



**The Ranch
at Prescott HOA**

Newsletter

**December 31, 2008
Eighth Issue**

Letter from the Chairman, E. Kent Robinson

The 2008-2009 governing Council Representatives for The Ranch at Prescott Homeowners Association (HOA) were elected by the vote of Association Members in September 2008. The Council chose its 2008-2009 officers including: Kent Robinson (Unit V), Chairman; Rosalie Naigle (Unit IV), Vice Chairman; Henry Lenhart, (Unit VII) Secretary, and Russ Parker (Unit III), Treasurer. Having served as Chairman of the Council during 2005-2006 and Unit V Representative during 2006-2008, I look forward to again serving the Association as Chairman.

I especially want to thank Dion Mannen, 2006-2007 Chairman, and Michael Peters, 2007-2008 Chairman, for the fine job that they have done guiding the Association's activities during the past two years. They were especially successful undertaking and completing several important initiatives including street drainage improvements, manhole and street repairs, CC&R enforcement and the development of needed Rules and Restrictions not anticipated when the Association governing documents were originally drafted in 1994.

Several of the initiatives undertaken during the past three years require continuing attention including street repairs, fire hazard reduction and improved drainage to The Ranch Common areas. These matters have been the primary subjects of discussion during the initial two meetings of the 2008-2009 Council. Each is briefly discussed below.

Street Repairs and Improvements

The more than 20 miles of City of Prescott streets in The Ranch continue to deteriorate. Over the past three years several meetings of our Council Representatives and Association Manager have been held with City of Prescott Public Works staff as well as with City Council members seeking an accelerated repair for The Ranch Streets. Some progress has been made, e.g. the manhole emergency repair program in 2007 and partly completed pavement crack sealing program in 2008. However, the City's often promised street chip seal

paving program for The Ranch has failed to materialize and at present only a small section of our streets are scheduled for chip sealing before 2011.

In an attempt to stimulate action on long overdue promises of street repair, Association Council Representatives recently discussed this issue with Councilwoman Suttles. We have also scheduled a meeting with City Public Works staff for early 2009. The meeting with Councilwoman Suttles and other communications by our Association Manager, Gaye Morgan, appear to have yielded some results as the City Staff immediately undertook the completion of its pavement crack sealing program and the identification of several manholes in need of emergency repair. However, the City of Prescott's total annual budget for street repairs, pavement rehabilitation and pavement preservation is only about \$3.02 million, an amount woefully inadequate to deal with the large backlog of needed street and pavement repairs throughout the City.

Drainage

Ranch Property Owners routinely bring three categories of drainage issues before the Association Council and/or to the Association Manager for review or action. The first category involves problems within City streets right-of-ways and easements, the second includes problems with Property Owner maintained drainage ways and a third issue area includes drainage ways in the Association Common Areas. Considerable progress has been made, but much remains to be done. Examples of progress includes the bar ditch and culvert cleaning program the City of Prescott completed in 2007 and the Property Owner drainage maintenance policy adopted in 2008. In the first instance, the result was a dramatic reduction in the amount of mud being washed onto the roads during major rain events. In the second instance, the policy, in conjunction with related Arizona statutes, firmly establishes the responsibility of the Property Owner to maintain their drainage ways.

This year, the Council will focus on assuring that the City of Prescott continues to meet its obligation to maintain drainages for the streets and easements that the City controls. Another focus of our attention will be the major drainage way that flows through the Common Area to the south of Lee Boulevard. This drainage way is especially important since it collects all of the storm water run-off from streets and properties in nearly 1000 acres of The Ranch. At present the Council is evaluating how to re-channel this flow to correct a major silting and erosion problem where three 5 foot diameter culverts carry the water under Barcelona Way in Unit II (the Oaks). The current condition of the channel is a potential source of damage to property in the immediate area should a 100 year storm event occur. A drainage engineer has been retained to evaluate the problem and propose solutions.

Property Owner's Support Needed

Earlier, it was noted that the \$3.02 million streets repair and pavement rehabilitation and preservation budget for the City of Prescott is inadequate to meet even a basic standard of maintenance. This budget limitation is at the heart of dealing constructively with an estimated \$1.0-1.5 million in needed repairs and chip seal surfacing of streets in The Ranch. This being the case, you might ask where the street repair and improvements revenues are going that were provided by the 1996 voter approved 1.0 % sales tax increase (later extended by the voters in 2000 until 2016). One answer is that most of these funds have already been committed to about 20-25 major improvements projects, e.g. the Iron Springs Road improvements and the \$21 million Side Road interchange on Highway 89A, largely selected in advance by preferences of individual City Council Members. The second answer is that the 2000 vote, which included the funding of open space acquisition as a part of the 1.0% tariff, redirected a large part of these revenues from street repair and improvements to increased open space acquisition. The result is inadequate street maintenance funding as indicated by the City's steadily decreasing pavement condition index.

