

# the PRONGHORN PRESS

Pronghorn Ranch Homeowners Association Newsletter

## Pronghorn Positivity

“Once you replace negative thoughts with positive ones, you’ll start having positive results.” – Willie Nelson

The Pronghorn Ranch community is made up of people just like you! Thank you for being here and for being involved. We hear so many wonderful reports from Members living here, and we are so grateful to be part of such a positive community filled with excellent neighbors! Here are just a few comments:

“Keep up the great work. Pronghorn is a great place to live and will even be better when the new North section is finished.”

“Even though this seems like a lot of money for improvements/additional amenities, I know it will be a good move in the long run. Thank you for your forethought in caring for our community. People always get uncomfortable talking about money, so please persevere with your good plans.”

“Interest rates are very low, so makes sense to take advantage of them.”

“We also agree that our HOA fees are really good considering the amenities we enjoy here. I paid \$60/month for similar amenities in Denver 10 years ago! Considering inflation and the growing costs of materials, labor, servicing, and maintenance, I think our HOA fees are a bargain.”



## PRONGHORN RANCH

*Your Place to Call Home*

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

[info@pronghornranch.com](mailto:info@pronghornranch.com)

### SUMMER HOURS

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

Community Manager,  
Jesse Lopez

[manager@pronghornranch.com](mailto:manager@pronghornranch.com)

Assistant Manager,  
Barb Godair

[assistant@pronghornranch.com](mailto:assistant@pronghornranch.com)

Activities Director,  
Malena Peraza

[activities@pronghornranch.com](mailto:activities@pronghornranch.com)

Compliance Coordinator,  
Keith Fry

[compliance@pronghornranch.com](mailto:compliance@pronghornranch.com)

ARC Administrator & Inspector,  
Jay Border

[arc@pronghornranch.com](mailto: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

## Save the Date! (more events on page 2)

### Concert Series

July 6, 2019

Our next featured artist is our Eagles tribute band: South of Winslow. Bring your lawn chair along with your dance moves and come rock with us.

### Ice Cream Social

July 14, 2019

How about a sweet treat to cool off? Bring your family and neighbors and come spend some quality time together—scoops on us!

### Outdoor Movie

July 20, 2019

“You’re killin’ me, smalls!” Bring a blanket or lawn chair and come enjoy treats and watch *The Sandlot* under the stars.

# Summer is Here – Make a Splash!

Have you been to the lap pool & spa since the recent renovation? Does your skin feel softer? Does the water smell cleaner? We have switched from chlorine shock-based treatments to high tech oxygen-based treatments that are much better for you. Members of the water aerobics class say that they love the change and that everyone is really enjoying it! With so many bathers visiting daily, especially during our sunny Arizona summers, we want to build the new pool at the North Amenities sooner than currently planned. We are going to research if the accelerated timing can be accommodated.



## Digital Newsletters



We are transitioning to Digital Newsletters. Please email [info@pronghornranch.com](mailto:info@pronghornranch.com) to verify your email, and let us know if you need a hard copy in addition to your emailed version. Only those who request a printed copy will be receiving one by mail from now on. You may always get a printed copy at the Clubhouse.

## 7<sup>th</sup> Annual Car Show and Craft Fair

What a great time we had at the Car Show and Craft Fair! Our generous Community donated over 170 pounds of food to United Animal Friends and over \$1,600 to Prescott U.S. Vets. Way to go, Pronghorn Ranch!



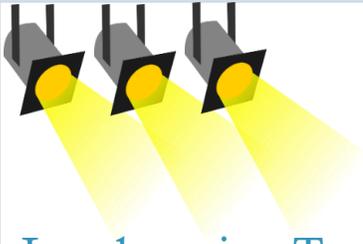
## Community Safety



As Fire Season is upon us, we must be sure that we are ready for any potential emergency. You can visit <http://www.ycsoaz.gov/community/Emergency-Preparedness/Emergency-Notification-System> and sign up for CodeRED®. This is the Emergency Notification System that is now in use by the Yavapai County Sheriff's Office. It is also very important for you to know the roads and other routes. While Antelope Meadows is the main passage in and out of Pronghorn, what if the way is blocked? Take some time to plan out alternative options, even if it might mean driving on an unpaved roads or easements. Be on the lookout for a link to emergency information on the Pronghorn Ranch website. This will take you to common escape routes from the community, as well as, other resources to best prepare you for emergency situations.

