

THIRD QUARTER - JULY 1, 2018

PRONGHORN PRESS

Pronghorn Ranch Homeowners Association Quarterly Newsletter



Pronghorn Ranch

Your Place to Call Home

7051 N Antelope Meadows Drive
Prescott Valley, AZ 86315
Phone (928) 775-0374
Fax (928) 458-5964
clubhouse@pronghornranch.com

HOURS

Pool - 7 Days, 7am-8pm
Clubhouse - 7 Days, 7am-8am
Fitness Room - 24/7

Interim

Community Manager,
Sandy West

manager@pronghornranch.com

Activities Director,
Malena Peraza

activities@pronghornranch.com

Compliance Coordinator,
Lindsay Robbins

compliance@pronghornranch.com

ARC Administrator & Inspector,
Jay Border

arc@pronghornranch.com

HOAMCO

3205 Lakeside Village Drive
Prescott, AZ 86301
Phone (928) 776-4479
Fax (928) 776-0050
Escrow Fax (928) 776-9932

Mailing Address

PO Box 10000
Prescott, AZ 86304
Architectural Department (ARC)
520 W Sheldon, Suite 5
Prescott, AZ 86315



The Garden POOL & SPA are Renovated and NOW OPEN!

At the beginning of the year, the Garden Pool and Spa underwent a well-deserved update including a complete edging renovation makeover. The renovation process began by adding new paver coping and refreshing the tile work. While empty, the pool and spa were also treated to an acid wash. Finally the entire deck was pressure washed and water sealed to complete the update. Crews worked long hours in order to have the project completed and ready for the summer months.

The original, and freshly renovated pool and spa are heated and will be open every day from 7am-8pm throughout the summer. Long time Members will remember Pronghorn Ranch's humble beginnings, as this area was the anchor for outdoor, summer water fun! Designed to replicate a member's own backyard living space, this pool and spa have brought charm to our community throughout the years. Members are welcome and encouraged to use the patio and barbecue grills for their outside dining pleasure.

Come on over for another day in the sun at *your place to call home*.

Save the Date! (more events on page 6)

Ice Cream Social July 7, 2018

You bring the kids, we'll bring the ice cream! Join us for a cup or cone or have a Sundae on Sunday! We'll even play some games. RSVP at: 928-775-0374.

Summer Concert August 4, 2018

Grab a blanket or chair and come enjoy some great music and good times at the Clubhouse. This will be the 2nd show in our Summer Concert Series.

National Night Out August 7, 2018

We hope you'll join us at the Clubhouse on the first Tuesday in August for an informative and fun evening with Representatives from the Town of Prescott Valley.

HOA PROJECTS & NEW AMENITIES UPDATE:

RV STORAGE is COMING SOON! SIGN UP to get on USER LIST

Pronghorn Ranch is very excited to be adding additional and new kinds of amenities to our community, such as RV Storage. We expect storage spaces to fill up quickly, so be sure to get your name on the waiting list to reserve a space and to help us accurately gauge the need to start the 2nd Phase. Simply stop by or call the Clubhouse at 928-775-0374 between 7 AM and 8 PM any day of the week. Just ask to be put on the RV Storage Sign-Up Sheet.

As earthwork and site prep gets underway this summer for Phase I of the new RV Storage Facility and North Amenities, we feel it is a good time to list past project accomplishments and future project plans (see list on right).

As we prioritize, plan and sometimes re-plan start dates for each project, we look for the amenities we don't already have, the projects that are most needed and how much funding we have available (without raising quarterly dues). Quarterly dues have remained steady since the beginning of Pronghorn Ranch and our hope

and goal continues to be to somehow operate in a way that does not require us to raise our low \$128 quarterly dues.



HOA PROJECT LIST

- 2017 Activities, Clubs, Classes and Events Expansions
- 2017 Clubhouse Repairs and Expenditures
- 2017 Community Walls, Fence and Gate Repairs
- 2017 Landscaping, DG and Irrigation Repairs
- 2017 Drainage Repairs and Dry Creek Installations
- 2017 Painting Clubhouse, Railings, and Fencing
- 2017 Pool Repairs and Cover Replacement
- 2017 RV and North Amenities Soft Costs
- 2017 Entry Monument Restoration and Repairs
- 2018 Garden Pool Edging and Pool Repairs
- 2018 Exercise Room & Lap Pool Drainage Repairs
- 2018 Clubhouse Door and Table Renovations
- 2018 Clubhouse Storage and Sidewalk Additions
- 2018 Clubhouse Pronghorn Statues Restorations
- 2018 Drainage Basins and Trails Improvements
- 2018 Pool Furniture and Equipment Repairs
- 2018 Security and Camera System Repairs
- 2018 Update Reserve Study
- 2018 Website and HOA Online Access Redesign
- 2018 Irrigation Repairs and Lateral Replacements
- 2018 Renovate Clubhouse Parking Lot & Driveways
- 2018 Landscape Additions and Renovations
- 2018 Trail and Easement Additional Maintenance
- 2018 Back Pond Water Feature Repairs
- 2018 Common Area Seed Preparation
- 2018 Hydro Seeding Common Areas
- 2018 Directional Community Signage Improvements
- 2018 4-Way Stop at Pronghorn & Antelope & Clubhouse
- 2018 Sports Court Storage, Security, & Lighting Updates
- 2018 RV Storage Improvements, Phase 1
- 2018 North Amenities Improvements, Phase 1
- 2019 Golf Studio Hitting Bay Amenity Addition, Phase 1
- 2019 Triangle Clubhouse Overflow Parking Addition
- 2019 Recreational Easement and Fishing Pond Addition
- 2019 RV Storage, Phase 2 (based upon user demand)
- 2020 North Amenities Improvements, Phase 2
- 2020 DG Replacement Continued - North
- 2020 Common Area Hydro Seeding Continued
- 2020 Triangle Park Improvements, Phase 2
- 2020 North Amenities Improvements, Phase 3
- 2020 New Tennis and Pickleball Court Additions