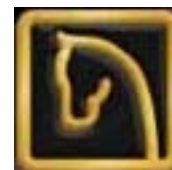
The 2000 referendum, that extended the 1.0 % sales tax increase and redirected revenues from street repair and improvements to open space acquisition, was passed by a very small margin of voters in an election with a very low voter turnout. The tax extension referendum required that \$40 million of the revenues collected until 2016 should be reserved for open space acquisition. Special preferences were included for streets improvement projects but, in general, not for the maintenance of existing roads. One Member of City Council recently noted that the result of this redirection of tax revenues is a City with some of the finest open

space in Arizona, but soon with streets that are so poorly maintained that citizens will not have the access necessary to enjoy the benefits of having the open space. Even though Prescott's Street and Open Space tax revenues are much diminished due to the economy, City Councilwoman Lopas recently defended the full funding of the \$40 million in open space purchases, stating that now was the time to add more open space since the property prices are so low in the current market conditions. However, other Members of Council and the public pointed out that it was never the intent of the referendum that open space purchase go forward to the stated \$40 million at the expense of street repair and improvements.

Residents of the Ranch need to attend the City Council meetings and contact Members of City Council to express their views on the above issue. In the future, voters will be asked once again to approve the extension of the 1.0 % sales tax that funds what has become known as the Streets and Open Space Fund. Contrary to the recommendation of a majority of the City's Capital Projects Advisory Committee and the public, four of seven City Council Members led by Mayor Wilson and Councilwoman Lopas want to continue to fund the unrelated requirements of streets repair and improvements and open space acquisition from a common revenue source, the 1.0% sales tax extension. The intent appears to use taxpayer concern about the poor condition of our streets and roads to leverage funding for new open space additions. Many believe these issues should be separately funded so that taxpayers can make a clear choice on how the 1.0% sales tax is used.

I encourage your interest in this issue. It could be the difference in the City of Prescott's capacity to repair and improve the more than 25 year old streets in The Ranch. The currently dilapidated condition of our streets may soon be a major negative factor in the resale value of our homes. It is important that The Ranch residents let the Mayor and City Council know that this is unacceptable.

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



2008-2009 HOA Council Officers

Kent Robinson, 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 Business Group Manager for Engineering Products and Processes. He also served on the Interim Council of The Ranch at Prescott Homeowners Association from May to October 2005 and thereafter was elected to a two year term as Unit #5 Representative on the permanent Council. From October 2005 to September 2006, He served as the first Chairman of the elected Homeowner's Association Council. From October 2006 to present he continued to serve on the Council as Chairman of the Governmental Relations Committee. During the past 44 years, Kent and his wife, Barbara have lived in 18 different locations in the U.S., Europe and Asia where they served as volunteers with a broad range of homeowner, educational, and charitable organizations. His board service has included: CH2M HILL Companies International, Ltd.; IOTECH, Inc.; the West Liberty College Foundation; the Plano Symphony Orchestra; the Antwerp International School; and the Business Advisory. In Prescott, he currently serves as Treasurer to the Board of Trustees for the Smoki Museum. He would like to see our Homeowners Association take an even more active role in assuring that the City of Prescott provides much needed maintenance for our 21 miles of streets and remedies the several drainage problems that are evident with each "monsoon" season. The Homeowners Council has made good progress with the City of Prescott in the past two years, but much remains to be done.



Rosalie Naigle, Vice Chairperson – Unit IV

Rosalie has resided in Unit IV of the Ranch for the last 13 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. 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). She had been the Alternate Council Member for Unit IV for the past three years and continues as Editor of the HOA Newsletter after serving as Editor the past two years. 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, and a current member of the Old Time Fiddlers, "Westerners", "Rough Riders", and the Trekabout Hiking Club.



Russell J. Parker, Secretary - Unit III

Russell has lived in the Ranch for 7 years and owned his lot for 11 years. He is familiar with the governing documents of the Association having served on the Council for the past two years. In the past year he has served as Vice-Chairman. He is a retired educator and worked in construction trades to pay for his college degree. He is a member of the Elks Opera House Foundation and a past member of the Prescott Area Arts and Humanities Council. Russ is interested in as much homeowner participation as possible in the running of the workings of The Ranch at Prescott HOA Council.