## 2019 Major Events & Activities

<b>July</b>	6 <sup>th</sup> – Summer Concert Series.....	7:00PM – 9:00PM
	14 <sup>th</sup> – Ice Cream Social at the Clubhouse.....	1:00PM – 3:00PM
	20 <sup>th</sup> – Outdoor Movie Night.....	SUNSET
<b>August</b>	3 <sup>rd</sup> – Summer Concert Series.....	7:00PM – 9:00PM
	6 <sup>th</sup> – National Night Out.....	5:30PM – 7:30PM
	20 <sup>th</sup> – Vitalant Blood Drive.....	1:30PM – 6:30PM
<b>September</b>	7 <sup>th</sup> – Summer Concert Series.....	7:00PM – 9:00PM
	28 <sup>th</sup> – National Good Neighbor Day & Potluck.....	5:00PM – 8:00PM
<b>October</b>	5 <sup>th</sup> – Fall Community Yard Sale.....	7:00AM – 2:00PM
	30 <sup>th</sup> & 31 <sup>st</sup> – 6 <sup>th</sup> Annual Haunted Clubhouse.....	5:00PM – 8:30PM
<b>November</b>	16 <sup>th</sup> – Hoe Down & Chili Cook Off.....	4:30PM – 7:30PM
<b>December</b>	14 <sup>th</sup> – Christmas Craft Fair.....	9:00AM – 2:00PM
	21 <sup>st</sup> – Christmas Celebration.....	6:00PM – 8:00PM



## The Pronghorn Ranch Spotlight:

We have many individuals and teams who work hard to make Pronghorn Ranch one of the most sought-after places to live in all of Prescott Valley. We want to acknowledge a few of them here.

### Landscaping Team

Unfortunately, the Leyland Cypress trees that are a large part of the landscaping along Pronghorn Ranch Parkway and Antelope Meadows are perishing from disease throughout the Town. We will be planting at least 60 new young alternative variety trees along the route to help replace those that have perished. We are grateful to Adam and Matt with K-Ler, as well as Jorge and Martin with Pronghorn Services. These gentlemen are frequently maintaining and attending to our landscaping needs and making our community even more beautiful and thriving.

Our community also owes a HUGE thank you to **Pete Jensen**, our incredible tree volunteer. With years of experience as a groundskeeper for Grace Community Church in California, Pete has a wealth of knowledge. As a retired Navy Chaplain, he has gifted countless hours of service and serious labor worth thousands of dollars to help with our trees in Pronghorn. He is also available to cut down any dead Leyland Cypress in yards for a very reasonable price. Thank you, Pete!



### General Plan Committee

It seems likely that we are going to need the citizens of Prescott Valley to help prevent a massive change to the housing density, as compared to the Voter Approved General Plan in front of Pronghorn Ranch, along Pronghorn Ranch Parkway. Thank you so much to our incredible Committee keeping us informed and active in response to the David Maguire proposed development and thank you to **Linda Mast** for updating our community at the Annual Meeting.

Because of the community support in representing us to the Town, the proposal for multi-family and large density increases was tabled and there has not been a vote- this gives us more time to let our voice be better heard! We have submitted some questions to the Mayor as well as to David Maguire, and we hope to receive a written response before they move forward, as there are indications that they do intend to do so. There has been one decision made so far, but it is in line with the General Plan. The committee shall continue to notify the Pronghorn Ranch Members via email as we continue to work together to make sure that the General Plan is defended and maintained. We have strategies prepared for every possible outcome.