(Projects are not guaranteed and are subject to change. The HOA funds these projects through reserve fees, community growth, and bank financing. Growth in the number of new home members helps move along the timing of new amenities.)

A Message from the Pronghorn Ranch Board of Directors

Dear Members,

The people of Pronghorn Ranch continue to perform exemplary acts of kindness. This year you've given gifts in support of our military troops, local food banks and schools, been willing to support Blood Drives, and provided indispensable help with community events – these acts do not go unnoticed!

When our neighbors or the community at large are in crisis, Pronghorn Ranch does not hesitate to respond. This is who you are. This is who your neighbors are. We really saw this with the recent Viewpoint Fire. Your gracious efforts and contributions affect countless lives. The Board of Directors sincerely thanks you for all that you do. This is the REAL in your real estate!

We are pleased to report that we have been working hard on a brand new Pronghorn Ranch website. The website address is still the same at www.pronghornranch.com but you will now see a completely new, simplified layout with helpful information about our community. The public portion of the website is complete and development of the Member Login portion is almost finished. Be sure to explore all the new resources, now just a click away.

The start of construction on our new RV Storage and North Amenities has been delayed due to a few reasons. The primary reason is our goal to not raise quarterly dues during this process. We have analyzed our many projects and discovered that in order to avoid the need to raise our low \$128 quarterly dues, we need to develop the new amenities more slowly (in more phases). Although we remain committed to adding our new RV Storage and larger North Amenities, our plans, schedule, and phases need to be revised, as our many projects challenge both our HOA personnel and financial structure. Our former Community Manager, KaSandra Shefler, is no longer serving at Pronghorn Ranch. We are pleased to have Sandy West stepping into the position of Interim Community Manager. We also need to update our reserve study before fully completing revisions to our new amenities phasing and schedule. Reserve expenditures are in large part for landscaping, irrigation, drainage, painting, seeding and care of large existing HOA common areas. Reserve fees are also used in part to build new amenities. Borrowing bank funds will help to move our new projects forward and bank funding is currently in process. We are relying on Member input as we study revisions and adjustments such as making our new third pool even larger and adding new, state-of-the-art filter equipment. We still expect Phase 1 of the RV Storage to be completed this year in 2018, and if user demand is strong we will be able to complete another RV phase in 2019. A great aspect of the RV storage is that it is user-funded.

We look forward to seeing you at the Annual Meeting of Members on Wednesday, June 13, 2018 at 6:00pm at the Humboldt Unified School District Transportation Meeting Building.

Sincerely,

Luther, Ben and Robin

RV Club Debuts at Butterfield

The newly established Pronghorn Ranch RV Club embarked on its Maiden Voyage at the end of March 2018.

The Pronghorn Ranch RV Club's inaugural destination was the Butterfield RV Resort & Observatory in Benson, AZ. There were 16 members in 8 rigs...Class A, Class C and trailers. They met at 5:00 each evening for Happy Hour and snacks. They toured local attractions, had some potluck meals, played Corn Hole, and napped in the afternoon! Cindy Stigall said, "It was great fun and I'm looking forward to our next Pronghorn Ranch RV Club outing!"



The Builders' Bulletins



New Home Sites Now Available in Unit 11!

New home sites now available!

Dorn Homes now has 3 estate sized home sites available in Unit 11.



Dorn Homes offers four single-story plans featuring additional office/den layouts with living space ranging from 1,953 – 2,811 square-feet. Many personalization options are available. Homeowners are able to choose



between award-winning Modern Farmhouse and Country Estate architectural styles. Inside, each residence will feature award-winning, Organic Home™ features that combine Dorn Homes' Exclusive Building Science and state-of-the-art features to provide a safe

and healthy indoor environment for families and pets.

To learn about the plans offered at Pronghorn



Ranch, visit www.DornHomes.com/pronghorn.

