

# THE PRONGHORN PRESS



## PRONGHORN RANCH

*Your Place to Call Home*

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Prescott Valley, AZ 86315

Phone (928) 775-0374

Fax (928) 458-5964

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

### WINTER HOURS

Pool – 7 Days, 8am-8pm

Clubhouse – 7 Days, 8am-8pm

Fitness Room – 24/7

## VIEWPOINT 89 INITIATIVE



As many members know, Phoenix businessman David Maguire wants to develop the land on either side of Pronghorn Ranch Parkway into high-density, multi-family homes. This will clog traffic and likely harm the values of the Pronghorn Ranch and Viewpoint areas. To help prevent this, volunteers from the Pronghorn Viewpoint89 Committee are helping the newly formed Citizens Voice PAC obtain petition signatures for an Initiative that would give Prescott Valley citizens a greater voice. The PAC needs at least 1,656 signatures on a very specific type of petition. There are special rules regarding signatures, so volunteers will help ensure that your signature will count. All PV registered voters can sign, not just one per household. Given the number of signatures collected so far, we can reach our goal if only 80% of Pronghorn voters sign. Please come into the clubhouse or the real estate office where volunteers will be available to help you sign – the deadline has been moved to at least the end of January so come in and help ensure your voice and your vote is heard! (A signature on the October 2018 petition does not qualify for this Initiative)

\*The above initiative message is being provided by your HOA Committee on behalf of the PAC whose volunteers are circulating the initiative and collecting signatures.

## Recreation Easement - Neighboring Pond (continued page 3)

A neighbor of Pronghorn Ranch has requested a cross easement in order to have ingress and egress to his property for easier access. In exchange this cross easement will allow members to access the pond that the neighbor is building.



### NO HOA FUNDS ARE BEING SPENT ON BUILDING THE POND

Here is an artist's rendering of what the area could look like, and please visit the clubhouse to see the video for this incredible amenity!

### 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  
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### COMPLIANCE COORDINATOR

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

### ARC ADMINISTRATOR

Anthony Sotelo  
[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

# AROUND THE COMMUNITY!

## "Sidewalk Talk"



### Sidewalk Biking Etiquette

We are so fortunate to enjoy our large, multi-use, scenic sidewalks that course throughout our community. Whether walking, running or biking, please remember to be courteous to your neighbors and share the sidewalk. For those who are utilizing the sidewalks on their bicycle, we especially ask you to be considerate of those who are walking. While cyclists may feel safer on the sidewalk, pedestrians tend to feel endangered when someone goes whirling past. Please consider slowing down, letting them know you are there and giving a wide space between yourself and pedestrians in order to help them feel safe.



### Maintaining Landscape Around Sidewalks

This beautiful community is maintained by the team efforts of K-Ler Land Works, Pronghorn Services, and responsible homeowners like you. While the professional teams are responsible for a vast portion of Pronghorn, each homeowner has a part to play in making "Pronghorn Pristine" happen. In our "Standards for Community Living," section 3 states, "Each Owner shall be responsible for the proper maintenance of all landscaping on (i) the Owner's Lot (including setback areas); (ii) portions of the Common Areas adjacent to an Owner's Lot which are on the Lot-side of any wall erected on the Common Areas and public right-of-way area; and (iii) the areas between sidewalks (or bicycle paths or equestrian trails) and the street curb on the Owner's Lot or other public or easement areas adjacent to the Owner's Lot." Please be sure to attend to your own property so that our entire community can enjoy the beauty of Pronghorn Ranch.



## MEMBER SPOTLIGHT: Kevin Kobus

For those of you who have enjoyed our Haunted Clubhouse, you are well aware of the incredible experience that is put together by our very talented volunteers. For the past three years, Kevin Kobus has been our maze designer and builder. He has put in dozens of hours to create our SPOOK-tacular maze-making to insure it is the right balance of scary and safe. In addition to creating such an A-MAZE-ING Haunted Halloween experience, Kevin also delights us with his musical talent at our annual Christmas Celebration. With over 40 years of playing the violin, he beautifully performs at our festive holiday party. Kevin has also helped put up Christmas lights at the clubhouse, which is no easy task! Kevin continues to give his time and talent to many events and helps in any way he can around the clubhouse.

It is with appreciation and gratitude for all that you do..."Thank you, Kevin!"



## SAVE THE DATE

[ more events on page 6 ]

### VALENTINE'S GALA DINNER & DANCE



**February 14th, 2020 6p.m.**

Bring your sweetheart to our annual Gala featuring music, dinner, and a night of romance. We will feature our popular chocolate bar...what a sweet way to end the evening.

