



The Ranch at Prescott HOA

Newsletter

**March 31, 2009
Ninth Issue**

The Chairman's Message

The Ranch at Prescott Homeowner's Association (HOA) Council continued to make progress on several issues. Two issues of general interest include streets repair and drainage improvements. This message will update Property Owners on these two issues and will also discuss extension of the 1% sales tax that is the main revenue source for Prescott streets maintenance and improvements.

Street Repair Plans

In the last Newsletter issue, I reported on a meeting Association Representatives had with Councilwoman Suttles seeking advice on moving forward the City of Prescott's long overdue promises of streets repair in The Ranch. Subsequently, a meeting has been held with the Public Works Director and his staff to formally voice our concerns and to present a letter from the Association requesting prompt action to repair and resurface many of the streets in The Ranch. At our meeting with the Public Works Director, we learned that over \$450,000 is budgeted to be spent in The Ranch during FY2010 to complete the crack sealing of all streets and the chip seal resurfacing of approximately 50% of the streets. The chip seal resurfacing has been prioritized based upon the findings of the City's pavement evaluation program. As a result, most of the streets in Units 5, 6 and 7 and individual streets in Units 3 and 4 will be addressed. Pavement restoration for Lee Boulevard, the main transportation artery into The Ranch, will be addressed in a subsequent year's City budget. In some areas Lee Boulevard requires complete removal of the existing pavement and reconstruction of the road base.

The HOA has received a letter from the City of Prescott confirming the City's intent to go forward with the above plan starting in the summer of 2009 (FY2010). In support of the plan, City Staff briefed our HOA Council Representatives and responded to questions at the February 26, 2009 Council meeting. We are cautioned that the execution of the paving plan depends upon the final approval of the proposed FY2010 budget by City Council. Be sure to let City Council members know about the importance of this work in The Ranch.

Drainage

Considerable improvements to drainage of The Ranch streets has been made as a result of the City's street rights-of-way improvements and "bar ditch" cleaning activities during 2008. This program will continue during 2009 to correct some remaining problems; however, we now see much less dirt and debris in our roadways as a result of large storm events.

This quarter, the HOA Council continued to review options to correct a major silt accumulation and erosion problem at Barcelona Way in Unit 2. This situation is a result of periodic storm drainage flows from The Ranch common areas. Debris and silt in the drainage channel at Barcelona Way prevents adequate water flow through the three six foot diameter culverts beneath this street. These channel obstructions can block water flow during a major storm event. A local engineering firm was retained in December 2008 to study the problem and prepare recommendations for the Council's consideration. This report has been received and reviewed. The recommended plan calls for the removal of 300 cubic yards of silt and debris from the up- and down-stream sides of the street crossing, the removal of silt and debris from the existing six foot diameter culverts and the installation of "Reno mattresses" (rock filled steel mesh cages) to protect the footings of channel abutment walls.

The work on the Barcelona Way culverts will be a costly undertaking, but is necessary to avoid damage to immediately adjacent properties. Competitive bids for the work will be solicited from local contractors while services during construction will be provided by the drainage engineer. Funding for this project will come from the Association's Reserve Fund established five years ago to deal with such situations.

One Percent Sales Tax for Streets

In the last issue of the Newsletter, I described the upcoming referendum to extend the 1% sales tax which now funds City of Prescott streets improvement and repair. First enacted in

One Percent Sales Tax for Streets (continued)

1995, this sales tax was extended by a 2000 referendum, but diverted about one half of the revenues to purchase of open space. The diversion of funds to open space purchase and declining sales tax revenues, have resulted in inadequate funds to meet streets maintenance and repair requirements. The result is a serious deterioration of City streets condition since 2000. Recently, several citizens groups have encouraged council to extend the 1% sales tax for 15-20 years, but strictly limit the use of the revenues to street improvements and repair.

During December 2008 and January 2009, the Prescott City Council had considerable debate on the timing of the sales tax extension referendum and, most importantly, how the proceeds would be used. Advocates of open space acquisition were in opposition to those concerned about the deterioration of our streets and roads. However, it now appears that the Mayor and Council "got the word" from many residents who will not support the extension of the 1% sales tax unless the proceeds are exclusively devoted to streets improvement and repair. Also, the City Council came to grips with the need for additional bonding capacity that revenues from the extension of the 1% sales tax will support. If the 1% sales tax referendum fails, the City could no longer use revenue bonds to fund major street improvement and repair projects. In effect, the streets would be allowed to continue to deteriorate.

