

SECOND QUARTER - 2020

THE PRONGHORN PRESS

Pronghorn Ranch Homeowners Association Community Newsletter



Construction to Continue RV Parking & Fitness Clubhouse

We are excited to be moving forward again! After much research and negotiation, Pronghorn Ranch has secured funding to complete Phase I and Phase II of our planned new amenities! RV Storage will be completed and open this fall.

(More on page 2)

Come join Water Meeting at Clubhouse this Friday
June 5th at 5:30 PM - Refreshments provided

Clubhouse Update: Temporary Closure

The Pronghorn Ranch community clubhouse, pool & fitness room were all closed to the public since March 19th. Please see our 3 phase plan to reopen by clicking [here](#). You can reach the clubhouse staff by phone or email from 9am to 6pm daily with any questions.

Pronghorn Ranch Outdoor Activities

It is good to see so many enjoying the outdoors. The sport court has been open for tennis, pickleball and basketball, and now the pool and spa are open too. Please check with the front desk for availability. Do you have a putter? The putting green in front of the clubhouse is there for your enjoyment. Take a walk and bring the kids to see the fish in the clubhouse Koi pond. There are two parks in your community. Did you know there is a sand volleyball court at the Pronghorn Park off Parkview Drive on Rusty Spur Trail? Please take advantage of the nice weather and meander the walking/biking trails throughout 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

WINTER HOURS*

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

SUMMER HOURS*

Pool – 7 Days, 7am-9pm
Clubhouse – 7 Days, 7am-9pm
Fitness Room – 24/7

COMMUNITY MANAGER

Jesse Lopez
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ASSISTANT MANAGER

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Stay up to date on what's going on in Pronghorn Ranch by logging on to the website at www.pronghornranch.com



RV Storage & New North Fitness Clubhouse

We are happy to report that our funding for the North Amenities has been acquired! With the approval and funding of the loan from PinnBank, construction on the North Amenities will now resume. When the new \$2.0m PinnBank loan closed, a portion of the loan was used to pay off the \$425,094.06 balance of the Chase improvement loan thereby, in effect, refinancing that remaining balance at a lower interest rate and for a longer term. Most of you know the Chase Loan was acquired back in 2013 and the funds received from such loan were used to add new amenities next to the Clubhouse. Moving forward, the remaining balance of the new PinnBank loan will be drawn down as needed to fund Phases I and II of the North Amenities. Phase I is the RV storage rental facility and Phase II is the construction of the first of two planned north clubhouse buildings. The first new clubhouse will be called the Fitness Clubhouse. We anticipate Phase I will be constructed over the course of the next 6 months and Phase II over the next 18 months. We expect the RV storage rental facility to be an income generating amenity for our Community. With almost 100% of the spaces in the facility already reserved, it will benefit all of our Members as a steady source of income from the Community residents renting the spaces from the Association.

Based upon our most current schedule and plan, with completion of Phases I and II, we will immediately start Phase III. Phase III includes the second of the two new North Amenities Clubhouses (a multi-purpose building) which will include the third and largest pool and spa for our Community. Phase III is planned and budgeted to be financed with a second loan for \$1.4m, also from PinnBank. In addition to funding the remaining Phase III North Amenities, such loan is expected to fund the planned amphitheater and overflow parking near the existing Clubhouse. We anticipate the \$1.4m loan will be the Association's final improvement loan. The recent approval of the initial PinnBank loan has put the Association's plans for all these planned projects back into motion. The Board looks forward to being able to provide these amenities to the Community in the near future. If you have any questions or would like more details, feel free to go on our Website, or come by or call us at the Clubhouse.



Valentine's Gala Review



Love and romance were in the air as couples gathered at the clubhouse for our annual Valentine's Gala. Sweethearts enjoyed a delicious dinner catered by Garry and Amanda Chartier, while listening to the sweet melodies of a jazz quartet and vocalist led by Jeff Weisel. The evening progressed with dancing as well as dessert from our signature chocolate bar which featured a feast for the eyes - truffles, cheesecake, and even a chocolate fountain! As the Gala came to an end and our guests floated out the door, the ladies were given a beautiful rose to keep as a memoir of the sweet event. It was a lovely evening for our members who attended our spectacular Gala.



