



The Ranch at Prescott HOA

Newsletter

June 30, 2012
Twenty Second Issue

Message from the Chairman

As I near the end of my term as Chairman of your Homeowner's Association, I want to mention several issues that received my attention, especially in the past few months.

When I moved to Prescott in 1999, I had never heard of a place called Trader Joe's. In casual conversation with new friends and neighbors, I soon learned that it wasn't some sort of "swap meet." Rather, it was an upscale market with a variety of specialty items. After some time, curiosity got the best of me and I made my first visit to a Trader Joe's store. Now, we are practically neighbors. Since Trader Joe's along with several other stores abut some of our HOA property, we look forward to a cooperative effort toward maintaining and enhancing our adjacent properties near the entrance to The Ranch.

It is no secret that we are currently in the midst of a serious drought. A mere glance at our stressed native vegetation reveals the effects of higher temperatures and lower precipitation levels. With more water being withdrawn from the aquifer than is being recharged, water conservation should be a consideration of every home owner. And don't forget irrigation concerns. Especially during the summer months, try to irrigate your vegetation either early in the morning or later in the evening when it is cooler and less water is subject to evaporation. Although we are unable to control the weather, we can reduce our water consumption and increase our vigilance around our homes in The Ranch.

I understand and appreciate how attached we can become to our landscape. But it is important to clear dead brush and trees that could fuel a fire near our homes. Be sure to maintain that "safe" space around your house. If there is some doubt about what constitutes "safe space", you can always contact the Fire Prevention office of the Prescott Fire Department for a safety inspection.

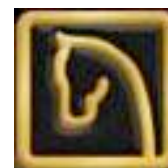
When was the last time you reviewed an inventory of your home's contents? It is a necessary chore that many homeowners choose to ignore. Although the state

Department of Motor Vehicles maintains a record of our licensed vehicles, what about all the other valuable items in our homes? A list of major purchases supported by photographs can be an invaluable source of a home's inventory in the event of a sudden loss. Electronic media, such as computer flash drives containing documentation of your valuable contents and other important documents, should be secured in a fireproof container. Or better yet, consider "Cloud" storage that only recently has become available. Check out "Dropbox" or "Evernote" as a safe repository for your valuable records. And when was the last time you tested your security alarm system? Also, be sure to have a water sensing device installed on your alarm system especially if you have a newer home with a fire sprinkler system.

Some residents recently noticed newly installed "no parking" signs on various cul de sacs in The Ranch. The signs were prompted by complaints from residents who were unable to access their homes when the street was blocked by cars parking on both sides of the street at the same time. The obstruction could also prevent emergency vehicles from reaching the scene of an incident. Thus, the City elected to post parking restrictions on one side of some streets.

My appreciation is extended to all of our members for their cooperation during my term as Chairman. Remember, if you have any specific questions or concerns about anything at The Ranch, you can always contact our Community Association Manager at HOAMCO for advice.

Sincerely,
Richard Tetreault, Chairman
The Ranch at Prescott HOA
rjt1@cableone.net



The Ranch at Prescott 2013-2014 Directory

The Ranch at Prescott Homeowners Association plans to update *The Ranch at Prescott Directory for 2013-2014*. The attached Form will be due on or before November 15, 2012. The new Directory will become available in January 2013.

One copy is available at no charge to all members. (Additional copies are available at **\$5.00** each, and a **\$3.00** mailing charge to out-of-town members.) The directory includes emergency numbers, HOAMCO and HOA contacts names and telephone numbers, lot owners' names, addresses, telephone numbers and e-mail addresses (optional) and street guides by units. *E-mail has become the most rapid and cost effective means of communication available. Members are encouraged to list their e-mail addresses.*



PLEASE HELP BY PRINTING ALL INFORMATION CLEARLY. If you do not wish to have your e-mail address or phone number listed, leave those areas blank. Print your name as you want it in the directory (i.e.: Bob vs. Robert, Jan vs. Janet). Different last names should be listed separately. If you do not respond with the below form, you will not be included in the Directory.