The referendum to extend the 1% sales tax through at least 2030 will be placed on the primary election ballot in September 2009. The passage of this referendum is critically important to all residents of Prescott, but, in particular to the residents of The Ranch. We will be relying on that source of revenue for many years to come in order to maintain our streets in a condition consistent with the quality of our homes and environment of The Ranch. The Ranch HOA Council encourages your attention to the progress of the campaign for the 1% sales tax for streets referendum. Given the present economic climate, we believe it will be difficult to persuade voters to extend this tax. Your support of the measure is critical to its passage.

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



Positive Community Contributor Michael Allen Peters Runs for Prescott City Council

Michael Peters has submitted his name for the Prescott City Council and focuses on **Key Issues**:

- **Road repair and maintenance**
- **Aggressive fiscal responsibility**
- **Eliminate frivolous/unnecessary costs**
- **Responsible water use policy**
- **and "Re-engineering" governing and administrative processes**

Michael served as the Chairman of The Ranch at Prescott Homeowners Association in 2008. Michael and his wife, Lynne, have been Ranch property owners since 1999, built and vacationed in their home since 2003, and been full-time residents since 2007.



Michael retired from being a full-time criminal courts judge in Houston, Texas after 16 years on the bench and 35 years as a lawyer. He would bring a breath of fresh air to the Prescott City Council.

In the year that he was the HOA Chairman in The Ranch, several matters were handled with a determination to establish procedures and guidelines regarding drainage and the responsibility for maintenance of the natural drains; steps and procedures for removal of potential fire hazard on Ranch properties; and other matters pertinent to The Ranch's business. Michael is currently serving his community as a volunteer at the Margaret T. Morris Center and the Veterans Administration Hospital. He also serves as a board member of Antelope Hills Golf Course Men's Club and the Sacred Heart Catholic Church Knights of Columbus Chapter 1032. Michael studied to be a Catholic priest for five years and also served three years as a lieutenant in the United States Army Infantry, serving one year in Viet Nam, May 1969 through May 1970. Interestingly enough, Michael has authored over 135 poems in a variety of styles and has had an anthology containing some 80-90 poems copyrighted in Washington D.C. Library Of Congress. Ask him about the song, complete with music and lyrics he authored entitled, "1542 Miles To Nashville, Weeuuup!"

**A good choice for Prescott is a vote for Michael Allen Peters!
His campaign slogan: "Tomorrow's Ideas - Today".**

Wildfire Survivable Space

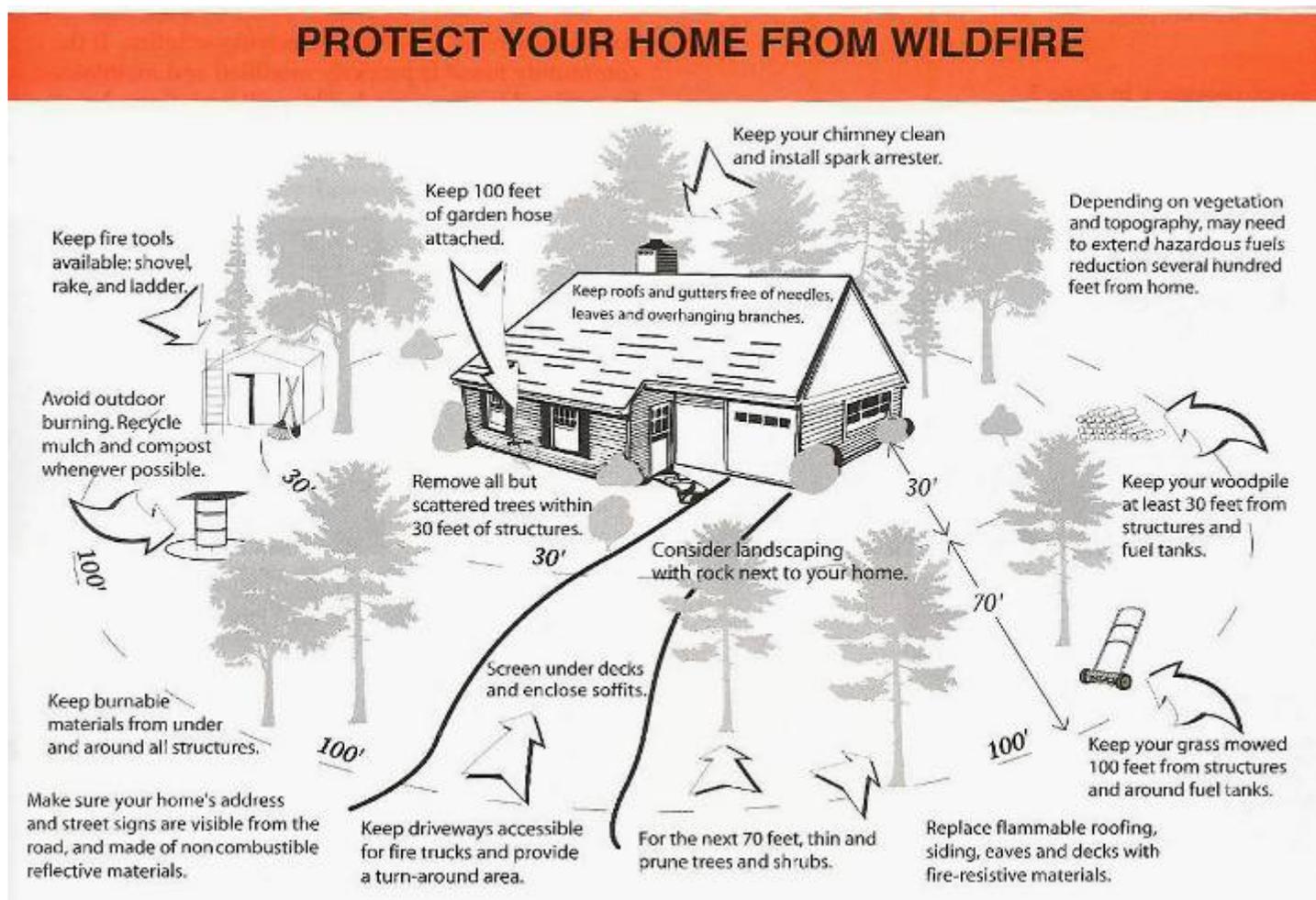
By Hank Lenhart, Defensible/Survivable Space Committee

