



**The Ranch  
at Prescott HOA**

**Newsletter**

**September 30, 2014  
Thirty First Issue**

## **Message from the Chairman**

The Annual Meeting of The Ranch at Prescott Homeowner's Association (HOA) was held on September 17, 2014. In addition to the Meeting's other business, the results of the Annual election of HOA Council Members was reported and the financial condition of the Association was discussed. The HOA Treasurer reported that the financial condition of the Association remains strong and, as a result, no change in Property Owner's Annual Assessment for 2015 will be required.

During the July-August 2014 period, the HOA Council's work produced progress in several areas. These included the Firewise program, the Lee Boulevard pavement improvements, and the planning for landscape improvements for the The Ranch entrances at State Route 69 and Lee Boulevard and at Lee Boulevard west of Gateway Boulevard.

In early 2014 about 15 acres of the Association's Common Area along Lee Boulevard was cleared to meet Firewise standards. We expect to receive a partial reimbursement of this \$30,000 cost under a pending grant application. During the summer we also received a matching grant of \$5,000 toward the 2015 additional \$10,000 project cost for clearing the final 10 acres of the Lee Boulevard Common area.

The HOA Council has been seeking City of Prescott funded pavement improvements for 1.2 miles of Lee Boulevard. This project has been long delayed with some areas of the street not improved in the last 20 years. In July the HOA was informed that this work would begin in early August with completion in October,

2014. This much needed road restoration project includes 200 repairs to the road base and potholes, surface leveling and chip sealing, and finally the application of a rubberized pavement top coating. Given the very limited road repair and improvement funds available, we were very fortunate to qualify for the City of Prescott's FY2015 funding. My thanks to all that participated in bringing this project to a successful conclusion.

The need for improvements to the Ranch entrance signage and landscaping has been much discussed. It has resulted in a total of \$23,000 of signage improvements at Lee Boulevard and at the entrance to the Mystic Heights (Unit 9) area. The HOA Council also recently obtained plans for \$12,000 of landscape improvements work at the Route 69 and Lee Boulevard Ranch entrance. Finally, a landscape architect has been retained to develop a plan to improve the Ranch entry way west of the Gateway Boulevard and Lee Boulevard junction. This improvement will likely involve a total cost of \$40,000.

Finally, the months of July and August brought The Ranch much needed rain, but also erosion and other damage to the Ranch Common Areas. We are assessing Common Area restoration needs, particularly along the Nature Trail, and will be making needed repairs. The City of Prescott Streets Department has also been at work to clean-up and repair our streets right of ways.

Sincerely,  
*Kent Robinson*  
Kent Robinson, Chairman



# 2014 Annual Meeting Summary

## Approval of 2013 Annual Meeting Minutes

Kent Robinson called for a motion to approve the 2013 Annual Meeting Minutes. Russ Parker-Unit III moved to accept the 2013 Annual Meeting Minutes. Billie Powell-Unit II seconded the motion and the minutes were unanimously approved as presented.

## Chairman's Report

Chairman Kent Robinson presented the highlights and accomplishments of 2014: **Firewise Program:** Kent expressed many thanks to Dick Tetreault- Unit VII for his efforts towards The Ranch becoming a Firewise Community. Approximately 15 of the 23 acres of Common Area have been cleared at a cost of \$30,000 and \$10,000 is expected to be reimbursed under a grant program. The remaining acreage will be cleared in 2015 and the Council will focus on homeowners becoming more aware of the importance of lot clearing and fuel mitigation. **Lee Boulevard Road Condition Improvements:** Although the City chip sealed twenty one (21) miles of road in The Ranch in 2009-2010, no work was done on Lee Boulevard until recently, when an engineering firm hired by The Ranch performed an assessment of the roads. The City is now patching approximately 200 holes and will follow with chip seal and a top coating. Street maintenance is ongoing and the Council will continue to encourage the City to keep the streets repaired. **CC&R Compliance:** Kent explained that, overall, owners have been receptive to brush and lot clearing; however, several empty lots may require "self help" actions (lot is cleared by HOA and owner is billed) which may result in liens on these properties. The HOA will pay the cost until the money is reimbursed. Although Tim Graves performs inspections on the almost 1,000 lots two days per month, the corrective actions take some time to be accomplished and verified. Therefore, the 2015 Association budget will provide for increased manpower from HOAMCO. **HOA Financial Condition:** The assessment rate of \$125 per lot has remained the same since the HOA began in 2006 and the financial condition of the Association remains strong with adequate reserves to address unexpected problems. In 2014 some discretionary spending has resulted in improvements to the Common Areas and new signage at Gateway and Lee Boulevards. Additional spending is planned for entryway landscape improvements. As a result of the recent rainfall, repairs will be necessary to curb erosion along the large drainage that runs parallel to Lee Boulevard. Damage has also been noted in Unit II. **Ranch Entryway Landscaping:** Approximately \$12,000 of discretionary funds will be spent in 2014 improving the landscape behind The Ranch sign at the Lee Boulevard and Highway 69 entrance. Additionally, the Council has funded a landscape architect to redesign the "actual" entryway to The Ranch near Gateway and Lee Boulevards. This work will be completed in 2015 at an approximate cost of \$30-\$50K from discretionary funds. **Association's Emphasis for 2015:** Kent reported the focus of the Council for 2015 will be to continue to encourage property owners to apply Firewise standards to the maintenance of their properties; to complete the design and installation of entryway landscaping; and to address the potential hazard of some of the poorly maintained empty lots.

