Message from the Outgoing Chairman

Community Association Management Changes

Just prior to our Annual Meeting, Ruta Norkus, our HOAMCO Community Association Manager, announced her resignation. Ruta and her husband have moved to the Washington D.C. area where her husband has accepted a new employment position. On behalf of our Homeowner’s Association, we wish Ruta the best in her new location and express our appreciation for her years of professional service on behalf of our Association.

Replacing Ruta is Mr. Tim Graves. Tim can be reached at HOAMCO, 928-776-4479, at extension 24. Our Council welcomes Tim in his new position and recognizes his willingness to provide excellent service for our administrative requirements.

Annual Meeting

The Council appreciates all of the homeowners who attended our recent Annual Meeting. We had a representative from the Prescott National Forest who provided insight into the current goals and operation of the local forest service agency. Not surprisingly, the focus of his presentation centered on the current goals of the Forest Service in clearing accumulated brush as a major effort in fire prevention. Residents of The Ranch at Prescott may see the current results of the productive efforts of the Forest Service in the clearing a huge area just East of Lee Boulevard and North of Highway 69.

Furnace Inspection

Despite recent changes in our weather patterns, now would be a good time to have your furnace inspected by professionals to obviate the possibility of a failure during our cold winter weather. This inspection process should always include a new furnace filter where applicable.

Weather in The Ranch

Long time residents of The Ranch at Prescott may have noticed that the summer monsoon season this year differed significantly from prior years. The changes involved temperature, precipitation, and wind. One unusual change involved heavier night time precipitation with less daytime precipitation. Overall, according to statistics provided by the Western Regional Climate Center, our monsoon season may extend and continue well into our normal fall weather pattern. Only time will tell.

New Utility Meters

If you happened to recently notice a brief interruption in your electric service, it was probably due to the installation of a new “smart” meter. Smart meters have been installed throughout The Ranch and include new water meters as provided by the City of Prescott, new electric meters provided by Arizona Public Service and new recording devices on natural gas meters provided you by UniSource Energy Services. These new meters will eliminate the necessity of having a separate meter reader from each utility come to each residence every month to record your energy and water consumption.

It was recently announced, however, that a significant number of electric utility customers of Arizona Public Service have expressed concerns that the new electric meters may emit harmful radio waves in the recording process of electricity usage by homeowners. Consequently, the Utility Division of the Arizona Corporation Commission, the agency that regulates both electric and natural gas utilities in Arizona, has announced that it may conduct a public hearing in the near future to address the homeowners concerns. At issue is a request by homeowners to opt out of the requirement for the use of the new “smart” meter. Additional information can be obtained from both the Arizona Corporation Commission and Arizona Public Service.
Election of New Council Members

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

**Unit I**  None

**Unit II**  Billie Powell  
Council Member
Ellie Laumark  
Alternate

**Unit III**  Russell Parker  
Council Member
Emese Sandor  
Alternate

**Unit IV**  Mike Enders  
Council Member
Rosalie Naigle  
Alternate

**Unit V**  Kent Robinson  
Council Member
Vincent (Vinny) Clarke  
Alternate

**Unit VI**  None

**Unit VII**  Richard Tetreault  
Council Member
Maxine Tinney  
Council Member
Henry Lenhart  
Alternate
Bob Tinney  
Alternate

**Unit IX**  Scot Lee

Note: The above positions become effective with our next regularly scheduled Council Meeting on October 27th, 2011. At this same meeting, the Council will elect a Chairman for the Council.

Accumulated Brush Removal

As the leaves fall from deciduous trees and brush accumulates, now is an excellent time to remove the accumulation. Fire authorities advise that winter fires are not that unusual and all accumulated brush should be removed as soon as possible to protect your property. Your Community Association Manager can provide the name of several firms that you may retain to assist in the process if there is such a need.

