



**The Ranch
at Prescott HOA**

Newsletter

**December 31, 2009
Twelfth Issue**

Message from the Chairman

Welcome to this our Twelfth Edition of The Ranch at Prescott HOA Newsletter. As Editor since its inception and now your newly elected 2009-2010 Chairman, there are important challenges to be addressed as we enter this 6th year of The Ranch at Prescott Homeowners Association.

These challenges are to continue the goals and objectives as established by previous HOA Council Representatives and the respective leadership of: E. Kent Robinson, 2005-2006 Chairman, Dion Mannen, 2006-2007 Chairman, Michael Allen Peters, 2007- 2008 Chairman and E. Kent Robinson 2008-2009 Chairman.

Member participation in our Homeowners Association is strongly encouraged. With your input in addressing issues, you help ensure that the best interests of our community are met. Combined with enforcement of our CC&R's, it makes The Ranch at Prescott one of the finest developments here in Prescott.

I, along with other HOA Council Members plan to meet with Prescott City officials to pursue the continuation of the promised street chip seal paving of the remaining streets in The Ranch and to urge reconstruction of Lee Boulevard in the City's FY2011 Capital Improvement Program (CIP) budget. I'm sure we are fully aware that revenues are down which will no doubt have an effect on the City's budget. It is important to remind the current newly-elected Prescott City Council that many of our HOA members were instrumental in the support and approval of the 0.75% sales tax for streets initiative.

In previous meetings with City officials, they acknowledged the fact that neglecting the street maintenance only to pursue the continued spending of those limited funds on the purchase of "Open Space", ultimately results in allowing our streets to deteriorate even further.

I certainly feel this practice only adds to the escalating cost of repair and reconstruction of our streets. It also has the effect of reducing tax revenues from the property acquired, not to mention the liability of having an added maintenance issue for the acquired property. While the purchase of "Open Space" is a reasonable goal when revenues are plentiful, one should question whether it is an unwise expenditure in these unsettled times.

Therefore, I urge HOA members to attend City Council Meetings, which are held in the City of Prescott Council Chambers every Tuesday at 3:00 p.m. Also note, these Council meetings are televised and can be viewed on the Community Access Channel 13.

Looking forward to a productive year, I welcome your attendance and participation at our monthly HOA Council meetings.

**Rosalie A. Naigle, Chairman
The Ranch at Prescott HOA
aranar@att.net**



2009-2010 HOA Council Officers



Rosalie A. Naigle, Chairman – Unit IV

Rosalie has resided in Unit IV of the Ranch for the last 14 years. She had been the Alternate Council Member for Unit IV from 2005 through 2008 and served as Vice-Chairman for 2008-2009 and continues as Editor of the HOA Newsletter having served as Editor for the past three years. She is a retired Certified Property Manager and Trust Officer, and former Certified Real Estate Appraiser. She continues to hold 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".



Russell J. Parker, Vice-Chairman - 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 document of the association having served on the Council since 2005. In 2006-07 he served as Vice-Chairman, in 2008-09 as Secretary, and currently, 2009-10, is the Vice-Chairman for the HOA Council. He retired after 35 years as an educator at high school and junior college levels in California. He worked in the construction trades to pay for college. Russ holds both a Bachelors and Masters degree in Education. He has returned to membership on the Elks Opera House Foundation and is a past member of the Prescott Area Arts and Humanities Council. He currently is also the Vice 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.



Richard Tetreault – Secretary/Treasurer - Unit VII

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.



Joan Petty – Unit I

Joan has lived in The Ranch for the past 11 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.

2009-2010 HOA Council Officers (continued)



Billie Powell – Unit II

Billie has resided in Unit II for approximately 13 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.



Kent Robinson - 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.



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 12 years. He has been a member of The Ranch HOA Council for 4 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 6 years and is very familiar with the legal documents of the Association. Scot has developed and managed the Ranch for the last 6 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.

