



THE PONY EXPRESS



Vol. 47 A Publication Of The Peccole Ranch Community Association July/August, 2003



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Security

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Emergency

Fire, Police & Ambulance
911

Police Non-Emergency
795-3111

Animal Control
229-6348

Poison Center
732-4989

Neighborhood Watch
229-3507

Street Light Service
(Public Streets)
229-6331

City Code Enforcement
229-6615

DATES TO REMEMBER

Board of Directors Meeting

Thursday, August 14th

Thursday, Sept. 11th

6:00 PM Clubhouse

Design Review Committee

Thursday, August 14th

Thursday, Sept. 11th

4:00 PM Clubhouse

Landscape Committee

Wed. August 13th

Wed., Sept. 10th

Community Relations

Thursday, August 7th

Thursday, Sept. 4th

6:PM Clubhouse

IMPORTANT INFORMATIONAL UPDATE FOR PRCA HOMEOWNERS

All homeowners need to be aware of the many projects that have commenced or are about to begin at PRCA. These projects will impact all homeowners. Below is a list of items that will be explained in depth in the newsletter.

- Phase I - Cottonwood Trees/Sidewalk removal (Paseo)
- Phase II – Cottonwood Tree removal (rear-yard wall area Paseo)
- Projects commenced and/or proposed
- Water Rate Increase to all LVWD customers effective 9-1-03
- Watering Restrictions effective 9-1-03
- Rebate incentive (SNWA) to convert to xeriscape
- Monthly Board of Directors Meeting reminder
- Landscape Committee meeting update
- Current Financial Update

PHASE I – Cottonwood trees/sidewalk removal (Paseo)

The trees are being cut down adjacent to sidewalk and concrete areas. Water has to be turned off in these areas during this removal and cutting process. PRCA will sustain some grass loss due to lack of watering. Unfortunately, this cannot be avoided. 2. At the time that the trees are being cut down, the roots and stumps are being treated with a chemical to kill the roots and stumps. The treatment must stay on these areas for 3 to 4 weeks. 3. The contractor will return to grind down stumps, dig out roots and fill in areas with dirt. 4. Many benches were beyond repair due to concrete erosion. All benches will either be put back in place if salvageable or will be replaced. This will be the last item to be completed for this project.

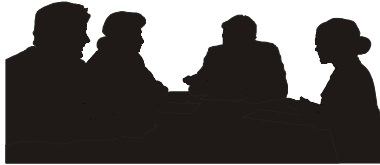
PHASE 2 - Cottonwood tree removal by rear yard walls (Paseo)

Is tentatively scheduled to commence in August/September of this year. All Cottonwood trees that are close to the rear-yard walls along the Paseo will be removed. Steps 2 & 3 from Phase I will be repeated. The complete tree removal project PRCA was estimated to be completed within 6 to 7 months. A project of this size is not something that can be done over night.

XERISCAPE LANDSCAPING – Along common area streetscapes

PRCA has begun the conversion of the streetscape areas along the main roads. Grass areas will be removed to eliminate water runoff and replaced with granite red rock. The Board of Directors has been proactive on devising plans to utilize the rebate program and conversion efforts to help

(Con't. Page 2)



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Accountant

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Acct. Ass't.

Betty Zinner
Adm. Ass't.

Marie Ploesch
Compliance Coord.

Robert Kern
Maintenance

(Con't. from Page 1)

the valley save water and reduce the water costs that would impact PRCA. Xeriscape conversion of areas in the Paseo is in the discussion stage. PRCA is working with the SNWA on the conversion design. Upon meeting with the SNWA they informed PRCA about the proposed drought watering restrictive schedule, water usage increases and the conversion to xeriscape rebate program offered to PRCA. Homeowners will be notified when this phase of work is about to commence. This project is still about two to three months off.

WATER USAGE RATES/WATER RESTRICTIONS FOR ALL LVWD

CUSTOMERS are expected to increase 22% to 40% effective September of 2003. PRCA will only be allowed to water ONE DAY A WEEK for the months of Nov., Dec., Jan., and Feb. PRCA will only be allowed to water EVERY OTHER DAY for the months of Sept., Oct., March and April. The other four months water frequency schedule has not been released to the public. This watering moratorium will be in effect for 3 to 5 years per the SNWA. FYI – all customers will be assigned a water group schedule. Watering on days other than your assigned days or during the prohibited time of day, may result in a water waste fee assessed to your water bill by the LVWD. As you will surmise by the above-proposed information that the LVWD and SNWA have conveyed to PRCA, the chances of our Paseo area's being green all year are rather slight. If you have not been notified or seen articles regarding the "New mandatory watering schedules" due to the drought conditions you may go to www.snwa.com for further information.