Construction Progress at Trader Joe’s

The façade of the new Trader Joe’s facility is now nearing completion. Although a considerable amount of construction remains to be completed, hope remains for a Christmas opening – well, maybe early January.

For Sale Signs

Your Homeowner’s Association adopted a new rule that will require a standardized low profile steel frame for all For Sale signs used in The Ranch. Details of the new rule will be provided as soon as the new frames are available.

Sincerely,

Richard Tetreault, Chairman
The Ranch at Prescott HOA
rjt1@cableone.net
The Ranch at Prescott HOA Annual Meeting

Some Council Members and Alternates attending the HOA Annual Meeting are:
Dick Tetreault (HOA Chairman for 2010-2011), Russ Parker, Rosalie Naigle, and Scott Lee (front row)
Maxine Tinney, Joan Petty, Emese Sandor, and Robert Tinney (back row)

The Ranch at Prescott Homeowners Association Presents Gifts

Russ Parker, the Secretary/Treasurer of the HOA Council, presents Dick Tetreault, 2011 out-going HOA Council Chairman, with a gift for his service to The Ranch at Prescott HOA.

Dick Tertreault, HOA Council Chairman, gives recognition and a gift to Ruta Norkus, who is leaving as The Ranch's HOAMCO Manager.

The Ranch at Prescott Homeowners Association Council Meeting Schedule for 2012

* No Meetings in February, April, June, July, November, and December *
January 26, 2012
March 22, 2012
May 24, 2012
August 23, 2012
September 2012 - Annual Meeting – To be announced
October 25, 2012

All regularly scheduled HOA Council Meetings are held
on the 4th Thursday of the month at 3:00 p.m.
at the HOAMCO Offices, 3205 Lakeside Village, Prescott, AZ 86303
The Ranch at Prescott HOA Annual Meeting September 15, 2011

Members are welcomed to the 2011 The Ranch at Prescott’s Annual Homeowners Association Meeting at the Hassayampa Inn held on September 15 by HOAMCO Managers Ruta Norkus and Tim Graves, HOAMCO Assistants (center), and HOA Council Members.

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.
Forest Fuels Planner/Fire Ecologist for the Prescott National Forest Ed Paul presented a slide show and discussed wildfires’ historic role and the benefits of wildfires, i.e., promoting tree health and vigor, supporting new life and creating diversity. However, Mr. Paul’s goal is the suppression of wildfires and reported that maintenance is critical, since wildfires destroy life, property, civil infrastructure and reduce area property values. Mr. Paul gave an update on the treatment around The Ranch and reported, although the contractor was shut down for fire season, they are starting again on the 800 acres left to treat and the plan is to have everything cleared by Christmas, 2011. Mr. Paul also mentioned that due to the smoke from controlled burns, his office keeps a list of those with respiratory problems who are notified prior to the controlled burns. Ed Paul reported that 400-500 acres were “logged” each year in the Prescott Basin. Mr. Paul encouraged homeowners to keep their properties well-manicured and maintained, to reduce the possibility of fires.

HOA Chairman Dick Tetreault, after Approval of the 2010 Annual Meeting Minutes, presented the Chairman’s Report including recognition of three committees and their members for their on-going and tireless work: Newsletter/Directory Committee, with Rosalie Naigle (Unit IV), Joan Petty (Unit I) and Mike Enders (Unit IV); Government Affairs Committee with Dick Tetreault and Maxine Tinney (Unit VII), and Scot Lee (Unit IX); and the Architectural Committee consisting of Scot Lee (Unit IX). Chairman Tetreault gave the background and explanation of seven new laws that were passed by the State of Arizona which affect homeowners’ associations. The laws have affected some of the CC&Rs of The Ranch and those will be reviewed by the Council. Chairman Tetreault discussed some of the new laws which included references to members being allowed to audio or video-record meetings, the “dispute process”, the Gadsden flag and regulations for “For Sale” signs. Chairman Tetreault also explained reasons for the concern that many of the street lights were not working, i.e., crime and safety purposes.