2009-2010 HOA Alternate Council Members

Unit I – No Alternate



Amy Wilcox – Unit II

Amy has resided in Unit II for the last 3 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 P.E.O. (Philanthropic Educational 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



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 for the past 4 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.

Vinny Clarke – Unit V

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 – No Alternate



Henry (Hank) Lenhart - Unit VII

Henry and his wife Marilee have owned property in Unit VII Phase I for the past 12 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.

2009-2010 HOA Alternate Council Members



Unit VII – Maxine Tinney

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 7 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

Positive Community Contributor – Maxine Tinney

Maxine Tinney has become our "Newsletter and Website Architect" with her tireless behind-the-scenes assistance. Her work has included preparation, formatting, proofing, and contributing to our quarterly newsletters as well as her efforts to make The Ranch documents more "search friendly" to the visitors of our website. She has provided wonderful photography for the Newsletter and helped with numerous special projects such as the signage issues within The Ranch. And if that wasn't enough, she is also serving as an alternate representative to The Ranch HOA Council for Unit VII. Indeed, she deserves recognition as a "Positive Contributor" to The Ranch at Prescott!

Receiving HOA Newsletter by Email as a .pdf file

Should you prefer to receive **The Ranch at Prescott HOA Newsletter** by email as a .pdf file rather than by postal mail, please notify Rosalie A. Naigle by emailing her your email address and a short note to aranar@att.net or telephone her at 771-1129. In order to open the .pdf file you will need a copy of *Adobe Reader*, which may be downloaded free from the internet.

"Word Searchable" 2005 CC&Rs on HOA Website

A "searchable word .pdf file" of the 2005 **CORRECTED FIRST AMENDMENT TO SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS** is now included on **Control Documents** page of *The Ranch at Prescott HOA Website* (http://ranchatprescotthoa.org//index.php?option=com_content&task=view&id=18&Itemid=44) to assist lot owners and homeowners to search for specific topics. It is located below the [Ranch CC&Rs](#) (5/16/2005) and labeled with a disclaimer that this document is a "searchable word .pdf file and is not the actual document recorded with Yavapai County".

Picking Up After Your Dog

HOA Members should be aware that an amendment was made to the 1994 Ranch CC&Rs on Page 7 of the **2005 CORRECTED FIRST AMENDMENT TO SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE RANCH AT PRESCOTT:**

"The following sentence is added after the third sentence of **Article 3, Section 3.12:** Owners shall not permit their pets to defecate on any common areas or adjacent or public property without proper removal of the waste."

HOA Members Encouraged to Serve on Committees

Several Committees have again been formed by the HOA Council. Association members are encouraged to submit their names as volunteers to serve on the various HOA Committees. Your interest is appreciated. Please submit your name to **Ruta Norkus, Community Association Manager**, at 928-776-4479 ext. 24 or ruta@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

Defensible Space Committee

"Thanks" to each property owner who have cleared and prepared their property of hazardous "ladder fuels". Prescott Fire Department offers a free chipping service for your untied, curb-side removed brush (size restrictions). They also offer, a one time only, crew to do your defensible space cleanup for a cost of \$100. Please contact Prescott Fire Wildland Code Enforcement Officer, Ted Ralston, for information/assessment on these services at 777-1700. Now is the time to call. When fire season starts there is a longer waiting period to have the work completed because crews may be on fire fighting duties. Also, Officer Ralston will come to your property and make an inspection for your defensible space at no charge.

Drainage Committee

Dick Tetreault will again serve as the Drainage Committee Chairperson. The object of this committee is to recognize drainage problems within The Ranch at Prescott, to investigate solutions, and provide the HOA Council with ideas for timely resolutions to such situations.

Newsletter Committee

Mike Enders will again serve as the Newsletter Chairperson with Rosalie Naigle as Editor. Maxine Tinney assists with computer design, layout and assimilation of article.

