



**The Ranch
at Prescott HOA**

Newsletter

**June 30, 2009
Tenth Issue**

The Chairman's Message

Diligent efforts by our HOA Council and Association Manager have produced continued progress on several street and drainage projects. Three of the more important ones are briefly discussed below:

1. Pavement Crack Sealing and Manhole Repairs. After several years of requests to the City of Prescott, much needed pavement crack sealing and manhole repairs for The Ranch streets were completed in May 2009. Special congratulations to Gaye Morgan, Association Manager, and to Dion Mannen and Mike Peters, past HOA Council Chairmen, who, along with Council Representatives Rosalie Naigle and Mike Enders, diligently pursued completion of these improvements.

2. Street Pavement Chip Sealing Program. As reported in the last Newsletter issue, funding for the rubberized chip seal resurfacing of over half of The Ranch streets is included in the proposed City of Prescott Capital Improvement Program (CIP) budget for FY 2010. This chip seal program is planned to include most of the streets and cul-de-sacs in Units 5, 6 and 7 and some of the streets in Units 3 and 4. The project is contingent upon City Council's final approval of the FY 2010 CIP budget. However, I am pleased to report that in anticipation of this approval, the contingent award of a contract to perform the work was approved by City Council at its June 9, 2009 meeting. **The work will begin on July 6, 2009 with substantial completion required by August 14, 2009.** It is important to note that the resurfacing of The Ranch streets is being funded by the current 1% sales tax levy devoted to street repair and open space purchase. Be sure to vote for the extension of this tax (20 years at 0.75%) as included on the September 1 primary election ballot. It is the only available source of funding for street repair and improvements. Again diligent efforts by Jim Lee,

The Ranch developer, HOA Council Representatives and our Association Manager, Gaye Morgan, helped to bring the dilapidated condition of our streets to the attention of the Mayor and City Council, producing a favorable outcome for all.

3. Barcelona Way Drainage Improvement Project. As reported earlier in the year, the HOA Council authorized an engineering investigation of a severe drainage problem in Unit 2, The Oaks. This problem occurs where nearly all of the storm water from The Ranch passes through three large culverts under Barcelona Way. The nearby drainage channel is heavily silted and two of the three culverts are blocked with debris. This condition has resulted in the exposure of the foundations of adjacent retaining walls and could result in collapse. I am pleased to report that the Council approved the independent engineer's study and report, providing a plan and engineering specifications for remediation of the problem. Additionally, the Council has obtained competitive bids and selected an excavation contractor to carry out the work. This work, to be completed in June before the "monsoon" season begins, will include removal of silt from the drainage channel, removal of silt and debris from the culverts and the placement of "Reno mattresses" (stone filled cages) to protect the retaining wall foundations. Special thanks to Dick Tetreault, Chairman of the HOA Council's Drainage Committee, and Gaye Morgan, Association Manager, in developing a speedy resolution to this potentially serious problem.

Finally, it is not too early to call your attention to the HOA Association Annual Meeting to be held in September, 2009. In preparation for that meeting, the process of electing HOA Council Representatives for 2009-2010 will take place in late August and the new

Council will take office at the Annual Meeting. I urge interested Property Owners to enter your name on the ballot to serve as Council Representative for your Unit. This one year commitment is important to the continuing success of our Homeowners Association and provides an excellent opportunity for service to the community.

E. Kent Robinson, Chairman
The Ranch at Prescott HOA
ekrbcr@msn.com



Attention Property Owners: "For Sale Signs" in City Right-of-Way

The **City of Prescott Code Enforcement Office** may send letters to property owners, who have non-compliant For Sale Signs, that these signs be removed from the City right-of-way, and if compliance is not met, the City may issue citations for hearings, possible fines, and removal of signs.

The City of Prescott Code 8-6-2 states that: "**8-6-2: USE OF CITY RIGHT OF WAY:** Signs located in, on or across the city right of way are hereby prohibited. This does not apply to the placement of traffic control signs or other public purpose signs by an authorized employee or agent of the city. (Ord. 1508, 3-9-1981; amd. Ord. 2101, 8-8-1989)"

The City of Prescott Code 8-6-6 states that: "**8-6-6: CIVIL VIOLATION:** Violation of any provision of this chapter shall be a civil violation and shall be subject to the provisions of section 1-3-2 of this code for each day that the violation continues. (Ord. 2102, 8-8-1989; amd. Ord. 2279, 6-25-1991)"

