgeuno@aol.com) 717-0111
Maxine Tinney Unit VII (tinneys2@hotmail.com) 541-9211
No Alternate Unit IX

*Newsletter: Mike Enders, Joan Petty, and Maxine Tinney

*Newsletter Editor: Rosalie Naigle

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:

January 27, 2011

March 24, 2011

May 26, 2011

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