### GYM EQUIPMENT DEMONSTRATION

**March 2nd, 2020 @ 6pm**

Want a free lesson about using our gym equipment? Join personal trainer and fitness coordinator, Teresa Fincher, as she demonstrates how to safely and effectively use the gym equipment. There is NO CHARGE for this demonstration.



# CURRENT TOPICS

## A MESSAGE FROM THE PRONGHORN RANCH BOARD OF DIRECTORS

Here we are, beginning the new year and a new decade. During this time each year, we tend to reflect on our accomplishments and make goals for the new year. This year, those reflections seem even bigger as the start of a new decade brings with it an energy of change and possibility. We are looking forward to seeing the positive changes within our beautiful community that will benefit all that live, and love being here. Thank you to all of you who work so hard to help make Pronghorn Ranch,

*"Your Place to Call Home"!*

## Clubhouse Gathering Highlights

Thank you to everyone who came out to the December gathering with the Board and HOA Management. You asked some great questions, and hopefully you got the answers you were looking for. If you were unable to make the gathering, or if you did not get a chance to speak with someone on the team, your new Management Team is here for you. - please come in to the clubhouse or give Jesse or Barb a call.



## RV Storage & North Amenities Loan Update

The Board and Management have been working hard to secure the loan for completion of the Phase 1 north amenities. Once the financing is approved, it is anticipated that the RV Storage Facility will be completed within 6-8 months!



## Evacuation Equipment Presentation



One of Pronghorn Ranch's valued Members, Dr. Bard Schatzman, arranged a very informational meeting of emergency plans, and a tour of the Town's evacuation equipment, with Norm Davis of the Prescott Valley Public Works Department at its Long Mesa Operations Facility. We were very grateful to find out that Pronghorn Ranch is one of the first communities to receive such a viewing. If you would like to get more information, please email Public Works at [works@pvaz.net](mailto:works@pvaz.net) Thank you Bard!



## Recreation Easement - Neighboring Pond (continued from page 1)

The neighbor has a well drilled (at his expense) to provide water for the pond and his future home. This recreation easement is a work in progress, and what the HOA contributes besides maintenance will be determined in the future.

The leadership team took a survey about the pond. The amenity survey showed the pond (recreation easement) coming in 4th out of 8th places in popularity. If interested, please email [board@pronghornranch.com](mailto:board@pronghornranch.com) with any questions.

## CURRENT TOPICS

### HOA Dues increase as of Jan 1st, 2020

As a reminder, dues are increasing \$5.81 to \$67.25 per month. You will start seeing statements every month due to the updated Arizona SB1531 State Statute that requires HOAs to send a statement of account for each payment installment. Thank you to those who signed up to receive these statements electronically. If you would like to sign up as well and help reduce costs, please go to this link and fill in your information. <https://hoamco.opt-e-mail.com/signup>.

Assessment increase history...Between 2007 & 2009 the dues were increased each year. The dues remained the same for 9 years. They again increased each year between 2018 - 2020. Home values for the same time period have increased by 60% or more.



## THE BUILDERS' BULLETINS



Best Nest Real Estate Team is open and conveniently located at 7400 E Pronghorn Ranch Pkwy for your Real Estate needs in North Prescott Valley and beyond. Our dedicated real estate agent, Marj Melchiors, is ready to help you with your real estate needs. Marj can help you find your dream home whether it is an existing home or a new build by Pronghorn Homes or other local builders. She can also provide you with a market evaluation if you are thinking of selling. Our goal is to provide you with professional service and real estate knowledge to help you maintain the equity in your home when you are ready to sell.

Marj also offers "Free" notary services to Members. Please call ahead to schedule an appointment at **928-237-5660**. We look forward to serving you!

### Dorn Homes



A new phase of lots has been released at Pronghorn Ranch. Dorn Homes is continuing to build its 1953-2578 sq. ft. home plans on larger lots within Unit 17. Within their Shadow Ridge community made up of smaller lots, Dorn builds four flexible floor plans ranging from 1508-2226 sq. ft. New lots have been released within the Shadow Ridge community and are available for sale. All Dorn Homes feature The Organic Home and Exclusive Building Science qualities.

Dorn Homes offers the ability to add your personal touch by choosing your interior colorizing finishes, allowing you to have input in the design of your dream home in this intimate community.

