



THE PONY EXPRESS



Vol. 55 A Publication Of The Peccole Ranch Community Association December, 2004

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IMPORTANT MESSAGES

2005 ANNUAL HOMEOWNERS MEETING - Scheduled to be held Thursday, January 27, 2005. Sign-in will commence at 5:45 PM and the meeting will be called to order at 6:00 PM at the PRCA Clubhouse. At this meeting, the ballots will be opened and tallied by our Nominating Committee volunteers.

There are 3 positions to be filled on the Board for the 2-year term of 2005/2006. PRCA received 3 candidate nominations for this annual election. Under NRS 116, PRCA will still have to follow the laws regarding elections even though the 3 nominees will automatically be elected to fill the 3 open Board of Directors chairs.

MEET THE CANDIDATES - On Thursday, December 9, 2004, at 6:00 PM (the next scheduled BOD meeting), we invite all homeowners to come and meet the candidates. The candidates are: Mr. George Covarrubias (current BOD Secretary), Mr. Bradley Zinner (current BOD Treasurer), and Mr. Andy Enrico. We hope you will show your support to these candidates by attending the December meeting.

ANNUAL ELECTION INFORMATION - Watch your mail in December for the 2005/2006 Election Ballots. Please follow the instructions as to how these ballots must be returned. We hope to see many homeowners at the Annual Homeowner's Meeting on January 27, 2005. For these homeowners in attendance, you will be given a PRCA address book, which contains advertising from local merchants, and a personal address book for your use. This is PRCA's thank you for your support over the last year.

SANTA IS COMING TO PRCA - As in PRCA's tradition, Santa will be dropping by our Clubhouse to visit with all the good little girls and boys. Parents -- be sure to mark your calendars for Friday, December 17th, from 2:00 PM to 3:30 PM. Photos will be taken with Santa and he will have a special treat for each child!



BOARD OF DIRECTORS

Richard Bentel
President

Roberta Starzec
Vice President

Bradley Zinner
Treasurer

Joseph Caldera
Director

George Covarrubias
Secretary

COMMITTEE CHAIRPERSONS

Harriet Bernard
Community Relations

Ali Taghdir
Design Review

Carolyn Rouse
Barbara Schewpe
Landscape

ASSOCIATION STAFF

Diane Howe
General Manager

Tina Rieger
Accountant

Lisa Cummings
Acct. Ass't.

Betty Zinner
Adm. Ass't.

Marie Ploesch
Compliance Coord.

Robert Kern
Maintenance

HOLIDAY LIGHTING CONTEST - PRCA has received only 4 entries for the 7th Annual Holiday Lighting Contest. (See Entry Form enclosed) Deadline date for entries is December 16th. Judging will take place on December 20th. Send in your entry so that you don't miss out on the fabulous prizes. To give all homeowners an opportunity to view the holiday lights, PRCA will have all of the gated communities' gates open from 6:00 PM to 9:00 PM on December 17th, 18th, and 19th. Get in the holiday spirit, pack up the family and tour the fabulous lighting and decorations that many PRCA homeowners take time and pride to display for all to enjoy.

CONSTRUCTION DEFECT LAWSUIT PROJECTS (CDL) - The Board of Directors and the General Manager, Diane Howe, would like to thank all homeowners for their cooperation during the many projects that are in the final stages of completion pertaining to the CDL. In the Paseo area, all walls and wrought iron fencing have been either replaced/repainted and painted, new lighting has been installed, sidewalk replacement, new exercise stations installed, and the cottonwood trees have been removed. This has been a busy year at PRCA, but as you walk these areas, the improvements are very noticeable; many homeowners have commented on the improvements and expressed their thanks.

