Message from the Outgoing Chairman

Comments from Your Chairman

Here are a few comments about my participation as your Council Chairman during the past few months. With these comments, my term as Council Chairman comes to an end. Along with a few routine topics were some challenging issues as well. All received the full attention of our Council toward finding an appropriate resolution.

I have served on a number of Boards and Committees of various organizations during my employment career, but none exceeded the level of cooperation that our Council expressed in support of our objectives. While we may have disagreed on some issues, we always kept our collective focus on maintaining the lifestyle we all enjoy here in The Ranch.

Just today as I left my home on a personal errand, I was reminded of one of the inherent benefits we frequently take for granted in The Ranch. That is the proximity for help, when help is needed. A City fire engine followed by an ambulance was heading to the scene of an emergency with red lights and sirens activated. It is rare to hear the sound of sirens in The Ranch, but it is comforting to know that when help is needed, help is only minutes away.

Recently, a homeowner asked me what I perceive as the two most important issues facing The Ranch at this time. My response was simple: Landscape and Legislation. By landscape, I mean the changes in foliage, mainly trees, brought about by the current weather changes in Arizona evidenced by an increase in temperatures and a scarcity of precipitation. Most affected appear to be our native Pinyon Trees. In addition to the drought factors, of increased temperature and lower precipitation, many Pinyon trees were ravaged by the unwanted insects that routinely assail the Pinyons. None of the experts seem to have any positive recommendations or solutions to this perennial problem that evades a resolution. Forestry officials now speak in terms of the unfortunate future of millions of Pinyon trees in the Southwest.

In an effort to maintain a positive approach to the foliage issue, I have embarked upon the possibility of assistance from a national program designed for communities like ours. This program is called Firewise. It is a program sponsored by several State and Federal agencies to promote a reduction in the potential for a wildfire. While there is no assurance that we will gain Firewise status, every effort will be made to attain this goal. Firewise progress will be an Agenda item for our Council meetings in the future.

Legislation is the other issue that is time consuming while producing minimal benefit for our Association. There are some groups in the State that are very outspoken in their collective effort to stagnate, or worse, eliminate homeowner associations in Arizona. Every year seems to produce a new stack of proposed legislation to accommodate their collective goals. Few, if any of their proposals, are designed to produce any tangible benefit for established homeowner associations in Arizona like ours.

Sincerely,
Richard Tetreault, Chairman
The Ranch at Prescott HOA
rjt1@cableone.net
2012-13 HOA Council Election Results

The election results for our governing council for 2012-13 are as indicated below:

<table>
<thead>
<tr>
<th>Unit</th>
<th>Name(s)</th>
<th>Position</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>Clark Moskop</td>
<td>Council Member</td>
</tr>
<tr>
<td>II</td>
<td>Billie Powell</td>
<td>Council Member</td>
</tr>
<tr>
<td></td>
<td>Jim Lundquist</td>
<td>Alternate</td>
</tr>
<tr>
<td>III</td>
<td>Russell Parker</td>
<td>Council Member</td>
</tr>
<tr>
<td></td>
<td>Emese Sandor</td>
<td>Alternate</td>
</tr>
<tr>
<td>IV</td>
<td>Mike Enders</td>
<td>Council Member</td>
</tr>
<tr>
<td>V</td>
<td>Kent Robinson</td>
<td>Council Member</td>
</tr>
<tr>
<td>VI</td>
<td>Will Hansen</td>
<td>Council Member</td>
</tr>
<tr>
<td>VII</td>
<td>Richard Tetreault</td>
<td>Council Member</td>
</tr>
<tr>
<td></td>
<td>Maxine Tinney</td>
<td>Alternate</td>
</tr>
<tr>
<td></td>
<td>Rob Spencer</td>
<td>Alternate</td>
</tr>
<tr>
<td>IX</td>
<td>Scot Lee</td>
<td>Council Member</td>
</tr>
</tbody>
</table>

**Note:** The above positions become effective with our next regularly scheduled Council Meeting on October 25th, 2012. At this same meeting, the Council will elect HOA Council Officers.