HOA Secretary/Treasurer Russ Parker presented the Treasurer’s Report as disseminated in the member hand-out at the meeting. The Balance Sheet Assets as of December 31, 2010 showed that the Operating Fund was at $332,266 and the Reserve Fund was at $29,000 for a total of $361,266. Also noted were the 2010 Revenues at $134,545 and Expenses were at $105,364. Treasurer Parker reported that all of the financials were available on the website and he would be glad to answer any questions regarding the financials. The Ranch website at www.ranchatprescotthoa.org is regularly updated with current Council Meeting minutes, monthly financials, CC&Rs, rules and Architectural Guidelines. He also noted that the financial books are audited fully every five (5) years and compilations are performed the other four years.
Update: Weed Abatement Program

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

‘Tis the Season . . . to be compliant

As the holidays approach, I would like to convey the Use Restrictions and Rules for The Ranch at Prescott HOA that apply to Holiday Decorations/Ornaments. The following restrictions and rules were adopted on March 27, 2008:

a. 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.

b. Lawn and Roof Ornaments. Except as permitted under Rule a. regarding holiday decorations, no lawn or roof ornaments or other decorative items visible from neighboring properties are permitted without the prior consent of the Association. Existing lawn and roof ornaments placed prior to approval of subject Use Restrictions and Rules are grand fathered in and can remain in place until changed or removed.

The purpose for these Rules and Restrictions is to provide for a safe and considerate holiday season.

For those who enjoy kicking off the holiday season with a wonderland of Christmas lights and displays; check out the Historic Courthouse Lighting to be held on December 3, 2011 at 6 p.m. in Downtown Prescott.

CC&R Review

3.17 Motor Vehicles. Except for emergency vehicle repairs, no automobile or other motor vehicle shall be constructed, reconstructed or repaired upon a Lot, street or other property in the Project, and no inoperable vehicle may be stored or parked on any such Lot, street or other property. No automobile or other motor vehicle shall be parked on any road or street in the Project.

September 30, 2011 Financial Report:

- Operating Account CAB: $5,902
- CD Accounts (Operating): $237,375
- Bank Reserve Account: $29,070
- Operating Money Market: $78,721
- Accounts Receivable Assessments: $4,117

Tim Graves
Community Association Manager
HOAMCO
(928) 776-4479 ext. 24
tim@hoamco.com
2010-11 HOA Council Officers
Chairman.................................................. Richard Tetreault
Vice-Chairman............................................. Kent Robinson
Secretary/Treasurer........................................ Russell J. Parker

2011-2012 Ranch HOA Council Members:
No Member Unit I
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
No Member Unit VI
Richard Tetreault Unit VII .......................................... (rjt1@cableone.net) 541-7994
Maxine Tinney Unit VII .................................................. (tinneys2@hotmail.com) 541-9211
Scot Lee Unit IX ......................................................... (scothoaunit9@hotmail.com) 778-7795

2011-2012 Ranch HOA Council Alternate Members:
No Alternate Unit I
Ellie Laumark Unit II .................................................... (ellielaumark@gmail.com) 708-0164
Emese Sandor Unit III ................................................... (dietdoc@cableone.net) 227-1736
Rosalie Naigle Unit IV .................................................... (aranar@att.net) 771-1129
Vinny Clarke Unit V ...................................................... (clarke@northlink.com) 717-0635
No Alternate Unit VI
Henry Lenhart Unit VII ................................................ (henlee3@earthlink.net) 759-2221
Robert Tinney Unit VII .................................................. (tinneys2@hotmail.com) 541-9211
No Alternate Unit IX

*Newsletter: Mike Enders, Joan Petty, and Maxine Tinney
*Newsletter Editor: Rosalie Naigle

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

Next Council Meetings:
October 27, 2011
(No November or December Meetings)
January 26, 2012
March 22, 2012