Henry (Hank) Lenhart, Treasurer - Unit VII

Henry and his wife Marilee have owned property in Unit VII Phase I for the past 11 years and they have moved into their new home on Windcloud Drive. After 35 years of service, Henry retired from the Oxnard, California Fire Department as a Chief Fire Officer. He prepared and administrated a budget exceeding 8.2 million dollars, managed over 100 City's Neighborhood Councils, and served on the City's Financial Task Force. He designed and implemented "Project Safe Community" – a fire safe partnership with residents and the business community. He served as a board member for 10 years on the Oxnard Employee's Federal Credit Union, on the City's Community Development Architectural Review Board, major projects i.e., Costco, Sam's Club, Wal-Mart, and two golf course planned communities. His education includes a Masters of Public Administration from Cal State Northridge and a Bachelor of Science from the University of La Verne. Presently he is a Peer Assessor for the Commission on Fire Accreditation International.



2008-2009 HOA Council Members (continued)



Unit I – Joan Petty

Joan has lived in the ranch for the past 10 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. Now a Realtor at Keller-Williams here in town, she has been working 6 years in this field. Her previous experience includes serving on the board of a non-profit and as a volunteer with TIP (Trauma Intervention Program), working in conjunction with police, sheriff's office, fire departments, hospital, and other entities.



Unit II - Billie Powell

Billie has resided in Unit 2 for approximately 12 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.



Unit VI – Doug MacArthur

Doug MacArthur, a true Arizonan since 1948, became a Tempe Diablo in 1968 and became President of the Tempe Diablos in 1972. He had a distinguished career in the United States Air Force having been attached to the National Security Agency. He has a BA in Psychology from ASU and a Juris Doctor degree from U of A. He served as a Maricopa County Prosecutor, Tempe City Attorney, legal advisor to two Speakers of the AZ House of Representatives, and Legislative Director of the AZ State Chamber of Commerce. He also served his community in a number of civic roles. He is a founding member of the Tempe Diablos, Past President of the Diablos, Founder and Past President of the Sun Devil Club that merged into the Sun Angel Foundation. He was also Legal Advisor to the Tempe Chamber of Commerce. Doug has owned property in Unit 6 of the Ranch for 5 years and is familiar with the governing documents of the Association. He has been a member of several homeowners association and has been involved as attorney in an HOA litigation. His wife Linda, a legal secretary in the Phoenix area for many years is happily enjoying retirement with Doug.

Unit VII - Richard Tetreault

Dick has lived in the Ranch since the year 2000. He retired as the Assistant General Counsel for Southwest Gas Corporation in 1999 in Las Vegas, NV. Dick has over forty years of experience in the natural gas industry. After completing his military service obligation in the US Air Force, he was employed as a service technician with a natural gas utility in Los Angeles. Subsequently, he was employed by a natural gas utility in Las Vegas, NV, where he completed his formal education, earning a BA and a JD degree while working in various management positions. After becoming an attorney, he became an Assistant General Counsel responsible for all casualty insurance and claims related litigation. He served on the Board of EIM, an insurance company serving public utilities. Dick is licensed to practice law in Nevada and before various federal courts. He was appointed by The Supreme Court of 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. Dick was a licensed real estate broker and contractor in the state of Nevada. He was a member of the Nevada Advisory Committee to the United States Commission on Civil Rights and he served as an admissions representative for the United States Military Academy at West Point. He was a member of the American Gas Association, the American Bar Association, and the State Bar of Nevada, Dick has provided legal and insurance advice to non-profits and Homeowners Associations. He previously served as an alternate member of this Council.



Unit IX – E. Scot Lee

Scot has owned property in Unit 9 of the Ranch for approximately 5 years and is very familiar with the legal documents of the Association. Scot has developed and managed the Ranch for the last 5 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.

2008-2009 HOA Alternate Council Members

Unit I – No Alternate



Unit II – Amy Wilcox

Amy has resided in Unit II for the last 2 years coming from Georgia. Amy holds a BS in Business Administration from Eastern New Mexico University. For many years, she has worked in the legal field, first as legal secretary and then as a certified paralegal. She is a member of PEO (Professional Employer Organization) in Marietta, Georgia and has been a board of director member for a Federal Credit Union in Playas, NM. She also served as a team director for a community development project sponsored by Phelps Dodge Mining Company.

Unit III – No Alternate



Unit IV - Mike Enders

Mike has resided in Unit IV since 1999 and is familiar with the legal documents of the Association. He has served on the Council for the past two years. He owns and operates Benttree Custom Homes. His background includes planning, development and construction of residential parcels and properties in Master Planned Communities that have HOAs. He was also the Declarant of a 900 unit Planned Area Development with its own HOA. Having directly dealt with HOAs, Mike feels he has been given the unique exposure to understand and deal with the various facets of HOA issues. Due to the business that he has, he has had the opportunity to interface with numerous city and county departments, commissions and councils as well as various trade associations. He served on the Board of Directors for various entities. 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.