Six years ago, Malena Peraza was hired on as one of Pronghorn Ranch's amazing facilitators. As the list of events grew, it became apparent that there was a need for a dedicated event planner and coordinator. Malena's natural sweetness and hospitality made her the natural fit for the position. She has done an outstanding job over the years, envisioning and implementing new activities, while also growing community involvement and connectedness. Malena helped to establish an enormous network of incredible volunteers.

During her time as our Activities Director, Malena was also completing her degree in hotel management with Northern Arizona University. She graduated last year and began to apply for different positions in hospitality management. We want to congratulate Malena on her acceptance as the Life-Enrichment Director at the prestigious Touchmark at the Ranch Retirement Community. We will miss her dearly, but we are excited for her hard work and success in pursuit of her dreams.

Malena's assistant, Kate Allen, will be stepping into the role of event coordinator in Malena's place. She has been assisting Malena since 2019, and we are excited to see her take on the challenge. Please stop by and meet Kate at the Clubhouse.

Thank you again, Malena for the wonderful memories and for years of loving and serving Pronghorn Ranch!

Walking Trails Reminder



We are seeing more members and their pets out on the community walking trails. Enjoying these dedicated trails is a great amenity and great exercise.

Please remember to be respectful of the homeowners who border these trails. Keep your pets on a leash while distancing you and your pets from being too close to a homeowner's back yard or wall. If your dog is a barker, please keep in mind, not everyone is up at 6am.

New signs are being installed to help the community know these walking paths are for members to enjoy. **No motor vehicles are allowed on any walking trail.**



Spring Cleaning Tips!

At this time of year, you may get bit by the cleaning bug and feel the urge to scrub "all the things!" If so, here are a few ideas:

1. Make a list. You likely have a running list of projects that have been nagging at you. Write down these projects in order of priority and set about completing them one at a time. Make sure to enjoy the satisfaction of crossing items off of your list as you conquer them!
2. Go natural. There are times when projects simply require those hard chemicals but try to use natural products as often as you are able for your health and the sake of the environment. Vinegar and baking soda are great natural cleaners with so many uses! And, if the weather is pleasant, open your windows and let the Spring air waft through and freshen up your home.
3. Be generous. As you are filtering through your closets, shelves, and piles, you may end up with many gently used items that you simply no longer need. Don't throw them away! Consider donating them to one of the local thrift stores or shelters to benefit those who are in need.

Pronghorn's Pet Prints

Remembering to do the hard part:

There are many four-legged members of the families in Pronghorn Ranch. As Owners, please remember that our rules indicate that you are responsible to pick up after your pet and are also responsible for preventing your dog from making an unreasonable amount of noise, which can become a nuisance to your neighbors. You can report noisy dogs by calling the Barking Nuisance Hotline: 928-772-5154

A Message from the Pronghorn Ranch Board of Directors

The Board hopes this newsletter finds you well during these unusual times. We regret having had to close any Community facilities due to COVID-19 related restrictions. We will let everyone know by email as soon as we are able to reopen our Clubhouse under Phase 3 of the Governor's restrictions.

We are posting more and more information for you on the Association Website. This information includes the Association financials. Also, the independent audit of the Association's financials will be received soon and will be added to the Website. The Association's financial strength has given our Community the ability to acquire funding for the North Amenities which include the RV storage facility and the new Fitness Clubhouse. We are excited to see these projects move forward this year. We are also pleased to inform you the required closings of the Association's facilities have not resulted in material changes to the Association income or expenses. They have remained relatively similar to pre-COVID conditions. However, the updating of our Reserve Study has been delayed due to COVID-related restrictions and is now planned for a date following the completion of the new North Amenities. Again, please regularly visit our Website for answers to questions like these and many others.

We look forward to seeing you at the Association's 2020 Annual Members Meeting. The date of the meeting has been pushed back a month to July 22nd at 5:30pm due to COVID-related restrictions. We will notify Members in early July if there are any special considerations required due to COVID-related restrictions and the exact location of the meeting.