## Treasurer's Report

Tim Graves presented the Treasurer's Report for the first eight months in 2014 as well as 2013 year end financials. Through August 31, 2014, Revenues were at \$133,797 and Expenses were at \$90,841. Tim noted that homeowner assessments were at \$114,750, or 85% of the total, and weed abatement was at 12%, \$14,625. The Balance Sheet Assets as of December 31, 2013 showed that the Operating Fund was at \$421,110 and the Reserve Fund was at \$55,914 for a total of \$477,024. The Revenues for year end December 31, 2013 were at \$140,817 and Expenses were at \$99,056. A homeowner thanked Tim Graves for his efforts towards the administration of the financial aspects of the Association and questioned the meaning of "Other Income" as part of the Revenues. Tim explained that "Other Income" (\$7,895) included compliance, collection and late fees, and Accounts Receivables, and that he, as well as Council members, would be happy to discuss any financial matters, or members could look on the website ([theranchatprescotthoa.org](http://theranchatprescotthoa.org)) for all of the details. A member noted that it appeared that expenses were at a higher rate than at the same time last year and questioned if there would be sufficient funds to last through December. Tim responded that costs do taper off towards the end of the year; the trend was typical and the budget would be balanced and stable by year end. Another member questioned the content of the Administration costs of \$76,682 for 2013 and Tim explained it was for accounting and all tax prep, bad debt, insurance costs, legal fees, liens processed, management fees, newsletter printing and postage, professional services and website administration. A member asked if there was a limit to how much could be in the Reserves. Kent Robinson replied that there was a limit as to how much could be accumulated; otherwise the HOA would have to pay taxes. The Council was very cautious the first 5-6 years but is now looking for more creative ways to spend funds for improving the HOA, like updating the entryway. Another member questioned the costs of weed abatement and Tim Graves stated that, although Firewise clearing was expensive, the finances were not in jeopardy and Tim welcomed suggestions to improve the area. A homeowner commented on the importance of focusing on the fire situation and reminding members to keep their lots cleared. A member asked how often the sides of the roads were cleared and Tim replied 3-4 times a year.

## November 15, 2014 DEADLINE

### The Ranch at Prescott 2015-2016 Directory

The Ranch at Prescott Homeowners Association plans to update **The Ranch at Prescott Directory for 2015-2016**. The attached Form will be due on or before November 15, 2014. The new Directory will become available in January 2015.

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 form below, you will not be included in the Directory.**

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

**Note: If there are no changes from the 2013-2014 please notify Rosalie via e-mail at (aranar@att.net) or call 928-771-1129.**

Please return the completed form if you wish to be included in the directory no later than November 15, 2014. Please include in your check **\$5.00 each for any additional copy and \$3.00 for mailed copies to out-of-town members.**

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

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

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

Name(s) \_\_\_\_\_

E-Mail Address \_\_\_\_\_

Name(s) if Different last Name \_\_\_\_\_

E-Mail Address \_\_\_\_\_

Street Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Mailing Address \_\_\_\_\_

(If other than Prescott, AZ 86303) \_\_\_\_\_

Phone Number(s) \_\_\_\_\_ 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 at Prescott Homeowners Association**)

\*For HOA Use Only: (Date Form Returned \_\_\_\_\_)

# \* FIREWISE ALERT \*

## PRO-ACTIVE PREVENTION NOW!!!

\*\* (Excerpts from The Daily Courier – May 20<sup>th</sup> and April 2, 2014)

**Your support is vital!** We are all responsible, individually and collectively, to **preserve and protect** our homes, property and National Forest. As evidenced by the very recent wildfires in Arizona's Oak Creek Canyon/Sedona/Flagstaff areas, Southern California, New Mexico and Nevada, one careless spark can cause catastrophic wildfire consequences.

**\*\*The following specific actions and restrictions should be considered:**

- “Remove all debris (leaves, dead plants/brush) and wood that could ignite from roof, gutters and decks (under deck as well).
- Make sure wooden fences around your property are in good condition.
- Create defensible space around your house. Remove leaf and pine needles accumulation and other flammables within at least 30 feet of your house.
- Trim trees to create open space around your house.
- Trim low branches on trees and other “ladder fuel”.
- Make sure your gas powered gardening equipment is well maintained and stored in a safe place during the fire season.
- Smoking should be limited to enclosed buildings...”

“We have no control over Mother Nature...

But we certainly can control human behavior and the responsibility we all must take to prevent forest and wildland fires.”

