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Newsletter Staff

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# Ranch Roundup

A Prescott Community Newsletter



## HOA has a Website

If you are reading this article you already know that The Ranch at Prescott HOA has established it's own online Website. The 2006 HOA budget contained funds to establish and maintain a Ranch HOA Website for the benefit of property owners and residents.

In November 2005 the HOA Council tasked a committee made up of Phil Alvarado and Ray Waquespack to develop an HOA Website. With the professional assistance of Bob Simpson, of RLS Solutions, the content and format of the website was created. Seeking required services from such sites as Microsoft Front Page, Go Daddy.Com and Fat Cow.Com the necessary ingredients came together.

In January the HOA Council approved the proposed website. On February 14, 2006 the website was officially activated. You can access it by going on-line to [www.ranchatprescotthoa.com](http://www.ranchatprescotthoa.com) or [www.ranchatprescotthoa.org](http://www.ranchatprescotthoa.org).

You will note that many website sections are still being developed. It is recommended you frequently check the site for updates and new information. By checking the "Website Latest Update" date at the top of the front page you will find the latest updates very quickly. You should also check the section entitled "HOA Headlines" which will tell what sections have been updated, changed or added and where to find them.

The HOA Website contains minutes of HOA Council meetings and dates of HOA Annual Meetings, Council Meetings, Elections and other special meetings and gatherings. The HOA Website also has a Ranch HOA Newsletter entitled "Ranch Roundup". This article is part of the first newsletter. It is planned that the Ranch Roundup will be published on a quarterly basis. The HOA Newsletter will only be available online on this website. Printed copies of the Newsletter will not be available or mailed out.

To protect the privacy of members and residents, no telephone numbers, e-mail addresses or postal addresses will be posted on the HOA Website. To contact an individual referred to on the Website, you are asked to go to the new HOA Ranch Directory or contact our HOAMCO representative, Deborah Balzano, at 928-776-4479 or [Deborah@hoamco.com](mailto:Deborah@hoamco.com).

The HOA Council realizes that some in the Ranch do not have a personal computer or access to the web. Therefore, they ask that you share important information that you obtain from our Website with your neighbors.

Inside this issue:

<i>City Cleanup Set</i>	2
<i>New Ranch Directory</i>	3
<i>Ranch Fire Danger</i>	3
<i>HOA Bulletin Board</i>	4
<i>Assessment Collection</i>	4
<i>HOA Council Changes</i>	4

## City Cleanup Set

**City Spring Cleanup on Tap.** The next Prescott City-wide cleanup will take place between Monday, April 24 and Friday, April 28, 2006. Ranch residents are asked to place all items for pickup at curbside by 7 AM on Monday, April 24th. Residents will have the opportunity to get rid of brush, excess trash and other unwanted items. No paint, solvents, batteries, tires or contractor construction and remodeling waste will be picked up. The pickup will commence at 7 AM and conclude before dark.



“I’ll not be late!  
Curbside by 7 A.M.  
on Monday, April  
24th.”

Where possible items should be boxed, bundled or bagged. Brush, branches and other lengthy things should be no longer than four feet and weigh no more than 25 pounds. The crews will also pick up large items such as washing machines, couches and other furniture. Old refrigerators must have a certificate that Freon has been evacuated. For more information call 777-1116.

**Green Garbage Cans:** The City of Prescott provides each customer with one garbage/trash can. However, many residents feel the need for more than one container, particularly during the summer growing season. An extra garbage can may be obtained for a minimum of three months by calling the City Sanitation department at 777-1116. Cost for each extra garbage can is \$5.60 per month and will be applied to your utility bill. The city will deliver the can to your home. When you no longer need the extra trash can just call the city and they pick it up.

If you use two or more city garbage cans, the truck drivers want you to place the cans no closer than three to five feet from each other and no closer than 5 feet from mail boxes, light posts or trees. Please do not place them side by side, as this may cause damage to the containers and are harder for the drivers to pick up. Items that should never be placed in the garbage cans include; oil, batteries, old tires, toxic products or hot ashes.

Brush may be taken to the City transfer Brush Drop Station which is located at 2800 Sun Dog Ranch Road. The station is open Monday through Saturday between 8 AM and 4 PM. Cost to drop off brush is \$2.86 per 100 pounds.

If you would like to express your appreciation to the truck drivers over the holidays, gifts may be given either to the drivers themselves or sent to the City. Make sure your address is provided so that the proper driver receives your gift.

**Blue Recyclable Cans:** The blue containers are to collect recyclable items such as plastic (Plastic #1 & #2 only), paper that is bagged and cardboard that is bundled and tied. Items should be bagged, bundled or boxed to make it easier to handle and separate the various materials at the collecting station. Do not put any glass items in the recycle cans. Glass items may be put in the regular trash cans or taken to the Brush Drop Off station at 2800 Sundog Ranch Road. If your blue recycle bin is too small, you can request a larger one. For more information call 777-1116.



