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Newsletter Staff

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# Ranch Roundup

A Prescott Community Newsletter

## Happy Birthday— HOA



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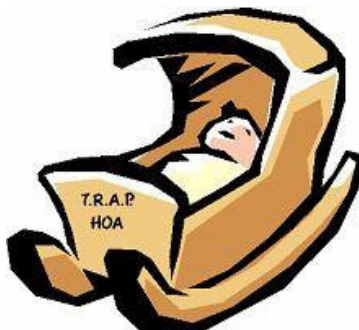
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One year ago the Ranch at Prescott developer Jim Lee turned over control of the Homeowners Association to the property owner members. A general election was conducted and a HOA Board of Directors elected. The progress that occurred within the new HOA is much like watching a newborn go through its first year of life. Like a new baby the HOA experienced a lot of lost sleep, crying, feedings and above all changes. Lots and lots of changes!



Sleep was lost by some members wondering what it would be like having fellow property owners make previously developer made decisions and how much would we miss the accumulation of funds that Jim had regularly placed in the HOA coffers. There was a lot weeping and crying when it was learned that everyone had to fork over a hundred and twenty five smackers in annual membership dues.



We did have help in the form of a professional baby sitter, HOAMCO, whose job it was to make sure the new baby survived! However, some HOA members felt that the baby sitter had to be fed more than the baby. And the changes that had to be made in behalf of the new HOA infant were sometimes awesome. Some changes were good, some a little messy and some were just plain required.

However, the first year is finally over and believe it or not, the HOA infant survived, and a good deal of real progress was made. In this edition of the HOA Quarterly Website Newsletter, we'd like to take a look at our HOA progress to date.

### Kent Robinson - First HOA Council Chairman

In May 2005, Jim Lee selected and convened an interim HOA Council. Kent Robinson was asked to head this Interim Council. In September 2005 when the members assumed control of the Ranch at Prescott HOA, Kent was voted in as the first HOA Council Chairman. Kent has provided a calm, steady, firm and fair hand of leadership during this first year. Many of our accomplishments can be attributed to Kent's leadership and actions. It's been a tough job and we all owe him a debt of gratitude for his work and dedication. Kent has decided not to accept the Chairman's role for the coming year. He will remain on the Council representing Unit V until the next election in 2007.

## *Ranch First Year Improvements*

### **RANCH MANHOLE DANGER**

At the beginning of our first year as an HOA we noticed that some of the manholes in our Ranch streets were becoming a safety hazard. HOA Councilmen Dion Mannen and Scot Lee were successful in getting Mr. David Brinkley from the City of Prescott Streets Department to meet with them for a tour of the Ranch roads. They reached an agreement on areas that needed immediate attention. They also requested a rating report of our roads in comparison to the rest of Prescott. The report was made available to all HOA Council Members.



Because the City was not moving with the greatest of speed, Councilman Mannen made a number of reminders to the Streets Department of their agreement. In July the repairs were completed and many residents were pleased. We all would like to see our roads in better condition. When problems become a safety concern the

Council will again work with the City to get needed attention. We are pleased to now have a good point of contact with the City.

### **Ranch Common Areas Progress.**

A persistent problem within the Ranch have been the weeds, heavy brush and dead trees found primarily in the common areas and the vacant lots. This year HOAMCO contracted out to have the weeds cut along the 20 miles of Ranch street curbsides. Weeds were also cut along the nature trail that winds upward in the common areas. Dead trees were also removed from the road to the tennis court and the retention/drainage basin at Rainbow Ridge and Lee Blvd.

Residents of Dressage Court requested that the heavy brush be removed from the island in the middle of their court. See photos below of the before and after trimming.



**Before Trimming**

HOAMCO, on behalf of the Association, will go to bid for bi-annual weed and brush abatement in all common areas and the nature trail by late September. They will award the contract by mid October so that work can begin.



**After Trimming**

## *Retention Basin Project*

### **Drainage Retention Basin.**

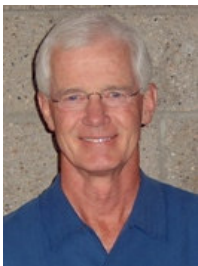
When the Mall became our neighbor, a section of Ranch land south of the shopping complex was set aside as a storm water retention basin. It was to provide a safe place to retain runoff during and following heavy storms. Ranch developer, Jim Lee turned the land over to the City of Prescott with the condition that the city would provide landscaping to the basin. Once the basin became City property the area became choked with tall weeds and an ugly mud hole developed following rains. It also became a fun place to drive four wheel drives in the mud. The basin presented an unsightly entry to our Ranch community.



