

THE PRONGHORN PRESS

Pronghorn Ranch Homeowners Association Community Newsletter



Easter Egg Hunt and Family Fun

Saturday, April 16th, 2022

It's time once again to get "egg-cited" for the Annual Easter Egg Hunt at the Clubhouse! This year's event will be bigger and better than last, held on **Saturday, April 16th, 2022, from 10:00 AM – 1:00 PM.** We have over 1500 eggs to hide, 300 golden tickets to be found and many surprises.

The Hunt will be divided into different age categories to allow the littlest ones to forage on their level. There will also be many springtime activities for the whole family including face painting, balloon twisting, door prizes, sack races, obstacle course, bubble games, bounce house, breakfast pastry bar and so much more to enjoy. The Easter Bunny himself will hop on by to officiate this sweet Easter celebration so have your cameras ready!

We know this year will bring more people than before, so we have planned for double the talent as last year to accommodate all the joyful children. One of the best acts will be an up-close magician, providing incredible magic tricks as you wait for balloons and face paint. Magic will be everywhere, some in your very own hands. Come join your neighbors for a morning filled with whimsical treats and happy feet! We are so *egg-cited* to see you all there!

We continue to partner with **Yavapai Food Bank** for this annual event, this event is **FREE** for all members, we only ask that you donate two cans of food to help stop hunger in Yavapai county.



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 Operations Manager

Barb Godair
operations@pronghornranch.com

Events & Activities Director

Kate Allen
activities@pronghornranch.com

Assistant Manager

Chelsea Johnson
rv@pronghornranch.com

Compliance Coordinator

Robert "Bobby" Lujan
compliance@pronghornranch.com



A Message from the Pronghorn Ranch Board of Directors

Dear Pronghorn Ranch Members,

As a new spring is upon us, we are feeling the swift momentum of a new year ahead with new goals to improve our previous best, by continuing to strive for Pronghorn Ranch to be even better. Your board and management team are always listening and together we will continue to build the best community in Prescott Valley for years to come. We have a strong community plan with a healthy financial position and guiding principles to ensure people come first as we all live together in this great place to call home.

For the last few years, our financial stability has continued to solidify. We are becoming stronger than ever without needing to increase dues. New developments are coming as we discuss the possibility to annex the Antelope Park subdivision into our homeowner's association which would generate more income to assist with keeping dues at the same low level. We are currently adding the first RV cover (which will increase our revenue even further) to the already positive cashflow RV Storage Facility. The plans for the new clubhouse and pool, despite two years of Covid related delays, are moving forward again. As we strive to improve our club amenities more all the time, we are really putting our investments into the people of Pronghorn. We want all our members homes and membership investments to always improve and to render deep happiness. Your community happiness is our goal by improving the value of our community property and quality of life we share at Pronghorn Ranch.

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

Email the Board at board@pronghornranch.com
Contact Ben, our Founder, by email at ben@pronghornranch.com,
or call him at 928-899-8050. Visit the Pronghornranch.com
website for updated community and member information.

Healthy Garden Tip: Pruning Your Roses Without Whacking By: Libby on the Loop

If you want bigger, more colorful, and abundant flowers on your rose bushes, early spring pruning is essential to optimizing new flower growth. We can begin to prune our rose gardens in Pronghorn Ranch at the end of March thru mid-April. Tree roses, floribundas, modern hybrids, grandifloras, and old fashion types can all benefit from the following pruning suggestions.

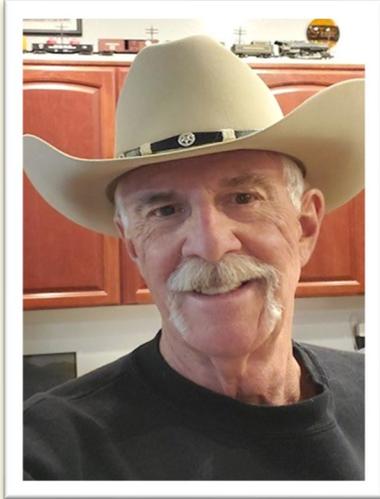


The first step in pruning (not whacking), is to take out all the dead wood carefully and deliberately with a special attention on cutting the small, tangled stems at the center of the bush. Note: cutting the cane down to the living stem requires gloves and arm covers to protect yourself from thorns.

Next, look for canes or branches that cross over other growth. Be careful here to be selective of what you cut, keeping in mind that you are trying to promote more sunlight and air circulation inside the plant by removing the weak, unproductive, or dead stems to encourage stronger new growth each year. For best results, keep the canes that are growing outward and away from the center of the bush and cut lower more inwardly growing canes at the crown. Remember, always be selective and deliberate to avoid whacking which will ultimately stunt your rose bush's growth. The goal is to remove as many as 8 less desirable canes from the center crown while maintaining the big "V" shape that help rose bushes grow best.