Unit V – Vincent Clarke

Vinny Clarke has lived in Unit V of The Ranch since 1995. Vinny retired in 1995 from the "Greatest Job in the World". He worked 31 years in the New York City Fire Department.



Unit VI – Bud Brown

After working for United Airlines for 34 1/2 years and living in Phoenix for 18 of those years, my wife Joy and myself found it was time to move to the "high country" and enjoy the "retirement life". We moved to Prescott in February 2003 and just love it here. I did volunteer work for the Prescott Police Department as a "Citizen on Patrol" (COP) for over a year and went back to being retired. Joy and I enjoy cruising as vacations and are taking our 18th cruise in early 2009. Both of us agree on one thing, "The Ranch is the only place to live in Prescott".

2008-2009 HOA Alternate Council Members

(continued)



Unit VII – Dion Mannen

Dion has lived in Unit VII of the Ranch for 7 years and is familiar with the legal documents. He is currently retired, has served on the Council for two years, and wants to keep the high quality of life the Ranch has had for over 20 years.



Unit VII – Maxine Tinney

Maxine has jointly owned property with her husband, Robert Tinney, for the past 11 years in The Ranch at Prescott, and they have resided in Unit VII Phase II for the past 6 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 would support the Association's governing documents including enforcement of the rules, regulations, and covenants; and work to enhance a pleasant and enjoyable living environment and preserve secure property market values.

Unit IX – No Alternate

Positive Community Contributor Coach Mike Pantalione leads Roughriders to Victory

During the past 20 years, Mike "Philly" Pantalione, has served our community as the first and only Yavapai College soccer coach with an amazing overall record of **443 wins – 29 loses – 13 ties**. Under his leadership, Yavapai College has developed the most successful Junior College Soccer Program in the United States, and has won **Seven National Championships** with 17 Top-Four National Finishes, and 20 Consecutive Conference Titles.

Mike pursues the highest standards of professional and ethical behavior and is a **7-Time** NSCAA National Coach of the Year Award Winner and **14-Time** NSCAA West Region Coach of the Year recipient. He is also a recipient of the **1996 NSCAA/NISOA National Merit Honor** and an inductee to the **2006 NJCAA Soccer Hall of Fame**.

Mike has lived in The Ranch at Prescott since 1990. Before coming to Prescott, Mike taught in the physical education departments at the University of Montana and the University of Wisconsin-Green Bay.

Homeowners Association Management Company (HOAMCO) Quarterly Report

Firewise at The Ranch at Prescott HOA

The Common Goal for most communities when considering becoming firewise is to reduce loss of lives, property, and resources to wildland fire by maintaining communities in a way that is compatible with our natural surroundings. The Council for The Ranch at Prescott Homeowners Association had the same goal in mind when looking into putting together a committee to research becoming a Firewise Community. The Council would like owners who would be interested in either being a chairperson or member of a Firewise Committee to contact Gaye Morgan, Association Manager.

In the meantime, we appreciate everything that you have done on an individual basis to make your property more fire resistant and look forward to continuing the progress in the coming year. The Rules and Regulations for the Association regarding weed abatement and dead tree removal require that owners cut or remove grass and weeds in excess of twelve inches (12") high and trees which appear dead, dangerous or likely to fall or appear to be infected with infectious diseases, parasites or insects throughout the property and/or is likely to be the source of or act as ignition fuel or fire accelerant, and/or a hazard to the abutting and adjoining neighbors property. This is in line with the Prescott Fire Department and Prescott Area Wildland/Urban Interface Commission, which recommends that ladder fuels be cut to ground level by trimming, pruning or removing vegetation from under trees and around shrubs. Regrowth of native fuels will occur but should be maintained annually not to exceed 12 inches in height.

For further information on Firewise programs and defensible space, you may contact Ed Ralston, Prescott Wildland Code Enforcement Officer, at 928-777-1730.

December 31, 2008 Financial Report:

Operating Account CAB:	\$ 157,537
CD Accounts (Operating):	\$ 102,514
Bank Reserve Account:	\$ 29,699
Operating Money Market:	\$ 18,038
Accounts Receivable Assessments:	\$ 1,538

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



Use Restrictions and Rules for Holiday Decorations

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.

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 (menders@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:
January 22, 2008
February 26, 2008
March 26, 2008**

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

