



Q & A regarding the potential annexation of the Antelope Park Subdivision now being built off Pronghorn Parkway to the south of the Clubhouse.

Questions & Answers:

Q. Is the decision already confirmed to annex Antelope Park Subdivision?

A. Not yet, however, it is likely to be confirmed soon.

Q. Have Members of the Pronghorn Ranch had a voice in this possible Annexation into the HOA?

A. Yes, and the majority of members we have spoken with view this annexation with pros v. cons as a net positive addition to the community.

Q. Will the annexation generate income and how much will the new subdivision homeowners pay to be a part of Pronghorn Ranch HOA?

A. Yes the annexation will generate significant income for the association. The annexation is estimated to bring in initially a net increase of \$200,000 upon complete build out, and then annually after that \$80,000 per year. All homeowners of Antelope Park will pay the same dues and fees as all of the members of Pronghorn Ranch Homeowners Association.

Q. How will the additional membership affect the utilization of the Pronghorn Ranch amenities?

A. On any given day, on average, only 4% of the Pronghorn Ranch Members utilize their amenities. Therefore, this new subdivision would only be increasing our average daily usage by 8 members.

Q. Would annexing Antelope Park Subdivision be a net positive for the community?

A. The pros are looking like they outweigh the cons, by providing us a net positive for Pronghorn Ranch. The estimated net annual income, less expenses, will result in a significant additional positive cash flow every year. The estimated additional operational and maintenance expenses are projected to be much lower than an annexation's resulting increase in association revenue by adding the new Subdivision.

Q. Who will be responsible for the Antelope Park Subdivision road maintenance?

A. The roads of the Antelope Park Subdivision are owned by the Town and will all be maintained by the Town of Prescott Valley.

Q. What is the schedule for the build out of Antelope Park Subdivision?

A. The first closing is expected to be in early summer of 2022. The scheduled complete build out of the Antelope Park Subdivision is estimated be in 2024.

Q. What is the schedule of the build out of the new third and largest planned association pool?

A. The build out of the Pronghorn Ranch new larger pool, after being delayed two years due to COVID, is now re-scheduled to be completed by the association by the end of 2023.

We are currently reviewing Member input, and the pros and cons of the potential annexation of the Antelope Park Subdivision. Many Members have already shared their input. If you would like to contribute your thoughts, please reach out to your leadership team, or call the Clubhouse at 928-775-0374, or click this link to submit a brief [survey](#) on the matter.