For the past four years, Jim has been after the City to keep their side of the bargain and landscape the property. His efforts fell on deaf ears. However, in May 2006, Jim led a group of HOA Councilmen, consisting of Kent Robinson, Scot Lee and Dion Mannen back to the City to try and get the project moving. The team first met with City Councilwoman, Maryanne Suttles to seek her help. With Councilwoman Suttles' strong support, the HOA group then met with the Public Works Director

and the Assistant City Manager. Assurances were obtained that the project would be funded and started in August 2006.

The Prescott City Council provided funds and Common Ground won the contract to do the landscaping work was started in August 2006. Work included installing a temporary irrigation system, concrete walls to screen the mechanicals in the area, installing an entry gate and large rocks along the highway to keep people from driving into the basin and 300 trees and bushes along with those already there. The basin will also be hydro-seeded with wild flowers. The name shown on city plans is Lee Blvd. Park and is targeted for mid-September 2006 completion. It will add to the beauty of our Ranch community.



**Dion Mannen New HOA Chairman** Following the September 28 Annual HOA Meeting, the HOA Council met briefly to select the Council Chairman and Vice Chairman for the coming year. Dion Mannen has accepted the position of Council Chairman. Dion will continue to represent Unit VII-A. Russ Parker (Unit III) will serve as HOA Council Vice Chairman. Both Dion and Russ look forward to another year of Ranch at Prescott progress. Bob Tinney will continue as the HOA Treasurer and Phil Alvarado will remain HOA Secretary.

## The Ranch at Prescott Homeowners Association

### Ranch HOA Property Inspections

An important function of the new Member controlled HOA is to assure Member compliance to the CC&Rs. HOAMCO, our Association Management Company, was tasked with this sometimes unpleasant and time consuming task. The HOA Council asked our Ranch Manager, Bob Balzano to make routine property inspections about every two weeks. Normally two or three HOA Council Unit Representatives ride along on these inspections. The inspectors make their observations from the street and do not go on to private property.

As the first year progressed, and Members became aware of this HOAMCO function, many of the non-compliance reports and complaints were initiated by Association Members who are Ranch residents. Bob's office receives about 160 calls and 170 e-mails per month. The Association's Architectural Committee receives approximately 100 calls per month. The rate of calls/e-mails peak during the busy season May through September. Busy season means seasonal owners returning to Prescott for a few months, and then placing calls to HOAMCO regarding weeds, dead trees, and general HOA questions.

During the routine Ranch inspections, the Members reports and complaints received by HOAMCO are observed and checked out and if they are non-compliance issues, HOAMCO takes action. The HOAMCO action generally consists of writing the property owner a letter that clearly outlines the issue and necessary remedy. Bob Balzano sends out about 40-70 compliance letters a month to home and property owners. Resident Association Members typically have trash can, landscaping, parking and house maintenance issues while vacant land owners have weed and dead tree issues. About an even split. About 70% compliance occurs after the 1st letter **with** the remaining 30% complying after a second letter. Bob is pleased with the response and cooperation he has received from the compliance letters and notes that progress is being made each month.

**Reading Between the Lions.** The Ranch at Prescott HOA's first year ended with a rash of mountain lion sightings. One was even trapped in a residents garage. Also during this first year of the 'new' HOA a number of important decisions were made some of which are summarized below;

1. One of the first actions of the new HOA Council was to approve an annual budget and corresponding Membership Assessment of \$125 per lot. The funds collected are necessary to pay for the HOA's operation and expenses and build additional reserves for future major expense, e.g. entry monument rehabilitation, street sign replacement etc.

2. The Council voted, following legal advice, not to have Unit VIII represented on the Council at this time.

3. HOAMCO received a one year contract to be the Ranch at Prescott HOA Management Company with the understanding that the contract would be completed in October 2006 with requests for proposals being sent to HOAMCO and other qualified management firms.

4. The creation of a dedicated HOA Website was approved by the Council. The website now includes the CC&Rs, Council meeting agendas and minutes, important decisions and announcements, policies and reports and a quarterly HOA Newsletter.

4. The Council also approved a fine schedule for violations of the CC&Rs, which is posted on the website.

5. The HOA took responsibility for, publishing and distributing a new ranch Residents Directory, a function formerly carried out by the Ranch Social Club.

6. A new set of Additional Use Restrictions and Rules were approved to plug gaps in the existing CC&R required Use Restriction and comply with new federal and state laws.

7. And one weary beat-up lion was captured.



**Barrel of Fun**