Message from the Outgoing Chairman

This Quarter our HOA Council and Association Manager completed, or made continued progress, on several issues and also conducted the annual elections of Council Representatives and the Annual Meeting of Homeowners. Results of these activities are summarized below.

Street Pavement Chip Sealing Program. This $450,000 project, funded from the City of Prescott FY2010 Capital Improvement Program (CIP), was completed in mid-August. About 60 percent of our 21 miles of streets, including most streets and cul-de-sacs in Units 5, 6 and 7 and some streets in Units 3 and 4, were chip sealed. This work is important to improving our streets condition as well as appearance. We expect that funds for completion of chip sealing of West Lee Boulevard and reconstruction of Lee Boulevard will be included in the City’s FY2011 CIP budget. This is much more likely now that the voters have overwhelmingly approved the 0.75% sales tax for streets initiative. Our thanks to The Ranch Property Owners, Developer, HOA Council Members and HOA Association Manager, who for five years have diligently pursued getting our chip seal project on the City of Prescott CIP. Our thanks are also due to Councilwoman Suttles’ efforts on our behalf.

Barcelona Way Drainage Improvement Project. The contract to clear the three 72" diameter culverts and reconstruct the drainage channel at Barcelona Way in Unit 2, The Oaks, was successfully completed in early July (photo below). This channel in our common area carries much of the storm water run-off from The Ranch properties. The work was necessary to avoid major damage to adjacent retaining walls and Homeowner Properties in the area. Dick Tetreault, Council Drainage Committee Chairman and Gaye Morgan, Association Manager, led the effort to provide a speedy resolution of the problem. The project was funded from a reserve fund set aside from Property Owner annual assessment.

On Street Parking – HOA Authority Over Roadways. The last Newsletter reported on State Legislature House Bill 2034, a proposed statute that would amend the planned community statute to limit an HOA’s authority to enforce covenants, conditions and restrictions pertaining to roadways, easements or other areas under control of a governmental entity. In effect, this would permit unrestricted parking of vehicles, boats and RVs on streets in controlled communities. The streets of many of these communities, such as The Ranch, are not designed to provide such parking without potentially impeding emergency vehicle access or safe driving for residents. Therefore, the HOA Council Representatives and many Association Members expressed their concern to their State Representatives and Senators. As a result, the amendment, which passed the House of Representatives, was defeated in the Senate. We appreciate the efforts of all who made their concerns known to their State Representatives and Senators.

2010 Annual Budget. At its regular August meeting, the HOA Council unanimously approved the Association annual budget for 2010. This budget anticipates income of $131,350 and comparable expenses, including an operating contingency $6,000. We are pleased to report that no increase is required in the present $125/year per lot Property Owner assessment rate. This is the 5th year without an increase in the assessment rate. We are also pleased to report that our Association Management firm, HOMACO, has agreed to a no-fee-increase contract for 2010.

My thanks to the Council Representatives and our Association Manager, Gaye Morgan, for their work during the past year. Appreciation is also due to the Association Members who have supported the various HOA activities during the past year. In particular, Maxine Tinney and Mike Enders have provided valuable time and effort in preparation of the HOA Newsletter and in web-site improvements.

E. Kent Robinson, Chairman
The Ranch at Prescott HOA
ekrbcro@msn.com
Members are welcomed to the 2009 Annual Homeowners Association Meeting at the Hassayampa Inn held on 17 September.

Property owners and HOA Council members enjoy a time to chat and refreshments before the meeting begins (above and below).
Kent Robinson presents the Chairman’s Report with attending Ranch members followed by Dick Tetreault’s Drainage Committee Report and Hank Lenhart’s Treasurer’s Report. Gaye Morgan, HOAMCO Association Manager, also answers inquiries.

Kent Robinson, Outgoing HOA Council Chairman, is presented a “thank you” plaque for his service to the HOA by Rosalie Naigle, the Incoming Chairman (left). Michael Peters, City of Prescott Council candidate, chats with Ranch residents.

The Ranch HOA Council Election Results

The HOA members have elected the following individuals to the HOA Council (October 2009 – September 2010): Joan Petty (Unit I), Billie Powell (Unit II), Russell J. Parker (Unit III), Rosalie Naigle (Unit IV), Kent Robinson (Unit V), (No candidate was proposed for Unit VI and, therefore, a Representative will be appointed by the HOA Council), Dion Mannen and Richard Tetreault (Unit VII), and Scot Lee (Unit IX).

Alternates: Mike Enders (Unit IV) and Henry Lenhart (Unit VII)

Immediately following the Annual Meeting, the new Council members elected Rosalie Naigle (Unit IV) as Council Chairman and Russell J. Parker (Unit III) as Vice Chairman with Richard Tetreault (Unit VII) as Secretary/Treasurer.
Chip Sealing Roads in The Ranch

**NOTE: Unit VIII Chip Sealing was required by the City of Prescott and paid for by The Ranch Developer.**

On July 22 the Cactus Asphalt Crew places an Asphalt Rubber Chip Seal on the streets in The Ranch at Prescott.