Lot Owners: Please complete the below form to indicate that you wish to be included in the directory.

Note: If there are no changes from the 2011-2012 please notify Rosalie via email at (aranar@att.net) or call 928-771-1129.

----- (Detach Here and Mail) -----

Please return the completed form if you wish to be included in the directory no later than November 15, 2012. Please include check \$5.00 each for any additional copies and \$3.00 for mailed copies to out-of-town members.

Return form to: Rosalie Naigle, 417 Sunny Cove Circle, Prescott, AZ 86303

If there is no payment, the completed document may be scanned and emailed to Rosalie (aranar@att.net).

Name(s) _____ E-Mail Address _____

Name(s) if Different last Name _____ E-Mail Address _____

Street Address _____ City/State/Zip _____
(If other than Prescott, AZ 86303)

Mailing Address _____ City/State/Zip _____

Phone Number _____ Lot No.(s) _____ # of Additional Directories @ \$5.00 each _____
(First copy free! Out-of Town owners \$3.00 mailing charge per copy.)

Signature _____ Check enclosed for \$ _____
(Make check payable to: The Ranch Homeowners Association)

**For HOA Use Only: (Date Form Returned _____)*

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 10, 2012. In mid August, a brief biography of the candidates for your unit will be mailed to you along with a ballot. All completed ballots must be received by HOAMCO no later than noon, September 7, 2012. 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 to be deemed a member in good standing. 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 13, 2012. Further details will be mailed along with the ballots.

Fire Prevention

How to Create a Defensible Space

- Cut to ground level all ladder fuels by trimming, pruning or removing vegetation from under trees.
- Cut down and remove all standing dead trees or large amounts of down and dead wood.
- Trim tree limbs to a minimum of 6 feet from the ground.
- A 30 foot perimeter on all boundaries of the property will act as a break in case of a fire.

June 30, 2012 Financial Report:

Operating Account CAB:	\$36,633
CD Accounts (Operating):	\$238,726
Bank Reserve Account:	\$34,067
Operating Money Market:	\$74,098
Accounts Receivable Assessments:	\$4,733

Tim Graves
Community Association Manager
HOAMCO
(928) 776-4479 ext. 24
tim@hoamco.com



Dealing with Dead Trees

The Ranch at Prescott is rich with natural trees and shrubs. As the natural landscape goes through its lifecycle, some of those trees and shrubs die off and end up as fuel for potential fires. In order to identify lots that present a potential fire hazard and unsightly appearance, HOAMCO provides monthly inspections, after which the Owners are promptly notified to have the dead trees removed. As an added safety precaution, if you do happen to notice a lot that poses a fire danger, please do not hesitate to contact me at tim@hoamco.com or 928-776-4479 ext 24.

2011-12 HOA Council Officers

Chairman..... Richard Tetreault
Vice-Chairman..... Kent Robinson
Secretary/Treasurer Mike Enders

2011-2012 Ranch HOA Council Members:

No Member Unit I
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
Richard Tetreault Unit VII (rjt1@cableone.net) 541-7994
Maxine Tinney Unit VII (tinneys2@hotmail.com) 541-9211
Scot Lee Unit IX (scothoainit9@hotmail.com) 778-7795

2011-2012 Ranch HOA Council Alternate Members:

No Alternate Unit I
Ellie Laumark Unit II (ellielaumark@gmail.com) 708-0164
Emese Sandor Unit III (dietdoc@cableone.net) 227-1736
Rosalie Naigle Unit IV (aranar@att.net) 771-1129
Vinny Clarke Unit V (clarke@northlink.com) 717-0635
No Alternate Unit VI
Henry Lenhart Unit VII (henlee3@earthlink.net) 759-2221
Robert Tinney Unit VII (tinneys2@hotmail.com) 541-9211
No Alternate Unit IX

*Newsletter: Mike Enders, Joan Petty, and Maxine Tinney

*Newsletter Editor: Rosalie A.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 23, 2012
Annual Meeting – September 13
at The Hassayampa Inn – Marina Room
October 25, 2012**

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