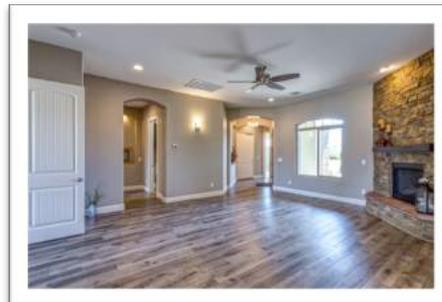
PRONGHORN HOMES

We continue to build highly functional and well-built homes on remaining lots in Unit I, "Quail Run." Our 2,200 and 2,400 sq. ft. floor plans have been designed and modified, always keeping in mind both form and function.

Our homes have had such success that we are now building spec homes!



All our homes surpass Energy Star Ratings and take full advantage of today's building technologies to provide a super energy efficient home with HERS ratings of 48. Our homes come standard with many features that you often see as "upgrades", such as standard, 24' long, garage bays. To learn more about our standard features and our construction guidelines or to tour one of our spec homes, or to allow us to serve you in the re-sale of



your home, come see us at our office or give us a call at 928-515-2375.

Our office is located at 7400 E Pronghorn

Ranch Parkway, in the little office on the hill proudly flying the American Flag. If you'd like to know what your home is worth come visit us for an INSTANT & FREE VALUATION. We can even act as your agent through our Pronghorn Realty Team (West USA) and list your Pronghorn Home for you. We enjoy sharing with others what we can do for them, so please feel welcome to visit us sometime!

Our Pronghorn Principles

1. This is your place to call home.
2. People are more important than things.
3. Get together, play together and recreate together. Activities, events and clubs within our Community are as important as the list of our amenities.

(Did you know that being involved in community activities could actually extend your life by years? Our Community strives to provide opportunities to create experiences that result in new relationships through Clubhouse events, small group interests and also by sometimes traveling together and sometimes serving together.)

4. Make Pronghorn pristine by taking great care of our property.
5. Be creative, resourceful and do a lot with a little. Manage our resources to maximize results.
6. Increase Community Value by adding New Amenities.
7. Good, Better, Best, never let it rest. Work to make our Good, Better and our Better, Best.



Architectural Review Department News!

Pronghorn Ranch enlisted professionals to research color trends and we now have 7 beautiful new color schemes to choose from! To see these fresh, new colors stop by the Clubhouse and ask the front desk to see the house paint swatches. Make sure you ask your local paint store about the discounts it has available for Pronghorn Ranch residents. You will need to know the paint codes of your selected color before filling out your Architectural Review Form. You can find these forms online at pronghornranch.com or you can stop by the Clubhouse to pick one up anytime between 7 AM and 8 PM. If you have any questions, you can call Jay Border, your Architectural Administrator & Inspector.



Pronghorn Ranch Spotlight: Miguel Juvera, Clubhouse Aquarium Caretaker

You may have noticed the Clubhouse fish aquarium that is home to our amazing Oscars. It was quite an ordeal maintaining such a large tank UNTIL Miguel came around. His expertise deserves recognition. We also have the benefit of his artistic flare. Residents look forward to seeing how he turns the fish tank into a holiday masterpiece. Thanks Miguel!

It is not uncommon for residents of Pronghorn Ranch to notice something or someone extraordinary. If you have a story to share about something or someone that touched your life or the lives of others and they deserve a shout-out, please send it to newsletter@pronghornranch.com



FARMER'S MARKET

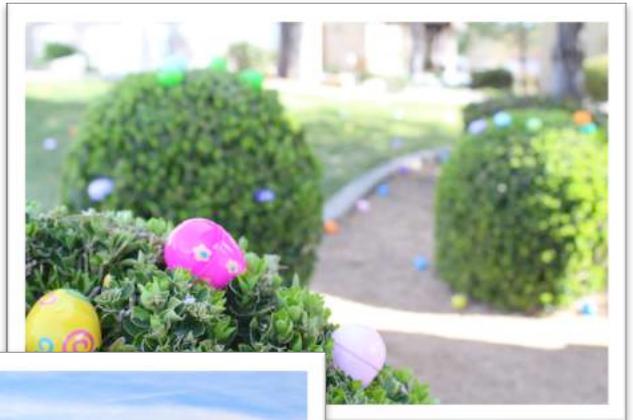
Pronghorn Ranch had the honor of hosting The Prescott Farmer's Market in its first ever Community Pop-up Farmer's Market. Combined advertising efforts proved more successful than anyone anticipated. Some vendors sold out of their inventory within the first 3 hours. Despite the wind, an estimated 400 shoppers came to see our local farmers.

We are grateful for this new relationship with Prescott Farmer's Market and hope to have them join us at Pronghorn Ranch again soon!



UPCOMING EVENTS

- July 8th – Ice Cream Social at the Clubhouse
- 20th – Outdoor Movie Night
- August 4th – Summer Concert Series
- 7th – National Night Out
- 21st – United Blood Drive
- September 28th – National Good Neighbor Day & Potluck



EASTER 2018!

Almost 2,000 brightly colored, fun-filled eggs were hidden amongst the Clubhouse grounds over the Easter weekend! Plenty of delicious pastries & fun games for kids and adults alike to play were available to all who joined us at the event. We gave away several wonderful Easter baskets filled with great surprises. The weekend proved a special one as time was spent with some of our Pronghorn Ranch youngsters!