ADDITIONAL PROJECTS COMMENCED OR PROPOSED - 1. Repair and painting of all common area walls have commenced. 2. Conversion to xeriscape along the main road streetscapes to remove grass and install rock and change the irrigation sprayer system to drip lines will commence first part of July. 3. Remove remaining troublesome cottonwood trees, stumps and roots by rear-yard walls along Paseo. 4. Repair/ painting and/or replacement of rear-yard walls and wrought iron fencing. 5. Redesign and possible conversion of larger areas in the Paseo to xeriscape. 6. Light posts in Paseo – repair and/or replacement of rusted areas. 7. Exercise Stations repair/replacement in Paseo. 8. Doggie Station replacement stands and boxes. 9. Maintenance/Storage Building under construction. 10. Community Information Directory under construction. 11. Enhancement project of Grand Canyon/Sahara entrance under way.

As you can see by the long list of items that need to be accomplished these projects may take well over a year or so to complete. We understand your concerns and will appreciate your patience during accomplishments of these projects.

MONTHLY BOARD OF DIRECTORS MEETINGS – The monthly meetings are to help inform homeowners of plans, project and subjects that will affect them. The Board of Directors invites homeowner participation. These meetings are held the second Thursday of every month at 6 PM in the PRCA clubhouse.

Landscape Committee Update – items that were discussed during the July 9th meeting is as follows. The enhancement of the Grand Canyon/Sahara entrance is expected to be completed within two weeks. After an inspection of trees within the common areas there were found to be approximately 240 trees either unhealthy or dead. The BOD has approved replacement of 36 trees along Preakness Pass/ Winning Colors. As the budget allows the tree replacement project will continue. Polo Greens will be the first non-gated community to be considered for entry enhancement. Upon completion of the common area wall repair/ repainting, shrubs along common walls will be identified for replacement.

CRIME WATCH REPORT

The following were reported to Peccole Ranch Community Association Office or Security Patrol on:

AUGUST HOLIDAYS

- 3rd - Friendship Day
- 26th - Womens' Equality Day

SEPTEMBER HOLIDAYS

- 1st - Labor Day - Office Closed
- 7th - Grandparents' Day
- 23rd - 1st Day of Autumn
- 26th - Native American Day
- 27th - Rosh Hashanah
(Jewish New Year)

#####

The PTA would like to welcome back all Piggott Panthers. The Open House for this 2003-2004 school year will be on Friday, August 22nd. The PTA will be kicking off a fundraiser. So please stop by our table for more information. We have started a partnership with Albertsons and Party Land. Hope you all had a great summer, and look forward to seeing everyone on August 22nd.

Parents -- School opens on August 25th. PLEASE DRIVE CAREFULLY!!

#####

- 05/02** Resident reported theft outdoor bench (Stone Ridge)
- 05/06** Resident reported break-in (Canyon Ridge #12)
- 05/19** Resident reported break-in (Wellington Park)
- 05/31** Resident reported vehicle break-in & theft (Tuscany Hills/Canyon Ridge #9)
- 06/10** Resident reported attempted house break-in (Ascot Park)
- 06/15** Resident reported car burglary (Stone Ridge)
- 06/18** Resident reported house burglary (Canyon Ridge #12)
- 06/18** Vandalism to common area (Wellington Park)
- 06/18** Resident reported vandalism to landscaping (Canyon Ridge #9)
- 07/02** Resident reported house burglary (Canyon Ridge #9)
- 07/06** Resident reported vehicle break-in (Canyon Hills)

The above is for informational purposes only and may, or may not, be a full report. PRCA does not guarantee the accuracy of the reports received.

GARAGE DOORS

If you have replaced your garage door, please remember that the new door must be painted the same color as the old door. If the new door is different than the old door, you must submit the changes to the Design Review Committee for review. If you purchased a resale home with a white garage door, please contact the Association Office for assistance with color information.