Sincerely,
Your Board of Directors
Luther, Ben, and Robin

Member Spotlight

Pronghorn Ranch Staff want to recognize our wonderful member Bobbi Shapiro. She is a skilled crafter who not only inspires creativity with her craft classes, but also helps our Community bring people together for fun and fellowship. Although Bobbi charges a fee for her class, the amount is not nearly enough to compensate for her time, travel, and supplies for the projects that she makes with her class. She said she doesn't mind the cost because she gets to have fun! This past Christmas, Bobbi spearheaded our first Community Silent Auction at the annual Christmas party. The auction alone, collected over \$500 for The Agape House, a non-profit organization providing housing, life-skills, programs, counseling, mentoring, and training for homeless individuals and families in need. The Agape House wrote to us in January:

"I just wanted to thank you each for bringing in collectively over \$3,000 from Pronghorn this past year! The Poinsettias Campaign, Silent Auction, & AZ Charitable Tax Credit has been very beneficial to those families who are without."

Bobbi also volunteered her time to teach Summer craft classes for children, where young members get to participate in craft projects geared toward their age and ability. Bobbi not only shares her time and talents with the craft club, she is always willing to volunteer with craft projects around the clubhouse and for special events. She even takes time to handcraft Christmas presents for the staff that reflect something special about them. Bobbi always has an infectious smile on her face and she is a joy to all those who know her! It is with appreciation and gratitude for all that you do, that we say: "Thank you Bobbi!"

(FOR MORE INFORMATION ABOUT THIS ORGANIZATION : agapehouseprescott.org)

Also, we are still accepting donations for non-perishable food items and military donations every day during business hours. Items can be dropped off at the clubhouse front doors. This is an ongoing collection.

Food will be donated to Yavapai Food Bank. Thank you for your continued support...!

UPCOMING MEETINGS:

Board Meetings:

July 22nd, 7:00 pm ([RSVP Here](#))

October 6th, (time tbd)

December 16th, (time tbd)

Annual Member Meeting:

July 22nd, 5:30 pm ([RSVP Here](#))

Message the Board by emailing them
at board@pronghornranch.com

Contact Ben, our founder, by email
at ben@pronghornranch.com

Or call him at 928-899-8050



Courtesy and Code of Conduct Love Your Neighbor

Our Pronghorn Community is comprised of Members from over 1,100 homes. With approximately 3,000 people enjoying our beautiful neighborhood and facilities, we need to remember to be considerate of those around us. Let's live by the "Golden Rule" and treat others as we would like to be treated. When we show kindness and grace to each other, we brighten and build up our community. If you experience a conflict or frustration with a fellow Member or anyone on the staff, please take some time to try and work out the issue by conversing with one another. If you need additional perspective or assistance in resolving an issue, please visit Jesse or Barb at the Clubhouse. You may also consult the "Clubhouse Complex Rules and Regulations," which are available to everyone on the website.

Reminders & Helpful Hints

Website: www.pronghornranch.com



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 Melchior, 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!



Committee Success / Prescott Valley Elections

Committee Success: After we learned of the planned development of two parcels located on the door step of Pronghorn Ranch and the related General Plan changes that would be required to allow such development, your Board formed an ad hoc committee called Viewpoint 89. The primary purposes of the Committee were to investigate the proposed changes to the General Plan related to such planned development and to provide information to the Town Council regarding the consequences to our community if such changes to the General Plan were approved. The Committee members were Rob Esson, Paul Beaty, Jack Taber, Linda Mast, Dave Wallace, Glen Brower, Ben Snyder and Dennis Royalty.

The Board is happy to report the Town Council has not approved any changes to the General Plan that would have allowed multifamily development on single family planned property. Instead, the Council adopted the changes to the Town Code suggested by the Committee and by other interested community members. Such changes will help our community fight against any future changes to the General Plan that would allow the two parcels to be developed as anything other than single family homes on the single family zoned property.