Ranch property owners are being sought for **Alternate Council Members** for Units I, IV, V, VI, VII and IX. If you are interested, please submit your name to your Unit Council Representative or Community Association Manager, Tim Graves.

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**November 15, 2012 DEADLINE**

**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 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, 2012. Please include in your check **$5.00 each for any additional copy and $3.00 for mailed copies to out-of-town members.**

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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) __________________________
Name(s) if Different last Name __________________________
Street Address __________________________
Mailing Address __________________________
Phone Number(s) __________________________
Lot No.(s) ________
# of Additional Directories @ $5.00 each ________
Signature __________________________

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

The Ranch at Prescott HOA Newsletter
The Ranch at Prescott HOA Annual Meeting

Council Members and Alternate attending the HOA Annual Meeting are:
(Seated) Maxine Tinney (Unit VII), Kent Robinson (Vice-Chairman 2011-12, Unit V), Mike Enders (Secretary/Treasurer 2011-12, Unit IV) and Dick Tetreault (HOA Chairman for 2010-12, Unit VII)
(Standing) Scot Lee (Unit IX), Russ Parker (Unit II), Emese Sandor (Unit II, Alternate), and Clark Moskop (Unit I)

HOA Presents Gifts

**Dick Tetreault**, 2012 HOA Council Chairman, receives a plaque for his service to The Ranch at Prescott HOA by Kent Robinson, Vice-Chairman (left).

**Shaun Rydell** (right) receives a coffee mug for her *Water Smart* Outdoor Living presentation to the HOA. (right top)

**Rosalie Naigle**, although not present, was honored by Mike Enders, Secretary/Treasurer, for her service and time as Editor of The Ranch Newsletter and Directory (right bottom).
Members are welcomed to the 2012 The Ranch at Prescott’s Annual Homeowners Association Meeting at the Hassayampa Inn held on September 13 by Community Association Manager Tim Graves, Minute-Taker Donna Forster, and Kaline Hutchinson and Eric Frank.

Property owners and HOA Council members enjoy refreshment and time to chat before the meeting (above and below).
"Thanks" to all The Ranch at Prescott HOA Members for their attendance at the HOA Annual Meeting and for an interest in our community.
Water Conservation Coordinator Shaun Rydell, of the City of Prescott Public Works Department is recognized for her work in regional water conservation education and outreach. In addition to her City of Prescott conservation duties, the City offered the Upper Verde River Watershed Protection Coalition (UVRWPC) her technical support in developing and implementing the UVRWPC community partners Water Smart education and product distribution program. She shared ideas from several Water Smart flyers providing residents practical water conservation information. She also demonstrated Landscaping ideas and how to create a great garden including choice of plant type by characteristic, common name, and botanical name and creating a My List of personal choices at http://www.prescottwatersmart.com/.

HOA Chairman Dick Tetreault, after Approval of the 2011 Annual Meeting Minutes, presented the Chairman's Report including topics on Pinyon tree landscape, State Legislation, the possibility of The Ranch becoming a Firewise Community, the January Hunting Incident, the Street Light Rule, and Parking Signs implemented by the City of Prescott. During 2012, several proposed laws were introduced to the Arizona Legislature, which have been reviewed by the HOA Council and affect some of The Ranch CC&Rs. As a newly elected Council member, I intend to urge the new Council to seek active participation of homeowners in The Ranch by informing homeowners of any pending legislation that appears not to be in the best interest of our Homeowner’s Association. Active participation will include sending messages to designated members of the State Legislature expressing the concerns of our Association on pending legislation. Chairman Tetreault also explained the positive aspects of being a Firewise Community and encouraged property owners to become volunteers to help research merits, impacts, and costs of the program.

Community Association Manager Tim Graves presented the Treasurer’s Report as disseminated in the member handout at the meeting. Seven Months ending July 31, 2012 indicate Revenues at $134,597 and Expenses of $60,184. The Balance Sheet Assets as of December 31, 2011 showed that the Operating Fund was at $357,687 and the Reserve Fund was at $34,018 for a total of $391,705. Also noted were the 2011 Revenues at $135,596 and Expenses were at $104,498. All of the financials are available on The Ranch website at www.ranchatprescotthoa.org which is regularly updated with current Council Meeting minutes, monthly financials, CC&Rs, rules and Architectural Guidelines. The financial books are audited fully every five (5) years and compilations are performed the other four years.