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.

Website Committee

Maxine Tinney, HOA Alternate for Unit VII, has been appointed Chairperson of the Website Committee to improve and monitor **The Ranch at Prescott HOA Website** at <http://www.ranchatprescotthoa.org/>. If you have ideas and knowledge to improve and update this website, please submit your name to volunteer for this committee.

Homeowners Association Management Company (HOAMCO) Quarterly Report

CC&R Review

Please Be a Courteous Neighbor!

I have had three primary areas of concern voiced to me by members of the community and noted during recent inspections.

HOA Members are reminded that Ranch CC&Rs Section 3.7 Trash Container and Collection states: No garbage or trash should 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.

Another area of concern has been in regards to parking. No automobile or other motor vehicle shall be parked on any road or street in the Project. Please park in your driveway or garage.

The third area of note is regarding, RV's, campers and trailers. Article 3, Section 3.16 as amended states that no truck, mobile home, travel trailer, tent trailer, trailer, camper shell, detached camper, recreational vehicle, boat, boat trailer, or other similar equipment or vehicle may be parked, maintained, constructed, reconstructed or repaired on any Lot or Common Area or street . . . except (i) temporary parking on a paved portion of the Lot for loading or unloading . . .

Your cooperation in adhering to the Use Restrictions of your community is appreciated by the Association and your fellow neighbors.

* * *

The 2010 **annual assessments** were mailed in early December. Your prompt payment is greatly appreciated. Late fees will be applied if payments are received after 1/15/2010.

By now many of you have heard or read about the City of Prescott inadvertently using a mix of sand, cinders and not adequately pulverized glass on the streets of Prescott during the snow storm that occurred on December 7 and 8th 2009. The city has admitted to its error and is investigating the mistake. Unfortunately, the glass has ended up on the streets of The Ranch. We have had various conversations with Prescott Field Operations Manager Chad McDowell. The sweepers have completed a first pass, but glass still remains littering our community. Mr. McDowell plans to take a second pass with the sweepers once all of the affected Prescott streets have been swept once. He anticipates round two of the sweeping to be completed by the end of January. In conversations, Mr. McDowell has appeared very cooperative and eager to correct the problem. If your streets are still problematic after the second sweep, you're encouraged to contact the **Street Maintenance** email contact website at <http://www.cityofprescott.net/services/streets/maintenance.php>.

December 31, 2009 Financial Report:

Operating Account CAB:	\$ 71,087
CD Accounts (Operating):	\$ 127,273
Bank Reserve Account:	\$ 28,814
Operating Money Market:	\$ 74,326
Accounts Receivable Assessments:	\$ 2,631

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



Now is a Great Time to Review your Landscape!

There are many problems in your landscape that can be minimized or mitigated before the warm weather stirs them up. If you take some time to walk your property and carefully review your trees and shrubs you may save some significant landscaping costs in the future. Here are some links to very helpful websites that deal with common issues found in our High Desert Landscape.

<http://ag.arizona.edu/yavapai/anr/fh/barkbeetlefaq.html#2>

<http://ag.arizona.edu/yavapai/anr/hort/byg/index.html>

<http://www.wattersonline.com/calendar/calendar.php>

2009-10 HOA Council Officers

Chairman.....Rosalie A. Naigle
Vice Chairman..... Russell J. Parker
Secretary/Treasurer..... Richard Tetreault

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
Rosalie A. Naigle Unit IV (aranar@att.net) 771-1129
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
Amy Wilcox Unit II (adwilcox@mindspring.com) 708-0012
No Alternate Unit III
Mike Enders Unit IV (mgenders@aol.com) 443-5821
Vinny Clarke Unit V (Clarke@northlink.com) 717-063
No Alternate Unit VI
Henry Lenhart Unit VII (henlee3@earthlink.net) 759-2221
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 28, 2010
February 25, 2010
March 25, 2010
April 22, 2010**

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