It is time to give some thought to defensible space around our properties. Now is the time to get your defensible space maintenance completed before the fire season is upon us. We live in what is considered a high-hazard fire environment. Our ability to live more safely in this fire environment depends on pre-fire activities. These activities are actions taken before a wildfire occurs that improve the survivability of people and homes.

Wildfire Survivable Space Checklist

1. Is there dead vegetation within 100 feet of structures?
2. Is there a continuous cover of shrubs or trees within 100 feet of structures?
3. Are there ladder fuels within 100 feet of structures?
4. Is there a "lean and clean" area at least 30 feet wide around structures?
5. Is the vegetation within 100 feet of structures regularly maintained?
6. Is roofing material rated Class C or better?

Answers to questions 1, 2, 3 should be **No**, and the answers to questions 4, 5, 6 should be **Yes**.



Prescott Fire Department offers a free chipping service for your untied, curb-side removed brush (size restrictions). They also offer a 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.

Janice K. Brewer
Governor

Victoria Christiansen
State Forester

Arizona State Forestry Division

Office of the State Forester
1110 W. Washington St., Suite 100
Phoenix, AZ 85007
(602) 771-1400



Forest Health Information Alert

Pinyon Needle Scale in the Prescott Area

March 2009

Due to the warm temperatures we've experienced recently, pinyon needle scale (a native insect which defoliates and kills pinyon pines) is active early in the Prescott area. Pinyon needle scale can be found spread over thousands of acres from Prescott Country Club to the Prescott Basin, & to Williamson Valley all the way up to Hootenanny Holler.



Female scales have already emerged from their over-wintering stage on the needles in the Williamson Valley area, & have laid their eggs. In Prescott, the tiny, gnat-like winged males may be visible near the emerging females on the branches. Very noticeable clusters of yellow eggs held together in loose, white, cottony webbing have/are been laid by the females mainly in branch crotches, along the underside of branches, on the trunk and at the base of the tree. The females will die shortly after egg laying is completed & their bodies can be found within the cottony webbing.

Heavily infested pinyons can be easily detected by the yellow or orange discoloration of the older needles towards the back of the branch. The needles are covered with small, black, bean-shaped scales which pierce the foliage & remove the sap, causing the needles to discolor, dry, and fall off. Small trees may be killed within a few years; whereas, larger trees may lose one or more branches & may take years to die. Mortality of larger infested trees may occur abruptly if killed by Piñon Ips bark beetles.



Most likely to die from the effects of the scale are pinyons growing on drier granitic outcrops, south and west facing slopes and transitional zones between pinyon-juniper and grassland vegetation types.

Control of this stage of the insect involves Step 1: Washing the eggs off branches & trunk with a garden hose equipped with a high pressure nozzle, & allowing eggs & litter one to two days to dry. Step 2: Raking eggs, litter and debris from under the tree, and Step 3: Disposing of the eggs in plastic garbage bags. Raking may not be practical if heavy brush, rocks or other material is present under the tree. However, washing the eggs off the tree is still recommended.



Step 1 (Forest Service Drawings)



Step 2



Step 3

"Removal of the eggs from your pinyons will be simplified if you have already treated your vegetation for fire prevention reasons".