### Management

As announced at the annual meeting, **Jesse Lopez** is our new Community Manager. Jesse has lived in Prescott for 17 years and has been married to his beautiful wife since 2015. He is replacing Jalene Smalley, who contributed much in her brief stay but decided to pursue a dream of being a restaurant consultant. Jesse has been serving our community for over a year and is excited to work with the already outstanding Clubhouse Team. We are thrilled to have him bring his positive energy and managerial experience into this position.

We also welcomed **Barb Godair** onto our Clubhouse Team as our Assistant Manager. Barb is an Arizona native and she and her husband John have been married for 15 years. While this role at the Clubhouse is new to her, Pronghorn Ranch is not. She has been the portfolio accountant at HOAMCO for Pronghorn Ranch for over four years and she knows our financials very well.

If you have any questions about the community for Jesse and Barb, please reach out to them at the Clubhouse or send either of them an email. Their contact information is on page 1 of the Newsletter.

## Voting Results – Your Vote Counts!

Thank you to everyone who sent proxies as well as to those who attended the 2019 Annual Meeting and voted by ballot. Your votes matter to this community. All items passed even without the inclusion of the Declarant's votes. The Board cares what you think and takes your opinions into consideration.

- Approval of 2018 Annual Meeting Minutes
  - Passed
- Election of the Board of Directors
  - Passed
- Approval of the IRS Ruling 60-704
  - Passed
- Approval of the Deed of Trust for New Amenities
  - Passed



Thank you again to everyone who attended the Meeting. From the professional associates to the engaged community Members. Together, we can work to make Pronghorn the best community that it can be! So many attended that we had to set up overflow seating in the foyer. In anticipation of next year's meeting, in order to provide space for more attendees, we intend to reserve a larger venue for the 2020 Annual Meeting. We look forward to seeing you there next year!

“Alone we can do so little; together we can do so much.”  
-Hellen Keller

## Survey Results

We've had several Members of the community reach out and ask that the Board and the Declarant take community preferences into account when adding new amenities. Your Board *does* listen to you when you speak. One of the main ways to gain feedback is through surveys. Thank you to those of you who take the time to participate. We enjoy the increased participation from our community so that everyone's voice is heard. Based on the results from the two surveys sent out so far in 2019, the majority agrees with the intended additions and funding methods. We will be sending out additional surveys throughout the year. Thank you for your input. Also, the board members are available to meet with Members and welcome Member feedback. You can reach them at [board@pronghornranch.com](mailto:board@pronghornranch.com).

## RV Storage Update

Although the unforeseen change in lending policy from our previous bank hindered the completion of the RV storage facility phase 1 in 2018, we anticipate acquiring different bank funding soon in order to push ahead with these important plans. If possible, it is our goal to have the RV site completed by the first of the new year: completion this year is conditional based upon final bank loan approval.

With the waiting list over 78% full, don't delay in letting us know if you want a spot. We received some excellent insights from Members and we have a high demand for RV covers as well. Once this facility is complete, it is projected to pay for itself through user fees. Once the improvement costs have been recovered, the RV storage is going to be a beneficial source of income for the Homeowners Association for perpetuity! Thank you for your patience with us in seeing this nice new amenity through to financing and completion.



## Questions and Answers

A few thoughts from the community shared via surveys, questionnaires, and emails

We have a wonderful community filled with Members who love living here and care deeply about Pronghorn Ranch. This care is evident from many great questions that get asked. Our community documents help to answer most of these questions. We are in the process of collecting and organizing your questions in a database in order to aid our staff in being ready and able to answer you when you call. If you want to read the full documents for yourself, you are always welcome to visit [pronghornranch.com/hoa](http://pronghornranch.com/hoa) to access them. Many great questions were submitted and answered at the 2019 Annual Meeting. Here are a few for your review:

**Q. Can we please have more discussions on the amenities that the homeowners would like to see become a part of our community...?**

A. Thank you for your input. We are going to do our best to communicate our plans and prioritize amenities by taking into consideration feedback from the majority, as well as which amenities add the best value to the community. Even for Members who don't use them, all amenities add value to each Member's home.