After Oil is sprayed onto the surface, Mert Davis watches as a Chip Spreader applies a 20 percent recycled-tire stone. Asphalt Trucks resupply the Spreader frequently and the process continues as the crew moves across The Ranch Roads.

Rubber-Tire Rollers are then used to set the stone into the oil surface. A Sweeper is used during of the chip seal process to remove surplus rock from the surface.
Drainage Committee Photos of Barcelona Way Drainage Improvement

The Oaks Drainage Project before (two photos left) and after photos (right). (For details see Chairman's Report.)

Defensible Space Committee – BBQ Restrictions

Prescott Fire Department
1700 Iron Springs Rd.
Prescott, AZ  86305
Tele (928) 777-1700    Fax (928) 776-1890

August 24, 2009

To Whom It May Concern:

This letter is to inform you of the proper use of residential portable barbecues. The 2006 International Fire Code section (308.3.1) Open-flame cooking devices states, that Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet of combustible construction. (Exception for one and two family dwellings or areas protected by an automatic sprinkler system is noted).

Additionally, LP-gas (propane) burners shall not be located on combustible balconies or within 10 feet of combustible construction. (Exception permitted for one and two family dwellings).

The use of electric barbecues with no open flame is permitted. If the Fire Department receives complaints or suspects the barbecue is being used, the Fire Department will require the barbecue be removed from the premises.

It is also recommended that proper care and maintenance be performed on any barbecue device. This means checking for damage, leaks, dry or cracked hoses or excessive deposit build up.

Our goal at the fire department is to keep people safe and prevent harm. Please follow these instructions and feel free to call us if you have any question or concerns. (928) 777-1760.

Respectfully, Eric Kriwer
Division Chief/Fire Marshal
Prescott Fire Department
Positive Community Contributor - Rosalie Naigle
Rosalie Naigle, Newly Appointed HOA Chairman – Unit IV

A special "thank you" to Rosalie for her support and service to The Ranch at Prescott. She has been an HOA Alternate Council Member for Unit IV for three years, in 2009 served as the HOA Council's Vice-Chairman, and is now elected as our Chairperson. Her special talents include assisting community neighbors, helping solve Council situations that arise within The Ranch, participating in bi-monthly Ranch drive-arounds to enforce the Ranch CC&Rs, and assimilating and organizing the 2008 HOA Directory. She continues as Editor of the HOA Newsletter after serving as Editor the past three years.

Rosalie has resided in Unit IV of the Ranch for the last 14 years. She is a retired Certified Property Manager and Trust Officer, and former Certified Real Estate Appraiser. She has held the CPM "Certified Property Manager” designation since 1985 and served as 1990 Past President of the Greater Phoenix Chapter of IREM (Institute of Real Estate Management). She is a former member: of the music department at Yavapai College and Tutor of Music Theory; of the PFAA Concert Committee; and of the "Rough Riders" and the Trekabout Hiking Club. She is a current member of Old Time Fiddlers and "Westerners".

Receiving HOA Newsletter by Email as a .pdf file

Should you prefer to receive The Ranch at Prescott HOA Newsletter by email as a .pdf file rather than by postal mail, please notify Rosalie Naigle by emailing her your email address and a short note to aranar@att.net or telephone her at 771-1129. In order to open the .pdf file you will need a copy of Adobe Reader, which may be downloaded free from the internet.

"Word Searchable" 1994 CC&Rs on HOA Website

A "searchable word .pdf file" of the 1994 SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is now included on Control Documents page of The Ranch at Prescott HOA Website (http://ranchatprescotthoa.org/index.php?option=com_content&task=view&id=18&Itemid=44) to assist lot owners and homeowners to search for specific topics. It is located below the Ranch CC&Rs (12/30/1994) and labeled with a disclaimer that this document is a "searchable word .pdf file and is not the actual document recorded with Yavapai County". The Ranch CC&Rs (5/16/2005) should also be in a "searchable word .pdf file" format soon.

Help Keep Our Community Trash Free

Homeowners are encouraged to keep all rubbish, trash, or garbage removed from their lots and not allowed to accumulate thereon. Thank You to the many, thoughtful Homeowners who keep their property trash free, those who walk in The Ranch and help keep our community beautiful by picking up trash from the roadways.

Picking Up After Your Dog

As a health and safety measure and in consideration of other Ranch residents, all Homeowners, who walk their dogs, are encouraged to pick up all fecal materials deposited by their dog(s).