“Every homeowner is responsible to protect his/her own property (for their own sake) and that of their neighbors. When it comes to our forest and open spaces, all of us have to be vigilant.”

**EVACUATION:** All resident and property owners should prepare for possible evacuation.

For further information: Go online to “Firewise Arizona Checklist”, [wildlandfire.az.gov](http://wildlandfire.az.gov) or call 877-864-6985.

**\*\*\* PRESERVE AND PROTECT \*\*\***

### 2014-15 Election Results

The election results for our governing council for 2014-15 are as indicated below:

<b>Unit I</b>	Clark Moskop Council Member  Alternate- None	<b>Unit V</b>	Kent Robinson Council Member  Alternate- None
<b>Unit II</b>	Billie Powell Council Member  Jim Lundquist Alternate	<b>Unit VI</b>	Paul Scrivens Council Member  Alternate- None
<b>Unit III</b>	Russell Parker Council Member  Alternate- None	<b>Unit VII</b>	Scot Lee Council Member  Alternate- None
<b>Unit IV</b>	Mike Enders Council Member  Jim Peters Alternate	<b>Unit IX</b>	Terry Madeda Council Member  Alternate-None

**Note:** The above positions become effective with our next regularly scheduled Council Meeting on October 23, 2014. At this same meeting, the Council will elect Council Officers.

Ranch property owners are being sought for the following: **Council Member: Unit VII (1) and Alternate Council Members for Units I, III, V, VI, VII and IX.** If you are interested, please submit your name to either your Unit Council Representative or Community Association Manager Tim Graves.

### **The Ranch at Prescott Homeowners Association** **Council Meeting Schedule for 2015**

\*No Meetings in February, April, June, July, November, and December\*

January 22, 2015

March 19, 2015

May 21, 2015

August 20, 2015

Annual Meeting – September 10, 2015

# Homeowners Association Management Company (HOAMCO) Quarterly Report

## Rules and Regulations Review

### Maintenance and Repair:

Property 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.

The approval form for modifications/improvements to exteriors of existing homes may be downloaded at [www.ranchatprescotthoa.org](http://www.ranchatprescotthoa.org) or please contact the association manager at [t.graves@hoamco.com](mailto:t.graves@hoamco.com) or call 928-776-4479 ext 24.



HOAMCO

PROFESSIONAL COMMUNITY MANAGEMENT  
OUR ONLY BUSINESS

### September 30, 2014 Financial Report:

<b>AAFS Operating Account :</b>	<b>\$35,106</b>
<b>AAFS Operating Money Market:</b>	<b>\$54,384</b>
<b>AAFS Construction Deposit:</b>	<b>\$28,500</b>
<b>AAFS Reserve Money Market:</b>	<b>\$48,716</b>
<b>Metro Bank Operating:</b>	<b>\$242,580</b>
<b>Accounts Receivable Assessments:</b>	<b>\$3,100</b>

**Tim Graves**  
**Community Association Manager**  
**HOAMCO**  
**(928) 776-4479 ext. 24**  
[tim@hoamco.com](mailto:tim@hoamco.com)

### The Ranch at Prescott has received Firewise Recognition!

Every community benefits in different ways from being recognized as a Firewise Communities/USA site. Reports of these benefits have reached NFPA's Firewise Program through the years and are summarized below in our Top Seven Benefits to Becoming Firewise:

1. Framework for Action, 2. Learning About Wildfire, 3. Peace of Mind, 4. Community-Building, 5. Citizen Pride, 6. Publicity and 7. Access to Funding and Assistance.

To learn more about the Firewise Program, visit [www.firewise.org](http://www.firewise.org) .

**2013-2014 HOA Council Officers**

Chairman..... Kent Robinson  
Vice-Chairman..... Russ Parker  
Secretary/Treasurer ..... Mike Enders

**2013-2014 Ranch HOA Council Members:**

Clark Moskop Unit I (clarkvet@cableone.net) 899-0265  
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  
Will Hansen Unit VI (whh1948@aol.com) 717-0946  
Scot Lee Unit VII (theranchatprescott@cableone.net) 778-7795  
Terry Madeda Unit IX (timadedada@msn.com) 778-7795

**2013-2014 Ranch HOA Council Alternate Members:**

No Alternate Unit I  
Jim Lundquist Unit II (jimlundquist922@gmail.com) 445-4183  
William Hopper Unit III (bhopper82@aol.com) 443-0892  
Rosalie Naigle Unit IV (aranar@att.net) 771-1129  
No Alternate Unit V  
Richard Muth Unit VI (muthman@cableone.net) 771-1013  
Robert Spencer Unit VII (rnsddsms@gmail.com) 776-3067  
No Alternate Unit IX

Newsletter Editor: Tim Graves, Community Association Manager  
Newsletter: Mike Enders, and Joan Petty

# Calendar of Events

**HOA Council Meetings are held  
3:00 p.m. at the HOAMCO offices  
3205 Lakeside Village  
Prescott, AZ 86301**

## Next Council Meeting:

**October 23, 2014  
(No November or December Meetings)**

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