PERSONAL ADS

Nanny Wanted, to care for infant, part-time. Call 256-7026

5-Piece Dinette Set, \$250, Inc. 2 leaves & pads; **3-Piece Entertainment Center**, \$200; **Oversized Leather Chair**, \$150; **4 Drawer Oak Filing Cabinet**, \$75; ...and more, Call 341-7377

Hanging Light Fixture - 6-sided glass with brass accents, 6 lights, approx. 2-1/2 ft. tall; asking \$38; **Whirlpool QuietWash Plus Dishwasher**; white front, asking \$68; **Mobile Computer Desk**; lt. wood tone w CD rack, holds monitor, printer, & FAX, asking \$48. Call 242-4826 between 6PM-10PM

Delta Band Saw, like new; \$100. Call 243-9069

Oak Baby Cradle; \$40; **Mens' Suits, Double Breasted**, 42-44L, 32-36W, \$25; **57' Ford Fairlain Coupe**, 95% restored, red&white, \$75. Call 242-5907.

Oak Queen-Size Bedroom Set, wall unit with drawers, inc. dresser, armoire, free-standing mirror. Cost \$7000, ask. \$3500 OBO. 243-5080

Tennis Partner, looking to play singles. Intermediate player. Call Howard at 648-2602

3.5 HP Go-Kart, 1 seater, max speed 30 mph, governor, killswitch, chainguard. inc. helmet & steering wheel pad. \$250. Call 254-5848

Contemporary soft leather couch, loveseat & chair w/ottoman. hunter green, **4 glass/iron tables**. Cost \$5400, \$1250 takes all. Call 243-5579

French Lessons by trilingual instructor, resonable fees & flex. hrs. Call Alexandria at 869-2248.

LET THE COUNTY NEIGHBORHOOD JUSTICE CENTER HELP YOU HELP YOUR OWNERS

Many times neighbors have unique problems between themselves that have nothing to do with the Association issues or authority to intervene. We wanted to let you know about a service provided by Clark County, which provides free mediation between neighbors or individuals. The service is called the **Neighborhood Justice Center** and can be reached at **(702) 455-3898**. They are located at 1600 Pinto Lane in Las Vegas, which is in the area of Charleston and Rancho. They are open between the hours of 8:00 am and 5:00 pm, Monday through Friday.

Mediation is a process that assists disputing parties to resolve their differences and reach a mutually satisfactory agreement with the help of a trained, neutral third party.

The Center will not handle disputes where the problems are such that they can't be settled through negotiation, where matters involve violent activity, or matters in which one of the parties refuses to participate willingly.

Some of the benefits of the Center are: it's cost effective, faster than litigation, the process is personalized, issues are discussed in depth, parties control the outcome rather than having a decision made for them, and it is private and confidential.

The Association can only get involved in those issues for which it has authority in the governing documents, and may tell you that they cannot help resolve a specific problem. Please consider contacting the **Neighborhood Justice Center** who will help you come to a resolution.

(From Community Interests Magazine, June, 2003 Issue)

CHANGING YOUR LANDSCAPING?

With the drought that Nevada is currently experiencing, and the rebate available from the Water District, many homeowners have decided to convert to desert landscape. PRCA is encouraging all efforts to save water and discouraging water waste. However, please remember that all exterior changes to your home or lot requires the approval of the Design Review Committee, prior to installation. This includes landscaping changes.

The design review process is a fairly simple procedure. A DRC submittal packet can be picked up at the Association Office, or call 255-3351 to request that a packet be mailed to you.

The DRC meets once a month in our Clubhouse. The meetings are usually held on the second Thursday of the month. However, meetings may be rescheduled due to circumstances beyond the Committee's control (holidays, etc.)

If you have made ANY improvements to your lot, without DRC approval, it is recommended that you contact the Association office. The office staff will assist you in completing the necessary forms and applying for approval.

Please remember that the CC&R's, Article 4, Section 4.3 requires DRC approval of all improvements/changes to your lot. Failure to comply could result in a fine. Please be a GOOD GUY and comply.