During the Public Communications Agenda, the Ranch Social Club President Tom Restifo (left) extended an invitation to all Ranch Residents to become members of the Ranch Social Club organization, dedicated to providing social activities for its members and also welcoming new people to The Ranch.

After the Adjournment of the HOA Annual Meeting, Scot Lee, on behalf of The Ranch Developer, Jim Lee, presented the status of a proposed new Touchmark Retirement Center offering independent, home care, assisted, and memory care services to be located between The Ranch Office and Unit IX. The Touchmark website at http://touchmark.com/ shows similar developments to the proposal.
CC&R Review

Section 3.20 **Drainage.**
No residential Unit, structure, landscaping, fence, wall or other Improvement shall be constructed, installed, placed or maintained in any manner that would obstruct, interfere with or change the direction or flow of water in accordance with the drainage plans for the Project, or any part thereof, or for any Lot as shown on the drainage plans on file with the county or municipality in which the Project is located.

Update: Weed Abatement Program

Once again, thanks to all those who participated in the 2012 Weed Abatement Program. Jonny's Tree & Maintenance will be conducting the final weed abatement cutting once they determine the growing season has sufficiently subsided. So, great news for all those participants; your property will be weed-free for the upcoming holidays.

September 30, 2012 Financial Report:

<table>
<thead>
<tr>
<th>Account</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Operating Account CAB</td>
<td>$1,149</td>
</tr>
<tr>
<td>CD Accounts (Operating)</td>
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<tr>
<td>Bank Reserve Account</td>
<td>$34,080</td>
</tr>
<tr>
<td>Operating Money Market</td>
<td>$74,133</td>
</tr>
<tr>
<td>Accounts Receivable Assessments</td>
<td>$4,358</td>
</tr>
</tbody>
</table>

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

For Sale Sign Frames
1 January 2013 Timeline

Property Owners are reminded that **For Sale Sign Frames** must conform to the governing documents by **1 January 2013**. Signs require the use of a **metal "H" type sign frame**. One approved metal sign frame will be loaned at **no cost** to any home or lot owner of The Ranch with property for sale or their respective Real Estate Agent. The sign frames are available at the offices of HOAMCO located at 3605 Lakeside Village, Prescott, 928-776-4479 ext. 24 during normal business hours. These sign frames will accommodate one 18 x 24 inch For Sale sign and one Six (6) inch Rider (6 x 24 inch).

The Ranch at Prescott Homeowners Association

PROPOSED Council Meeting Schedule for 2013
(Base on approval by the HOA Council at the 25 October 2012 Meeting)

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

January 24, 2013
March 28, 2013
May 23, 2013
August 22, 2013

September 2013 - Annual Meeting – To be announced
October 24, 2013
2011-12 HOA Council Officers

Chairman ......................................................... Richard Tetreault
Vice-Chairman .................................................... Kent Robinson
Secretary/Treasurer .............................................. Russell J. Parker

2012-2013 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 (ekrbr@cable.com) 541-1118
Will Hansen Unit VI (whh1948@aol.com) 717-0946
Richard Tetreault Unit VII (rjt1@cableone.net) 541-7994
Maxine Tinney Unit VII (tinneys2@hotmail.com) 541-9211
Scot Lee Unit IX (theranchatprescott@cableone.net) 778-7795

2012-2013 Ranch HOA Council Alternate Members:
No Alternate Unit I
Jim Lundquist Unit II (jimlundquist922@gmail.com) 445-4183
Emese Sandor Unit III (dietdoc@cableone.net) 227-1736
No Alternate Unit IV
No Alternate Unit V
No Alternate Unit VI
Rob Spencer Unit VII (rnsddsms@gmail.com) 776-3067
No Alternate Unit IX

Newsletter Editor: Tim Graves, Community Association Manager
Newsletter: Mike Enders, Emese Sandor, Joan Petty, and Maxine Tinney

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 25, 2012
(No November or December Meetings)