In summer months, feeding, watering, and deadheading the spent flowers after proper pruning in the spring will ensure continued success of your bush. We hope you will enjoy healthier and more beautiful roses for seasons to come by following these simple pruning tips.

Member Spotlight: Alan Dollar



Alan Dollar left his home state of 68 years and moved to Prescott Valley four years ago. He sought a beautiful place with cultural and western history, prolific music, and friendly people. Alan found that in Prescott Valley and Pronghorn Ranch. It is a fascinating place with expansive natural beauty, a variety of activities, and great people.

The pinnacle of Alan's 50-year career as a Master Karate Instructor, is a recent promotion, in Okinawa, Japan, to 9th degree black belt. Competing, teaching, and lecturing around the world has given him a comprehensive understanding of people, civilization, and community. Alan points out that the traditional karate taught by the humble people of Okinawa, the Island of Karate, places kindness and compassion alongside the ability to defend oneself, family, and community. He explains that it is not the jumping, screaming karate seen on the screen.

Alan has published two books on the topic that are read around the world. His incredible world experience and lifelong careers, all began as a sergeant in the Marine Corps. His history can be found on the internet, YouTube, and Amazon.

He enjoys staying fit, restoring antiques, playing congas and taiko drums. Mostly, he enjoys time with his border collies Panda Bear and Kuma San, teaching tricks, agility, and love, to bring smiles to people. The three of them spend 24/7 together and Alan isn't always sure who is training who.

Alan's previous border collies were therapy dogs. Together, they visited elderly facilities and events for petting and demonstrations for over 10 years. Now at 72 years old, he and his two companions are enjoying retirement. Alan believes he has found the perfect, friendly, safe, and remarkable community to enjoy this later season of life to its fullest.

Annexation of Antelope Park



Follow us on
Facebook
[Click Here](#)

The board is currently reviewing input from members regarding the pros and cons of a potential annexation of the Antelope Park subdivision. If the decision is approved, all new homeowners within the new Antelope Park subdivision will pay the same dues as our existing members. An estimated \$200,000 will be the generated in added new income during build out of the new subdivision. Currently, only 4% of our Members utilize the main amenities within Pronghorn Ranch during any given average day. Further, if we apply this Member usage percentage to the potential membership addition of Antelope Park, the results average out to only 8 additional Members will be using the amenities daily. The pros appear greater than the cons, as the estimated net annual income minus the estimated annual expenses will result in an additional significant positive cash flow every year. The additional net positive cash flow generated from the annexation of Antelope Park subdivision, could provide new resources for our homeowners' association to expedite the scheduled buildout of our new fitness clubhouse and new larger pool.

If you would like to contribute your thoughts, please reach out to your leadership team by calling the Clubhouse at 928-775-0374 or go to <https://pronghornranch.com/pronghorn-news/> to submit a brief survey on the matter.



Pronghorn Home Sales

The Pronghorn Team, welcomes Bryan Turner to the force. Feel free to stop by their office anytime to see what’s going on in the real estate world. Whether you’re ready to make a purchase or list now or if it’s a year in the future and you just want to get an idea of the market, they are here to help you. Their office is on the hill overlooking Pronghorn Ranch Pkwy at 7400 Pronghorn Ranch Pkwy. Bryan and the team will go the extra mile to help you find your dream home no matter if it’s a new home or an existing one. **The Pronghorn Team** is here to make sure you get the most for your money whether you’re selling, buying or both! On average your investment in your home is worth \$55,000 more than a year ago. If you would like a market evaluation of your home before you sell, contact Bryan. Call 928-237-5660 or visit the office to schedule an appointment. Our team looks forward to serving you! Look for new special member incentive program coming soon from the Pronghorn Team.

Real Estate Market Information For Pronghorn Ranch

- From December 2021 through February 2022, 26 properties have sold.
- The average sale price is currently \$556,000 compared to \$501,000 at the beginning of 2021.
- Due to high demand and low inventory, the average time on the market is 19 days, compared to the beginning of this year when homes spent an average of 2 days on the market. So, if changing homes is your goal, the market is favorable for sellers, and your home is likely to sell quickly.



North Amenities Update

Construction is ongoing for the first of the three RV covers and will be completed soon. The first cover will provide coverage for 26 RV units. Later this summer, the additional two covers are planned for installation providing 48 more revenue producing covered spaces for RV Storage. We are now planning for further construction on the new North Amenities fitness clubhouse in later 2022.

Please take note that the temporary parking allowance will end when the first cover is complete. Compliance notices will be generated to those parking their units outside of an RV garage at your residence. Anyone interested in RV parking should contact Chelsea Johnson, our Assistant Manager.