According to the 1994 Second Amended Restated Declarations of Covenants, Conditions and Restrictions for The Ranch at Prescott, Section 3.12 Animals. No animal, bird, fowl, poultry, reptile or livestock may be kept on any Lot, except that dogs, cats, parakeets or similar household birds not to exceed a total of two (2) may be kept on a Lot if they are kept, bred or raised thereon solely as domestic pets and not for commercial purposes. All dogs, cats or birds permitted under this Section shall be confined to an Owner’s Lot except that a dog may be permitted to leave an Owner’s Lot if such dog is at all times kept on a leash not to exceed six feet (6’) in length and is not permitted to enter upon any other Lot. No dog, cat or bird permitted by this Section shall be allowed to make an unreasonable amount of noise, annoy or disturb any Owner or Resident, or become a nuisance. No structure for the care, housing or confinement of any animal, bird, fowl, poultry, or livestock shall be maintained on any Lot without the prior written approval of the Architectural Committee. Upon the written request of any Owner, Lessee or Resident, the Architectural Committee shall conclusively determine, in its sole and absolute discretion, whether, for the purposes of this Section, a particular dog, cat or bird is a nuisance or making an unreasonable amount of noise or annoying or disturbing any Owner or Resident. Any decision rendered by the Architectural Committee shall be enforceable in the same manner as other restrictions set forth in this Declaration.
The Air of Autumn is upon us and it will soon be time for the holidays. The Ranch at Prescott is such a beautiful community, I wanted to say thank you to all of you who worked so hard to remove the dead trees and ladder fuel from your property and create a safer environment for your neighbors.

For those of you who have not had an opportunity, now that summer is waning and the height of the fire season is hopefully behind us, it is the time to contact the Prescott Fire Area Wildland/Urban Interface Commission for an assessment of your property and a one time fire remediation. We encourage you to contact, Ted Ralston, Prescott Wildland Code Enforcement at 928-777-1730 now before another fire season is upon us.

September 30, 2009 Financial Report:

- Operating Account CAB: $6,506
- CD Accounts (Operating): $77,934
- Bank Reserve Account: $11,099
- Operating Money Market: $150,700
- Accounts Receivable Assessments: $3,481

Gaye E. Morgan
Community Association Manager
HOAMCO
(928) 776-4479 ext. 24
gaye@hoamco.com

Rules and Regulations
CC&R Review

Holiday Decorations

Holiday Decorations are permitted to be installed without approval of the Association’s Architectural Committee; provided, however, such decorations shall be installed or erected no earlier than sixty (60) days prior to the subject holiday and shall be removed no later than sixty (60) days after such holiday. All holiday decorations shall be turned off by 11:00 p.m. each night.

Motor Vehicles, Trucks, Trailers, Campers and Boats

No automobile or other motor vehicle shall be parked on any road or street in the Project. No truck, mobile home, travel trailer, tent trailer, trailer, camper shell, detached camper, recreational vehicle, boat, boat trailer, or other similar equipment or vehicle may be parked, maintained, constructed, reconstructed or repaired on any Lot or Common Area. . . the temporary parking of a motor home or similar vehicle on the paved portion of a Lot for the purpose of loading or unloading not to exceed a period of more than forty-eight (48) hours within any seven (7) day period is an exception.
2009-10 HOA Council Officers

Chairman.................................................Rosalie Naigle
Vice Chairman...........................................Russell J. Parker
Secretary/Treasurer.................................Richard Tetreault

Ranch HOA Council Members: (09/2009)
Joan Petty, Unit I (petty@northlink.com) 445-4959
Billie Powell Unit II (billie37@live.com) 445-5330
Russell J. Parker Unit III (rsparker@cableone.net) 442-3617
Rosalie Naigle Unit IV (aranar@att.net) 771-1129
Kent Robinson Unit V (ekrbcr@msn.com) 541-1118
No Council Member Unit VI
Dion Mannen Unit VII (dionmannen@aol.com) 443-8924
Richard Tetreault Unit VII (rjt1@cableone.net) 541-7994
Scot Lee Unit IX (scothaunit9@hotmail.com) 778-7795

Ranch HOA Council Alternate Members:
No Alternate Unit I
No Alternate Unit II
No Alternate Unit III
Mike Enders Unit IV (mgenders@aol.com) 443-5821
No Alternate Unit V
No Alternate Unit VI
Henry Lenhart Unit VII (henlee3@earthlink.net) 759-2221
Maxine Tinney Unit VII (tinneys2@hotmail.com) 541-9211
No Alternate Unit IX

*Newsletter Chairman:  Mike Enders
*Newsletter Editor:  Rosalie Naigle

Calendar of Events

HOA Council Meetings are held at 3 PM on the fourth Thursday of each month with the exception of November and December, at the HOAMCO offices, 3205 Lakeside Village Prescott, AZ 86301

Next Council Meetings:

October 22, 2009
November 19, 2009
December – No Meeting
January 28, 2010

3205 Lakeside Village
The Ranch at Prescott Homeowners Association