Open Daily from 10am – 5pm  
7891 Ramblin Ranch Rd | Prescott Valley, AZ 86315  
**928-237-2600** | [www.dornhomes.com](http://www.dornhomes.com)

# Winter



## Winter Driving Tips

When it comes to driving in the snow, remember: safety first! Here are a few suggestions for your wintry wanderings:

-If you do not feel comfortable driving in certain weather or road conditions, it is best for you to remain at home and call a friend or family member to help you. Vehicles with all wheel drive are ideal for winter driving conditions, and if you own chains for your tires- you should be in great shape!

-If you do decide to go out, remember to drive slowly and to stay in the right lane, unless you are passing someone.

-It is wise to test your brakes every so often and feel how your vehicle responds to braking on the surface of the road.

-Increase the distance between yourself and other vehicles, and be sure to accelerate and decelerate slower than you typically would.

-Try to keep your vehicle in motion, avoid stopping if you can, as this may cause you to get stuck and have difficulty getting going again.



## Snowplowing streets

In the event of a snowstorm, the Town of Prescott Valley is responsible for snow plowing the streets in Pronghorn Ranch. The road maintenance department can be reached at 928-759-3082.



## Winter Clubhouse Hours

We're open from 8:00am to 8:00pm. If you arrive at the clubhouse during these hours and would like to use the pool but discover that it is covered- please speak to a facilitator and she will be glad to remove the cover for you.

# 2020 EVENTS



## Christmas Highlights

The spirit of the season was upon us this December as we hosted our annual Christmas Craft Fair and our Community Holiday Party.

The craft fair showcased over 20 talented crafters, many of our own members, which featured scrumptious baked goodies, handmade candles, creatively inspired jewelry, beautiful photography, and many other artistically displayed items.

This year we featured Sugar Skull Rolling Cafe at the craft fair. This will be one of the many food trucks we will have at our events next year! We hope you were able to make our annual Christmas celebration, where festivities filled the Clubhouse!

Members enjoyed holiday music, which was performed by member, Kevin Kobus, crafts for the children, a silent auction, and of course Santa photo opportunities.

The community came together at the beautifully decorated clubhouse with neighbors, friends, and families gathering to celebrate this most wonderful time of the year.

It is with heartfelt warmest wishes that the New Year brings, health and happiness to each and every one of you.

## Monthly Clubs:

Last Tuesday	Book Club	4 <sup>th</sup> Thursday	Wine Club
1 <sup>st</sup> Wednesday	Out-to-Dinner Club	1 <sup>st</sup> Friday	Craft Class
2 <sup>nd</sup> Wednesday	C.O.P. Club	3 <sup>rd</sup> Friday	Monthly Social
4 <sup>th</sup> Wednesday	RV Club	Last Friday	Poker Club
3 <sup>rd</sup> Thursday	Ladies Bunco	Date Varies	Beer Club

## Scheduled Events:

February	14 <sup>th</sup>	Valentine's Gala Dinner & Dance Gym
March	2 <sup>nd</sup>	Equipment Demonstration
	10 <sup>th</sup>	Vitalant – Blood Drive
April	11 <sup>th</sup>	Easter Egg Hunt
	25 <sup>th</sup>	Community Clean and BBQ
	25 <sup>th</sup>	Community Bulk Pick Up
May	2 <sup>nd</sup>	Community Yard Sale Community
	9 <sup>th</sup>	Curbside Pick Up
June	SUMMER SWIM LESSONS BEGIN	
	6 <sup>th</sup>	Summer Concert Kick Off Begins!
	27 <sup>th</sup>	8th Annual Classic Car & Craft Show
July	11 <sup>th</sup>	Summer Concert Series
	19 <sup>th</sup>	Ice Cream Social
	24 <sup>th</sup>	Outdoor Movie
August	1 <sup>st</sup>	Summer Concert Series
	4 <sup>th</sup>	National Night Out
	11 <sup>th</sup>	Vitalant - Blood Drive
September	5 <sup>th</sup>	Summer Concert Series
	28 <sup>th</sup>	National Good Neighbor Day & Potluck
October	5 <sup>th</sup>	Community Yard Sale
	10 <sup>th</sup>	Community Curbside Pick Up
	30 <sup>th</sup>	7th Annual Haunted Clubhouse
	31 <sup>st</sup>	7th Annual Haunted Clubhouse
November	14 <sup>th</sup>	Hoe Down & Chili Cook Off
December	12 <sup>th</sup>	Christmas Craft Fair
	19 <sup>th</sup>	Christmas Celebration