



**The Ranch  
at Prescott HOA**

## Newsletter

**June 30, 2011  
Eighteenth Issue**

# Message from the Chairman

## Trader Joe's Construction

Several residents have questioned the installation of several large (no huge) silver tanks that were buried at the construction site. Well, I was informed that the tanks will function as a storm drain detention basin to protect the property from flooding during the heavy monsoon seasonal rains. The tanks are designed to fill rapidly and discharge slowly thereby reducing the potential for on-site flooding. Otherwise, the construction of the facility is on schedule. We look forward to the anticipated Grand Opening. *(Photo - Storm Drain Detention Tanks)*



## Weather Related Tragedies

Every time I read or hear about the tragedies resulting in the loss of life and property damage suffered around our country, it makes me doubly appreciate the opportunity to live here at The Ranch at Prescott. However, we should not take our situation for granted. It behooves us all to examine our property and reduce the potential fuel by clearing brush and dead trees that could easily bring havoc to our homes in case of a fire. Fire protection is not just the responsibility of the fire authorities; it is the responsibility of everyone to do their share in the protection of all our homes and lots.

## Street Lights

First, I want to express the appreciation of the Homeowner's Association to those homeowners who received notification in December, 2010 that their Street Lights were inoperative and promptly restored their street lights to proper operation.

However, another recent inspection indicated that there are still a substantial number of homeowners whose Street Lights are inoperative.

I want to remind all homeowners that the maintenance of individual street lights is not only the responsibility of the homeowner, but failure to have an operative street light it is also a violation of a Homeowner Association Rule.

The purpose of the Street Light is not only for esthetic enhancement, the Street Light also functions as a serious element of homeowner safety. Enhanced visibility provided by the Street Light could enable a first responder to locate the residence sooner in the event of a life-threatening emergency when time is of the essence.

Any questions or concerns about Street Light maintenance should be directed to our Association Manager at HOAMCO. Some parts, other than light bulbs, are available at cost from HOAMCO. They can also direct you to repair services where assistance can be provided.

Homeowners are advised not to attempt to repair or replace the light sensor without professional assistance. In most homes, the Street Light electrical circuit is always energized.

## In our Midst

A recent edition of Prescott's *The Daily Courier* depicted a story and picture of one of the key players in the senior champion softball league. Our own Dick Nichols, who is a long-time resident of The Ranch at Prescott, had his picture on the front page of the Sports section along with a narrative about the team and their achievements and exploits.

Dick indicated that he has been engaged in the softball program for many years. He said that the team has traveled all over the country playing games during the season. The name of the team is Prescott's Kokopelli Eye Care Scorpions.

Dick is very modest in giving ample credit to the team for his personal achievements. Dick indicated that much of the expense associated with the team including uniforms and travel has been donated by the Kokopelli Eye Care Center. Dick said that he always enjoys having friends and neighbors attend their local games during the season.



*Photo by Matt Hinshaw/The Daily Courier  
Permission by Les Stukenburg/The Daily Courier*

The **Kokopelli Eye Care** Scorpions' Dick Nichols hits the ball during a scrimmage at Willow Creek Park in Prescott on May 27.

## Water Shutoff Valves

Homeowners are advised to consider shutting off the water supply to their homes during periods of extended absence. This is especially important during the winter months, when the potential for water damage from broken water pipes is very apparent. In addition to closing the water supply, other options are available such as automatic water valve closing devices in the event of a water line break or a water sensor that can be installed with most security systems to alert the homeowner or local authorities of a water problem.

## New Legislation

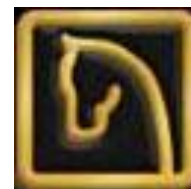
During the past legislative session in Arizona, our lawmakers were busy with some new Homeowners Association laws. Some of our existing Rules and Regulations will have to be amended to comply with the new laws when they go into effect at the end of July for most laws, and at the end of the year for one specific law.

We are unable to interpret or provide specifics of the new laws. However, there is a website available where the new laws have been summarized by legal professionals.

Link: <http://azleg.gov/bills.asp>

Sincerely,

**Richard Tetreault, Chairman**  
**The Ranch at Prescott HOA**  
[rjt1@cableone.net](mailto:rjt1@cableone.net)



# Homeowners Association Management Company (HOAMCO) Quarterly Report

## HOA Council Elections We need you!

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 9, 2011. 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 7, 2011. 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 15, 2011. Further details will be mailed along with the ballots.

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## Interested in what transpires at the Council meetings . . .

. . . but don't have time to attend. Stay current by visiting our website and going to the HOA Organization link, Meetings. All approved meeting minutes and meeting agendas are posted at [www.ranchatprescotthoa.org](http://www.ranchatprescotthoa.org).

## CC&R REVIEW Trash Containers and Collection

No garbage or trash shall be placed or kept on any Lot or other property, except in covered containers of a type, size and style which are approved by the Architectural Committee. In no event shall such containers be maintained so as to be Visible From Neighboring Property except to make the same available for collection and then only for the shortest time reasonably necessary to effect such collection. All rubbish, trash, or garbage shall be removed from Lots and other property and shall not be allowed to accumulate thereon. No outdoor incinerators shall be kept or maintained on any Lot or other property.

**Weed Abatement** – Thanks to all of you who participated in the 2011 Weed Abatement program. We had a wonderful response and have already completed the first cutting. The community is continuing to look tip top!

## June 30, 2011 Financial Report:

<b>Operating Account CAB:</b>	<b>\$ 5,902</b>
<b>CD Accounts (Operating):</b>	<b>\$ 237,375</b>
<b>Bank Reserve Account:</b>	<b>\$ 29,070</b>
<b>Operating Money Market:</b>	<b>\$ 78,721</b>
<b>Accounts Receivable Assessments:</b>	<b>\$ 4,117</b>

**Ruta Norkus**  
**Community Association Manager**  
**HOAMCO**  
**(928) 776-4479 ext. 24**  
[ruta@hoamco.com](mailto:ruta@hoamco.com)



### 2010-11 HOA Council Officers

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

#### Ranch HOA Council Members:

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 (mgenders@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 (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:

**August 25, 2011**

**The Ranch at Prescott's  
Annual Meeting  
September 15, 2011  
at The Hassayampa Inn – Marina Room**

**October 27, 2011**

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

