



**The Ranch
at Prescott HOA**

Newsletter

**March 31, 2011
Seventeenth Issue**

Message from the Chairman

Commercial Development Near The Ranch

The City of Prescott recently approved plans for the development of a new Trader Joe's store to be located near the intersection of Lee Boulevard and Highway 69. There is speculation that a new restaurant may also share the location with Trader Joe's. There was considerable support by residents of the Ranch for this proposed development.

Legislative Involvement with Arizona Homeowner Associations

A recent count of proposed legislation indicated twenty-four Bills pending before the State Legislature that would have some impact on Homeowner Associations in the State of Arizona. A comprehensive review of the proposed legislation by your HOA, its management company, HOAMCO, and their attorneys could not find any tangible benefit to your HOA from any of the proposed Bills.

Some of the Bills were directed solely at Condominium Associations while others were directed at both Condominium Associations and Planned Unit Developments such as The Ranch. At this time, most of the Bills have been withdrawn or defeated, with only a few remaining. Details of the proposed legislation can be found at the State website: <http://www.azleg.gov/bills.asp>.

Street Lights

Your HOA Council recently enacted a new Rule pertaining to the operation of street lights within The Ranch. Essentially the new Rule requires that street lights must remain on from dusk until dawn every day regardless of occupancy. It also clarifies the color and type of light bulbs that may be used. The new Rule will be posted on The Ranch website and a copy will be sent to all property owners in The Ranch.

Weather

The impact of unusually cold winter weather caused a number of residential water lines to freeze and break resulting in considerable property damage to several homes in The Ranch. Residents are advised to close their water service valves before leaving their home unattended during the winter.

Several recent snow storms kept the City of Prescott road crews exceptionally busy clearing streets in The Ranch. Your HOA is very appreciative of the road clearing efforts by the City.

Pinyon Scale on Native Trees

With the onset of warmer spring weather, there has been noticeable increase in Pinyon Needle Scale on native Pinyon trees in The Ranch. If left unattended, the scale can result in complete destruction of a Pinyon tree. For unknown reasons, the scale appears to be particularly invasive this year. Control of the harmful scale is best left to professionals. However, local nurseries have several insecticides that can control the spread of the scale. The scale can be chemically treated using EPA-approved insecticides. Residents are cautioned in the use of chemicals that can be injurious to humans, animals and plants. A better option is to contact a qualified and licensed professional for the proper treatment of your trees.

Guest Parking

Residents of The Ranch hosting events at their homes are asked to request that their guests park on only one side of the street. Guest parking on both sides of the street may inhibit or prevent emergency service equipment maneuvering the streets during critical situations.

Financial Status

Your Council is pleased to report that all income and expenses at this time are within budget guidelines. A summary of the financials will be posted on The Ranch website.

Homeowner Involvement

In a published statement regarding the characteristics and purpose of the Homeowner's Association at The Ranch, there is a statement that The Ranch at Prescott Homeowners Association can be defined as a group of property owners (Members) who have agreed to a durable, communal basis for preserving, maintaining and enhancing their homes and property. In furtherance of this goal, I would like to invite any homeowners who may have an interest in participating on the Council to contact Ruta Norkus, our Association Manager, at HOAMCO. Ruta can be reached at 928-776-4479x24 and she can provide useful information about Council activities and election requirements.

Annual Meeting

Mark your calendars so you can attend the Annual Meeting of The Ranch at Prescott Homeowners Association. The Annual Meeting will be held again at the Hassayampa Inn on September 15, 2011.

Animal Situations

In response to several inquirers from Homeowners in The Ranch asking questions about animals, both wild and domestic, roaming in The Ranch and causing property damage, there are two public agencies that can answer questions and provide necessary assistance:

For domestic animals

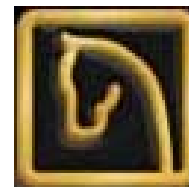
contact the City of Prescott Animal Control office at: 928-777-1135

For wild animals

contact the Arizona Department of Game and Fish at: 602-942-3000

Sincerely,

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



City of Prescott's 2011 Annual Cleanup

The City of Prescott Solid Waste Division provides an Annual Cleanup to help dispose of items too big for regular trash pick up. **City crews will sweep through the neighborhood ONE TIME ONLY and the route will be completed by Friday.**

The Ranch at Prescott's **Friday routes** start **May 23rd**!

***All items must be placed on the curb by 7:00 a.m. on Monday of the pick up week;** materials should be bagged, boxed, and/or bundled, no longer than 4 feet and not weigh more than 75 lbs. Items that will NOT be picked up include: tires, oil, auto batteries, household hazardous materials, demolition debris, appliances without *certificates*, and Contractor's debris. For more information, please call: **928-777-1116**

Homeowners Association Management Company (HOAMCO) Quarterly Report

Is that Bird flying around with a can in its mouth?

If its garbage day....its possible. We are very fortunate to be residing side by side with some amazing wildlife and very large birds. It is important to insure your trash can lid is properly closed. Birds and other wildlife can make quite a mess if they have access to the contents of your trash can. If the unfortunate occurs, please be sure to clean up so that the winds and animals don't spread garbage throughout the neighborhood. Please remember to store your garbage containers so they are not visible from neighboring property or the street except to make the containers available for collection and then only for the shortest time necessary.

Watch your Mailbox...

The Annual Road Way Weed Abatement program is going to kick off soon. Watch your mailbox for information on how to participate and help keep the Ranch Roads Weed Free and looking beautiful!

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 likes stained stucco on our mailbox!

March 31, 2011 Financial Report:

Operating Account CAB:	\$22,603
CD Accounts (Operating):	\$237,375
Bank Reserve Account:	\$29,036
Operating Money Market:	\$66,645
Accounts Receivable Assessments:	\$6,131

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



Help Save a Tree!

Would you like to start receiving the newsletter via Email? It would assist the association by saving on postage, printing costs and help the environment by using less paper, ultimately saving a tree! Please send an email to the newsletter editor, Rosalie Naigle - aranar@att.net ; include your first and last name, property address or lot number and email address. The newsletter will then be sent to you via email beginning with the June 2011 issue. Please remember you can always access back issues on the Ranch's website www.ranchatprescotthoa.org, click on the Newsletter tab, back issues are available as far back as June 2006.

2010-11 HOA Council Officers

ChairmanRichard 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@cablone.net) 442-3617
Mike Enders Unit IV (mgenders@aol.com) 443-5821
Kent Robinson Unit V (ekrbcr@msn.com) 541-1118
Rich Muth Unit VI (muthman@cablone.net) 771-1013
Dion Mannen Unit VII (dionmannen@aol.com) 443-8924
Richard Tetreault Unit VII (rjt1@cablone.net) 541-7994
Scot Lee Unit IX (scothoainit9@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
Viny Clarke Unit V (clarke@northlink.com) 717-0635
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:

May 26, 2011

August 25, 2011

The Ranch at Prescott's Annual Meeting

September 15, 2011

**at The Hassayampa Inn
Sign-in at 3:00 p.m.**

The Ranch At Prescott Homeowners Association

3205 Lakeside Village
Prescott, AZ 86301