The City of Prescott Code 1-3-2 states that: " **1-3-2: CIVIL VIOLATIONS; CIVIL SANCTIONS:** Whenever in this code or any ordinance of the city, where the doing of any act or failure to do any act is declared to be a civil violation, where no specific penalty is therein provided, each such violation shall be subject to a civil sanction not less than fifty dollars (\$50.00) and not to exceed two thousand five hundred dollars (\$2,500.00). The imposition of a civil sanction shall not be suspended. (Ord. 2102, 8-8-1989)"

The HOA Council suggests that **property owners, who display For Sale Signs, insure that their signs are on private property, not on the City right-of-way by using property pins and white utility tube conduits as a guide.** Based on The Ranch's secondary 28-foot-wide roads, the City right-of-way within The Ranch **averages 11 feet from the curb.**

Political Signs placed on Association Members' property should be removed within seven (7) days after the election. (ARS 33-1808(2)).

On Street Parking – Authority Over Roadways

On April 16, 2009 the **Arizona House of Representatives** passed **House Bill HR2034**. It is a proposed statute that would amend the planned community statutes by adding Section **33-1817 to Community Authority Over Public Roadways**. This bill, **HB2034 (not yet law)** is awaiting action in the Senate and has been assigned to the **Senate Government Institutions Committee**. This bill limits an association's ability to enforce covenants, conditions and restrictions (including any rules and regulations) pertaining to roadways, easements or other areas under the control of a governmental entity. As within The Ranch, many Arizona developers negotiate with municipalities to allow for smaller roads with the understanding that the association has the obligation of enforcing rules regarding on street parking.

The **Community Association Institute** indicates that "**HB 2034**" has the potential of creating a significant negative impact on **health and safety issues** within communities. In some instances, parking certain types of vehicles/equipment (RV's, boats, etc.) on the street will not provide adequate views for safe driving, and may impede the ability of emergency vehicles to access certain property. **HB 2034** does not provide any exceptions for an association, even when an association is attempting to address health and safety concerns."

Ranch Homeowners Association Members are encourage to contact their Senator concerning this issue: **Senator Steve Pierce** - 602-926-5584 or spierce@azleg.gov and *Senate Government Institutions Committee Members (phone, fax and e-mail contact information may be found at www.azleg.gov):* **Senator Jay Tibshraeny (Chair)**, Senator Manny Alvarez, Senator Linda Gray, Senator Meg Burton Cahill, Senator Jack Harper, Senator Jorge Luis Garcia, Senator Chuck Gray, and Senator Jim Waring.

The Ranch HOA Committees

HOA Members Encouraged to Serve on Committees

Three new Committees have been formed by the HOA Council. Association members are encouraged to submit their names as volunteers to serve on the Block Watch Committee, Sign Committee, and/or Trails Committee. Your interest is appreciated. Please submit your name to **Gaye Morgan, Community Association Manager**, at 928-776-4479 ext. 24 or gaye@hoamco.com.

Block Watch Committee: "The active involvement and participation of citizens in a Block Watch Program will hopefully increase personal safety, increase crime awareness, increase reporting and suspicious activity, increase cohesiveness and community spirit, increase safety and protection of personal property by increasing knowledge of security measures, reduce crime rates and fear of crime." *How Block Watch Works*

Sign Compliance Committee: The Sign Compliance Committee will help insure that signs within The Ranch are in compliance with the Arizona Revised Statutes, City of Prescott Codes, and the HOA's Sign Policy to encourage everyone to make our community more attractive and preserve a pleasant and enjoyable living environment. Members may wish to assist the Community Association Manager on bi-monthly Ranch compliance/inspection drives. Maxine Tinney, HOA Alternate for Unit VII, has been appointed Chairperson.

Trails Committee: The Trails Committee will help develop plans and cost analysis for the improvement and beautification of trails within the common areas of The Ranch, and to ensure that trails do not cross private property.

Defensible Space Committee – Scale Eggs and Dead Trees

Chairman: Hank Lenhart

Forest Health Information Advisory, Arizona State Forestry Division, advises that "Pinyon needle scale eggs have already hatched in the Prescott area. The immature scales "**crawlers**" **have emerged** from the egg state and have attached themselves to the needles on the ends of the branches. It is too late to remove the egg masses which were laid by the female scales in March-April. The crawlers can be chemically treated using an EPA-approved insecticide. The insecticide label should state that the chemical is for treatment of "scale crawlers"."