**Q. Why borrow \$2 million... when the \$470,000 is still owed?**

A. Thank you for your question. As interest rates are incredibly low, now is a wise time to borrow. We may use some of the loan to refinance our existing debt, but we can use the rest to complete some projects that are going to enhance the Pronghorn Community. Current resident assessments are projected to be sufficient to pay off the debt.

*\*Special note: Pronghorn Ranch Homeowners Association is one of almost 400 other communities managed by HOAMCO. At our 2019 Annual Meeting, Barb Godair encouraged the Members in attendance that Pronghorn Ranch is strong and financially sound. We can look forward to a 30% increase in income for our Homeowners Association as we grow our number of residences by nearly one-third over roughly the next ten years. Jamie Nelson- executive director of management services at HOAMCO- confirmed that Pronghorn Ranch is financially sound. She explained that the Board of Directors is vigilant about reaching out to see how our spending and planning compares with other similar communities and that we are in line with other comparable communities.*

**Q. It seems many people are unaware of, or inconsiderate of, the regulations. I have noticed: Bright White lights on outdoor fixtures in the front, side, and back of my neighbors' houses... Excessive use of bright outdoor decorative lighting. Motion sensor lights that turn on and illuminate the entire area when a car drives past...**

A. Thank you for politely sharing your concerns and for looking out for our community. The Prescott Valley "Dark Sky" Ordinance can be viewed online at [pvaz.net/237/Town-Code](http://pvaz.net/237/Town-Code) select "Chapter 13- Zoning" and reference pgs. 196-207. If you notice that a neighbor is in violation, please report it using the form found on [pronghornranch.com/hoa](http://pronghornranch.com/hoa) under "HOA Documents." Let's help reduce light pollution so everyone can enjoy our brilliant night sky!



## A Brief History of Pronghorn Ranch

### From Founders Ben and Robin Snyder

With so many new Members joining our Community every year, we wanted to share a brief history of how Pronghorn Ranch came into being.

Twenty-one years ago, we submitted a development plan to the Town of Prescott Valley. The plan was approved and the construction of Pronghorn Ranch was set into motion.

The first few to-dos were to drill a well and to build a road. Once these pieces of initial infrastructure were completed, they were dedicated to the Town of Prescott Valley. The well is approximately 800 feet deep and is located on the southwest corner of the Pronghorn Ranch parcel. The water had to be plumbed and pumped over three miles to be stored in a one million-gallon water tank. You can see this tank today on the south side of Highway 89A near Glassford Hill sitting next to a smaller tank.



Pronghorn Ranch Parkway was built to connect the development to what was then known as Robert Road but later renamed, Viewpoint Drive. Once these required, large, initial improvements were made, the home-building began in the first phases.

The 640 acres were designed with various sized lots and varying land uses; residential, commercial, multi-family, etc. The development began at the south end with the clubhouse and a few homes and has continued to move northward. Today, there are over 1,050 homes completed in Pronghorn Ranch.

We started this journey with more hair, fewer wrinkles, and all four of our children at home. The past twenty-one years have been a labor of love as we have worked to make our original vision become reality- to see Pronghorn Ranch grow into the best community that it can be! We live in Pronghorn Ranch to this day and continue to work hard to ensure that our community flourishes.



While we have been serving the community for twenty-one years, we have been grateful to have Luther Kraxberger on the Board. His professional experience and his wisdom in leadership have been a wonderful asset to the Association. Thank you, Luther! And thank you to our countless wonderful Members who help to make Pronghorn great and “our place to call home!”

### Pronghorn Prestige

Do you have a special memory or favorite event? Please share with us! How about a neighbor or staff member who you think deserves a shout out?

Please let us know. We love to feature our outstanding Community and our incredible Members. You can send an email, call the Clubhouse, or stop by and tell us in person.