Chelsea Johnson
Assistant Manager
928-775-0374
cjohnson@hoamco.com
RV@pronghornranch.com

Dorn Homes



A new phase of lots has been released at Pronghorn Ranch within the Shadow Ridge and Ridgeline communities. Dorn builds four flexible floor plans ranging from 1508-2226 sq. ft. All Dorn Homes feature The Organic Home and offer 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 7820 E. Talking Iron Lane, Prescott Valley, AZ 86315 **928-237-2600** www.dornhomes.com

FOODIES

Featured Recipe: Marinated Flat Iron Steak and Broccoli

By: Bonnie Carnahan

Pronghorn member and home chef-extraordinaire, Bonnie Carnahan, shares with us this keto-friendly recipe that is big on flavor and light on carbs! She suggests using fresh ginger, using specifically “toasted” sesame oil opposed to regular sesame oil, and Red Boat Fish Sauce for the “umami” flavor to complete the dish. Additionally, she adds, the marinating step is very important for combining the unique flavors and tenderizing the steak before cooking.



Ingredients:

- 1 lb. Flat Iron steak or Flank steak
- 1/4 lb. broccoli (cut into small florets)
- 1/4 cup coconut oil or gluten-free soy sauce
- 1 Tsp. toasted sesame oil
- 1 tsp. fish sauce
- Jasmine rice (carb option)

Marinade

- ¼ cup coconut aminos
- 1 tsp. root ginger – peeled & grated
- 2 cloves of garlic – chopped
- Combined all ingredients in a ziplocked bag
- Add sliced steak, marinate for 1-hour

Instructions

- Freeze steak for 15 minutes, then cut flat iron steak into very thin slices against the grain
- Add the sliced beef to a small plastic bag with the coconut aminos, ginger & garlic. Let marinate for 1 hour in the fridge.
- When you are ready to cook, drain the beef from the marinade but reserve the liquid marinade for later, as this will be the stir fry sauce.
- Blanche the broccoli for 2 minutes in boiling water, and then drain well.
- In a large Wok or Cast-Iron Skillet, heat oil over medium-high heat then stir-fry beef until browned, 1 - 3 minutes. Remove from skillet.
- Stir-fry broccoli until crisp tender, for about 3 minutes, then add the remaining marinade liquid and cook for 2 more minutes.
- Return the beef to the pan with the broccoli and warm through, then add the fish sauce and toasted sesame oil and serve hot with rice or without rice for Keto-friendly option. Serves 2 – 4.
- Enjoy!

Valentine's Romantic Dine & Dance

This year for Valentines' Day weekend, we brought the celebration to you in a sold-out event at the Clubhouse. The romantic atmosphere was beautifully thought-out with intentional details in every selection from food, wine, music, and décor. We combined local talents, chef Debbie, owner of *Goods from the Garden Catering*, who delivered a beautiful spread of fresh and innovative flavors to our Pronghorn Members. Combined with the sweet jazz melodies of *Mood Swing*, a 5-piece procession assembly, filling the room with sensual overload. 100 Hundred Chairs rental company helped us create a rustic, relaxed and romantic atmosphere to foster one of the best of evenings together so far in 2022. Look out for this fun exclusive event in 2023!



Community Clean-Up & Bar-B-Que

Our community Clean-Up Day is not only fun and full of exercise while we beautiful the community, but also an excellent opportunity to teach our children how to be responsible stewards of our shared environment. We had an amazing group of 40 volunteers last year and we cannot wait to see how much this service day has grown this spring.

All ages are invited to get involved in the morning **Saturday, April 30th, 2022**, for a community-wide, clean-up followed by a hosted lunch at the Clubhouse. Please meet at the Clubhouse at **9:00 AM** for donuts and supplied garbage bags. All volunteers will regroup at the Clubhouse at **12:00 PM** for a delicious lunch on the patio, raffles giveaways, and a group photo. Waste Management will provide a large receptacle for the collected debris.



2022 SPECIAL EVENTS

April 16th ---> Easter Egg Hunt
 April 30th ---> Community Clean and BBQ

May 5th ---> Tacos & Tambourines
 May 14th ---> Community Yard Sale
 May 19th ---> Community Curbside Pickup

June ---> Summer Swim Lessons Begin
 June 4th ---> Summer Concert Kick-off Begins
 June 18th ---> 9th Annual Classic Car & Craft

July 9th ---> Summer Concert Series
 July 23rd ---> Ice Cream Social & Mini Ponies

August 6th ---> Summer Concert Series
 August 19th ---> Vitalant Blood Drive

September 3rd ---> Summer Concert Series
 September 24th ---> National Good Neighbor Day

October 1st ---> Community Yard Sale
 October 29th ---> 3rd Annual Fall Family Festival

November 11th ---> Veteran's Day Guest Speaker
 November 12th ---> Holiday Craft Show

December 10th ---> Christmas Celebration