The Board thanks the Committee members for their service on behalf of the Pronghorn Ranch members. We also thank all of you who supported the efforts of the Committee for your involvement in achieving this excellent result for our community.

Because the Viewpoint 89 Committee's purposes have largely been achieved, the Board will dissolve the Committee at this time. However, in the event the Board feels there is a need to create another Committee at some point, it is certainly prepared to do so. The information and experience obtained by the Committee members will prove invaluable should another issue arise regarding changes to the General Plan that will impact our community. We will monitor and apprise you of any future developments.

Upcoming Elections: As you are hopefully aware, there will be Prescott Valley elections in August and November. We are blessed that so many Town residents have decided to throw their hats in the ring to run for the Town Council. Those candidates should be congratulated for taking the step to represent the citizens of Prescott Valley.

We are learning that as candidates become educated on our General Plan single family issue, at least 6 or more **agree** with our position. The Board encourages you to get to know all of the candidates and to understand where they stand on the issues that impact our community. The Pronghorn Ranch Homeowners Association is planning outdoor "all inclusive" candidate forums in order for you to be able to get to know all the candidates.

Board of Directors
Pronghorn Ranch Homeowners Association

Footnote: The Citizens Voice PAC and its organizers are **not** affiliated in any way with the Pronghorn Ranch Homeowners Association, the board or its activities and do **not** speak on behalf of the association, officers or members.

Upcoming Events — Hopefully coming back soon...

During this time at home, what are you and your family doing to keep yourself busy? Are you crafting more? Cleaning out that closet or garage? Playing games? Digging up some old recipes? Dancing in the living room? We would love to know!

Have you rediscovered your love of cooking or baking? What is your new favorite appetizer, dish, sauce, dessert? Do you have a recipe for it? Please send it to us. We may end up with a Pronghorn Ranch cookbook!

We can't gather to share a meal, but we can share our recipes and know we are with each other by the recipes and meals created because of it.

Our events may be canceled for now... However, when it is safe for everyone to return to our normal routine, Pronghorn Ranch, the staff, and its members will gather at the Clubhouse to celebrate this wonderful occasion. There is no set time or no set date. It will be one of the greatest events held at Pronghorn Ranch, simply because we have a community full of the greatest people!

For now... stay well and be well. All my best, *Malena*



Scheduled Events*:

| | | |
|-----------|------|--------------------------------------|
| July | 11th | Summer Concert Series |
| | 24th | Outdoor Movie |
| August | 1st | Summer Concert Series |
| | 4th | National Night Out |
| | 11th | Vitalant - Blood Drive |
| September | 5th | Summer Concert Series |
| | 28th | National Good Neighbor Day & Potluck |
| October | 5th | Community Yard Sale |
| | 10th | Community Curbside Pick Up |
| | 30th | 7th Annual Haunted Clubhouse |
| | 31th | 7th Annual Haunted Clubhouse |
| November | 14th | Hoe Down & Chili Cook Off |
| December | 12th | Christmas Craft Fair |
| | 19th | Christmas Celebration |

Monthly Clubs*:

| | |
|--------------------|-----------------------|
| 3rd Monday | Mexican Train Dominos |
| Last Tuesday | Book Club |
| 1st Wednesday | Out-to-Dinner Club |
| 2nd Wednesday | C.O.P. Club |
| 4th Wednesday | RV Club |
| 2nd & 4th Thursday | Euchre |
| 3rd Thursday | Ladies Bunco |
| 4th Thursday | Wine Club |
| 1st Friday | Craft Class |
| 3rd Friday | Monthly Social |
| Last Friday | Poker Club |
| Date Varies | Beer Club |



* Tentative schedule

What's New on the Horizon:

- RV Storage Construction—2020**
- North Fitness Clubhouse—2020 & 2021**
- North Multi Purpose Clubhouse—2021**
- North Pool & Spa—2021**
- Recreational Easement—2021**
- Bocce Ball Courts—2021**
- Dedicated Pickleball Courts—2021 & 2022**
- Added Trees—2020 & 2021**
- Amphitheater—2021 & 2022**