“Remember! Bag,  
box or bundle  
where possible!”

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## *HOA News*

**Ranch Telephone Directory.** The HOA has agreed to take over the publication of the Ranch Neighborhood Telephone Directory from the Ranch Social Club. Ray Looome presented a proposal for the development of a HOA Ranch Directory and recommended that the directory contain the following information:

- Ranch resident's names, phone numbers, addresses and email addresses
- HOA and HOAMCO contact names, positions, phone numbers & email addresses
- HOA Committee contacts names, telephone numbers and email address
- Important (emergency) telephone numbers
- Street guides by units and lot numbers
- Crime Alert information

Ray Looome's proposal was approved by the Council and Ray volunteered to chair the task. The project will be organized by Unit through the Unit Council members. Forms will be hand carried to residents in each Unit for their approval to be included in the phone book. The form will include how they want their name and address listed and, we hope, their e-mail address. (E-mail and websites have become key means of communication and potential for significant cost savings.) The completed forms will be used by Ray to generate an up-to-date database and master directory. After printing, volunteers will be asked to assemble and distribute the directories within each Unit.

Ray has started preparing cost estimates for the project and is seeking volunteers to complete the project. If you are interested in helping, please call your Unit Council Member. This will be a great way to meet your neighbors and a well appreciated assistance from the volunteers.

### **Ranch Fire Danger Addressed.**

A special HOA Council meeting was held on Monday, February 12th, 2006 to discuss the immediate fire danger within the Ranch. The main problem is weeds and dry vegetation in the common areas, vacant lots and along the roadsides in front of the vacant lots. A three prong approach was recommended that included cutting the weeds along the Ranch roadways in front of vacant lots, dealing with the weeds and dry growth in the common areas and the providing of fire safety indoctrination to the residents.

Two local companies were contacted. One company choose not to submit a bid. A company called 'Common Ground' submitted a bid for \$2,000 to clear the areas along the curbs in front of the many vacant lots in the Ranch. HOAMCO was directed by the Council to award the job of clearing approximately twenty miles of Ranch Roadways to Common Ground. Works should commence shortly.

Common Ground was also asked to submit a bid to do work in the common areas. Scot Lee and the Common Ground representative will tour the common areas to determine work that should be done. It will be discussed at the next HOA Council meeting.

Remember the city will have it's annual Spring Cleanup on Monday, April 24th. It will be a good way to get rid of much of your burnable brush and weeds.

**HOA Bulletin Board.** Late last year, HOAMCO under the direction of the HOA council mounted a lockable bulletin board on the Ranch tennis court fence. Current Council meeting minutes, agendas and other HOA announcements are now posted there. After much consideration it was determined that due to the lack of other common facilities, such as a club house, the tennis court was the only available, secure and legal place for the board.



Our Own HOA Bulletin Board

It is fully realized that access to the tennis court and the HOA bulletin board is not easy. The tennis court is located on Ranch common property east of the Mall and Lee Blvd. The entrance to the gravel road leading to the tennis court is from San Francisco Drive next to the Oaks entry gate. Make the turn onto the gravel road and follow it for about 100 yards. There is a small parking area at the court. The Ranch walking trail passes just east of the tennis court.

Ranch HOA information, announcements, notices and other required association business is made available through the new HOA Website, meeting attendance, legally required mailings and the HOA bulletin board. It is hoped that members and residents will find the use of the HOA website to be the fastest and most efficient way to keep up on current HOA events and news.

## **HOA Assessment Collection Policy Approved**

At the HOA Council Meeting held January 26, 2006 the Council approved the Association Assessment Collection Policy. Copies were mailed to all association members on January 30, 2006. The policy became effective on February 1, 2006. A copy of this policy can be found on the HOA website and is listed in the **Policies** section as "HOA Assessment Collection Policy".

The Assessment Collection Policy provides details regarding the Policy Objective, Ownership Interests, Handling Charges and Returned Check Fee, Application of Funds Received, Ownership Records, Notification to Owner, Alternative Collection Courses, and Verification of Indebtedness.

## **HOA Council Changes**

HOA President and Unit V representative Kent Robinson will be absent for three months. Dion Mannon will assume the duties of president of the association and Ray Loomer will represent Unit V while Kent is away. Kent is scheduled to return in May and again take up his HOA duties.

Jim Kelty, Unit II representative, has resigned from the HOA Council due to personal reasons. Billie Powell will now represent Unit II. Jan Aldridge will assume the role as Council Alternate for Unit II.