**DIRECT DEBIT PROGRAM
TO PAY YOUR MONTHLY ASSOCIATION DUES**

PRCA has received a very good response to the Direct Debit Program. PRCA will be implementing this program. **FOR HOMEOWNERS WHO ARE INTERESTED PLEASE FILL OUT THE COUPON BELOW AND REMIT TO PRCA MANAGEMENT OFFICE, 901 RED HILLS ROAD, LAS VEGAS, NV 89117 OR BRING TO OUR OFFICE.**

Many homeowners have been requesting a program to have their monthly association dues automatically debited from their account and credited to PRCA. Well, PRCA is offering just such a program. Our bank, US Bank, has offered a program that we feel will work for all. In order to make the program financially feasible, we will need 10% of homeowners to participate. The cost to the homeowner is zero. You never have to worry about a late fee again. Which is \$25.00 if your payment is received by the 10th of the month.

IF YOU HAVE ALREADY SENT IN A FORM DO NOT SEND ANOTHER

YES, I AM INTERESTED IN THE DIRECT DEBIT PROGRAM TO PAY MY PRCA DUES

CONTACT: _____

ADDRESS: _____

PHONE: _____

IF 10% OF THE HOMEOWNERS OPT TO PARTICIPATE, PLEASE SEND ME THE NECESSARY FORMS TO ENROLL IN THIS PROGRAM.

\$\$ FINANCIAL REPORT \$\$

Ending May 31, 2003

PRCA MASTER ACCOUNT

<u>OPERATING ACCOUNT</u>		<u>RESERVE ACCOUNT</u>	
Ending Bal.	\$481,599	Ending Bal.	\$1,846,836
C.D.L. FUNDS	\$891,819		

ASCOT PARK

<u>OPERATING ACCOUNT</u>		<u>RESERVE ACCOUNT</u>	
Ending Bal.	\$ 27,135	Ending Bal.	\$ 104,846

CHURCHILL ESTATES

<u>OPERATING ACCOUNT</u>		<u>RESERVE ACCOUNT</u>	
Ending Bal.	\$ 26,611	Ending Bal.	\$ 216,801

LA VENTANA

<u>OPERATING ACCOUNT</u>		<u>RESERVE ACCOUNT</u>	
Ending Bal.	\$ 69,735	Ending Bal.	\$ 118,045

PREMIER COURT

<u>OPERATING ACCOUNT</u>		<u>RESERVE ACCOUNT</u>	
Ending Bal.	\$ 8,960	Ending Bal.	\$ 37,506

SIENNA RIDGE


<u>OPERATING ACCOUNT</u>		<u>RESERVE ACCOUNT</u>	
Ending Bal.	\$ 28,210	Ending Bal.	\$ 140,254

PECCOLE RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING AGENDA

THURSDAY, AUGUST 14, 2003 - 6:00 PM - CLUBHOUSE

- I. CALL TO ORDER
HOMEOWNER OPEN FORUM
- II. APPROVAL OF MINUTES
 - A. **July 10, 2003 meeting**
ACTION: BOARD APPROVAL
- III. FINANCIAL REPORT
 - A. **June 2003 Financial Reports**
ACTION: BOARD APPROVAL
- IV. COMMITTEE REPORTS
 - A. **Community Relations Update**
 - B. **Landscape Committee Update**
- V. BUSINESS ITEMS
 - A. **Action List from July 2003**
ACTION: NONE
 - B. **Wackenhut's renewal proposal**
ACTION: DISCUSSION/APPROVAL
- VI. HOMEOWNER REQUESTS / CORRESPONDENCE
ACTION: DISCUSSION/DECISION
- VIII. SCHEDULE NEXT MEETING/MOTION TO ADJOURN
Thursday, September 11, 2003

NOTE: ACTION MAY BE TAKEN ON ANY ITEM LISTED ON THIS AGENDA UNLESS OTHERWISE INDICATED. Homeowners may speak during the homeowner forum portion of the agenda. NRS 116 requires that notice of meeting be posted or placed in a newsletter. Please note that any topic listed on this agenda and any written or verbal recommendations from a committee report that has been included on this agenda may be voted upon by the Board of Directors, or at a homeowners meeting, by the membership. A copy of the agenda is posted at the clubhouse ten days prior to the meeting. Any owner is entitled to have a copy of the minutes of the meeting distributed to him/her upon request and payment to the association of the cost to copy. Note: Please note that the updated agenda is posted on the bulletin Board outside the Clubhouse door. You can obtain a copy of the September 11, 2003 agenda at the Management office after September 1, 2003.



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