"Repeated washings may be necessary since not all eggs will be laid at once." If you wash too late, eggs will have hatched and the young scales (crawlers) will have moved to the needles where they can be treated with registered insecticides. Egg hatch usually occurs in May, providing a long period of time for egg removal. However, male & female scale activity was first noted this year in early February---so don't wait!

Unless there are local water restrictions, consider slow, deep, and infrequent watering of your infested pinyons nearest your home, starting as soon as your soils dry out, with a soaker hose placed around the drip line of the tree. Continue watering until "monsoon" rains are well established.

Refer to the **Pinyon Needle Scale** publication issued by the Cooperative Extension at:

<http://cals.arizona.edu/pubs/insects/az1315.pdf>

For **Watering Trees and Shrubs** brochure at: <http://cals.arizona.edu/pubs/water/az1298.pdf>

For **Piñon IPS Bark Beetle** information: <http://cals.arizona.edu/pubs/insects/az1394.pdf>

For **Fire Prevention** information: <http://cals.arizona.edu/firewise/> and <http://firewise.org/>

For additional assistance with **Insect** or other **Forest Health** concerns in the Prescott area, contact:

Russ Shumate at (928) 778-9567,

or Bob Celaya, Forest Health Specialist, Office of the State Forester (602) 771-1415 in Phoenix

Raymond G. Loomer, a 15 year resident of The Ranch, passed away on February 6, 2009 at the age of 83 years, and is remembered for his service contributions to The Ranch and community.

Corrections to The Ranch at Prescott Directory - Muth, Richard & Karen, 201 Sleepy Glen Circle

Artistic Bronze Adorns Entrance to The Ranch at Prescott

The Bronze Horse, *Árvakur*, with head in the wind and mane and tail ablaze, is named after an Icelandic, mythological stallion which pulls the sun across the sky. A special *thank you* to **Jim and Linda Lee**, The Ranch Developers, for providing this elegant and unique artwork by equine sculptor, Niwat Kaewevaseyt, which reflects the freedom of The Ranch at Prescott's spirit.



Previous HOA Chairmen Honored



Kent Robinson, current HOA Chairman, honors two previous Chairmen,
In Recognition of Outstanding Service
Dion Mannen, 2006-2007
and **Michael Allen Peters** 2007-2008

"For Sale Sign" Policy Reminder for The Ranch at Prescott

- Signs must be on **Private property** (*City Code – City of Prescott, Title 8-6-2*) and should be placed **parallel** to the curb.
- Signs must **not exceed** 18" by 24", and the sign Rider shall not exceed 6" by 24" (*Legislature of the State of Arizona: Article 1. Section 33-1808(F), Arizona Revised Statutes*).
- Flyer Boxes, Information Tubes, or any other type of attachment containing printed information are **Not** Permitted.
- Sign posts** that have fallen down or do not display a sign will be removed. A 72-hour notice either by email, fax or US mail will be given prior to removal of the sign post.

Please understand that it is in the best interest of all owners who have a vested interest in The Ranch at Prescott that a community-wide standard be adhered to in order to present a neat, attractive, and well-manicured community.

Homeowners Association Management Company (HOAMCO) Quarterly Report

Roadway "Right-of-Way" Weed Abatement Program

This program provides up to four (4) weed cutting sessions per year for the property owner's roadway "rights-of-way." This is especially beneficial for lot owners who do not live in the area and have not built on their lots. The program runs from approximately May through September. The number of cuttings is dependent upon the moisture we receive and the growing season. ***This program does not cover the required maintenance of your lot for weeds and dead trees but only covers approximately 3' to 10' from the curb along the roadways.*** This is a voluntary program. No owner is required to participate; however, this greatly enhances the appearance of the 20 miles of roadway throughout The Ranch. You should be receiving mail regarding the weed abatement program and costs within the next few weeks.

"No Solicitation Signs"

You will see "No Solicitor" signs being posted at the entrances to 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.

March 31, 2009 Financial Report:

Operating Account CAB:	\$ 176,831
CD Accounts (Operating):	\$ 102,955
Bank Reserve Account:	\$ 15,051
Operating Money Market:	\$ 29,798
Accounts Receivable Assessments:	\$ 5,328

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



Restrictions and Rules – Outdoor Incinerations

The ***City of Prescott Ordinances*** do allow incineration/burning under certain "permit" conditions, but ***The Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Ranch at Prescott (Article 3, Use Restrictions 3.7 Trash Containers and Collection)*** states "No outdoor incinerators shall be kept or maintained on any Lot or other property." Anyone seeing incinerator burning within The Ranch, please document the date and time and notify Gaye Morgan, HOAMCO, at 776-4479 ext. 24. Further, as The Ranch is considered a "high hazard" community, if you see burning that is a wildfire threat, do not hesitate to call 911.

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:
April 23, 2009
May 28, 2009
June 25, 2009**

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