Summer has arrived, and based on the *Second Amended and Restated Declaration of CC&R, Article 7 Maintenance 7.2 Lots*, property owners are reminded that trees which have died should be **promptly removed**. If on a Residential Unit the trees, shrubs, vines, plants and grass which die shall also be replaced with living foliage of like kind, unless different foliage is approved in writing by the Architectural Committee.

No Solicitation Signs

You will see "No Solicitor" signs being posted within The Ranch at Prescott. The City of Prescott has a Peddler/Solicitor/Transient Merchant ordinance and requires that these persons be licensed. (Title IV – 4-4-2). There are exceptions to this rule; newspaper carriers are exempt. If a solicitor comes to your door, ask them to see their license and/or identification card issued by the City of Prescott. They are required to produce these items upon request. If you have concerns or feel threatened, please do not hesitate to contact the City of Prescott Police Department.

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

Photo Tour: Slideshow of The Ranch Community

Activities: Basic information about the Social Club and Tennis Club

The Community should be aware of some important nature issues that could occur within the Ranch.

Unlawful Feeding of Wildlife – Including Javelina

"It shall be unlawful for any person having charge, care or control of any wild animal, as defined in Title 17, Arizona Revised Statutes, to keep, bring, **maintain** or exhibit such animal within the City unless the person has a wildlife hobby license issued by the State of Arizona Game and Fish Commission, and has filed a copy of said license with the City Animal Control Center."

The City of Prescott, Arizona – City Code Title V – Police Regulations, 5-3-10 Keeping of Wild Animals

"A person commits **unlawful feeding of wildlife** by intentionally, knowingly or recklessly feeding, attracting or otherwise enticing wildlife into an area, except for: . . . Tree squirrels or birds . . . Unlawful feeding of wildlife is a petty offense."

13-2927. Unlawful feeding of wildlife; classification
Arizona Game and Fish Laws and Rules, Criminal Code, Chapter 29, Offenses Against Public Order

New, Fast-Evolving Rabies Virus Found - And Bobcat-Alert

"Evolving faster than any other new rabies virus on record, a northern-Arizona rabies strain has mutated to become contagious among skunks and now foxes, experts believe." **Anne Minard, National Geographic News, May 4, 2009**

Bobcats are normally nocturnal animals, but are known to hunt at dusk and dawn. One may see a bobcat in the middle of the day in winter if food is scarce, and may find them napping under a shrub in a brushy yard during other times of the year. Seeing an active bobcat during daytime may be cause for concern.

"Symptoms of rabies (in Bobcats) can include foaming at the mouth, erratic, hyperactive behavior, and/or fearful, paralyzed and lethargic behavior. Bobcats rarely get rabies. If you see any animal with symptoms of rabies, stay away from it and call 911."
Living with Bobcats, Arizona Game and Fish Commission

Receiving HOA Newsletter by Email

Should you prefer to receive **The Ranch at Prescott HOA Newsletter** by email rather than by postal mail, please notify Rosalie Naigle by emailing her your email address and a short note to aranar@att.net or telephone her at 771-1129.

Homeowners Association Management Company (HOAMCO) Quarterly Report

HOA Council Elections

The Annual Meeting for The Ranch at Prescott is scheduled for Thursday, September 17, 2009, and it is time to start preparing for the Council elections. There are nine (9) Council seats available; one seat for all Units and two (2) seats in Unit VII.

In late July 2009 a Candidate Form Soliciting Interested Members to Run for a Position on the Council will be mailed to all members of the Association. Volunteering for a position on the Council is an important part of being involved in your community.

In August 2009 a ballot and a brief biography of the candidates for your unit will be mailed. The ballots will be counted on Friday, September 11, 2009 at the HOAMCO office and the new Council Members will be announced at the Annual Meeting.

June 30, 2009 Financial Report:

Operating Account CAB:	\$ 47,898
CD Accounts (Operating):	\$ 150,188
Bank Reserve Account:	\$ 77,602
Operating Money Market:	\$ 18,444
Accounts Receivable Assessments:	\$ 3,606

Association financials and Council minutes are posted on the HOA website:

<http://www.ranchatprescotthoa.org/>

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



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.

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
Vincent Clarke Unit V (Clarke@northlink.com) 717-0635
Bud Brown Unit VI (budsjoy@commspeed.net) 777-0225
Dion Mannen Unit VII (dionmannen@aol.com) 443-8924
Maxine Tinney Unit VII (tinneys2@hotmail.com) 541-9211
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:
July 23, 2009
August 27, 2009**

**ANNUAL MEMBERSHIP MEETING:
3:00 p.m.
Thursday, September 17, 2009
at the Hassayampa Inn**

October 22, 2009

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