NON-GATED COMMUNITIES WALL PAINTING - Many homeowners in the non-gated communities have expressed concern regarding the condition of the walls that are adjacent to the sidewalk and/or public streets. At the April Board of Directors meeting, the Board passed a resolution that PRCA would paint the exterior of these walls. Bids were solicited and a contractor was approved to commence this project at the November meeting. This project will commence within the next month and continue until all non-gated communities' common/shared walls have been painted. *If you have landscaping on the exterior of your wall along the streetscape, PRCA will not be painting these walls. These wall areas will still be the responsibility of the homeowner to maintain. An example of these areas are, but not limited to, homes at the ends of Cul de Sacs.* There has been much concern from homeowners regarding these walls and about all the different colors that are being used. Not to mention the concerns from homeowners that some homeowners have not maintained these walls in the past. Watch your mail for the information that affects your community.

NEW PAINT COLORS & FORMULAS BEING
USED AT PRCA

PRCA is using Dunn Edwards paint for all the new painting projects. For homeowners who would like to be able to touch up or maintain their walls, the formulas are as follows:

WALLS

SP4009 DEMASK W-203 ENDURA COAT

FENCING

NEW PECCOLE GREEN (10U)

4-3y,14-1y16,8,12-1y,11-5y

If you purchase your paint at Dunn Edwards, please stop by the Management Office. We will give you a letter/coupon good for 20% off the cost of paint for exterior or interior paint that you purchase for your home.

F Y I

More info from the Southern Nevada Water Authority. There will be a dozen tree recycling drop-off locations for your holiday trees and decorations around our Valley. For the sake of space, we cannot list all of them. Please call them at 258-3836.

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PLEASE DON'T FORGET - SHARE YOUR BLESSINGS. The 2004 Annual Food Drive for the Las Vegas Rescue Mission & Women & Children's Shelter has been extended until December 31st. They need food staples to feed needy families and individuals not only during the upcoming Holiday Season but also throughout the winter months that follow. They will distribute turkeys and food baskets to 1600 families and elderly citizens. A special Christmas dinner will be served to more than 2500 persons.

PHONE DIRECTORY

Association

Office: 702-255-3351

FAX: 702-243-5819

Email: peccoleran@aol.com

Website: peccoleran.com

Security

Cell: 683-1022

Pager: 661-5419

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 Only)

229-6331

City Code Enforcement

229-6615

DATES TO REMEMBER

Board of Directors Meeting

Thursday, Dec. 9th

Thursday, Jan. 13th

6:00 PM Clubhouse

Design Review Committee

Thursday, Dec. 9th

Thursday, Jan. 13th

3:30 PM Clubhouse

Landscape Committee

*Thursday, Dec. 2nd**

Wed. Jan. 5th

6:00 PM Clubhouse

Community Relations Committee

*Tues. Nov. 30th***

Thursday, Jan. 6th

6:00 PM Clubhouse

**One time only date*

***One time only date*

PERSONAL ADS

Washer & Dryer, \$50 OBO; Mary Kay
Inventory Clearance, in stock items at cost!
Call Karen 242-5066

“Picture Window Table”, 35 yr old solid oak,
can be used as coffee table, bench, occasional
table. Lots of storage space. Beautiful.
Call 243-2860

Oak Dining Room Table, 6 Chairs & Lighted
China Cabinet, \$950; perfect for the holidays
- Beautiful Rosenthal China, 18 (7 pc) place
settings, 8 serving pieces; cobalt rim w/gold
flowers & trim. Ex. cond. \$4000. 243-6802

9x12 Chinese Wood Oriental Rug, cream
background, navy blue border, \$650 OBO,
838-9931

Maytag Washer & Dryer, \$100 Ea; Amana
Side/Side Refrigerator (black), outside water
& ice maker, \$225. Call 413-0334

Wanted - Part-Time or After School Help.
Need someone a few hrs. a wk. to help with
computer, digital camera, and filing. Teen-
ager welcome or anyone willing to work just
a few hr. a wk. Call 413-0334

Three Heavy Duty Garage Shelves, 5 levels,
black. 3”Wx18”Dx6’H. \$40 for all; “Boul-
der” Rocks, sm. & med. size, tan, brown &
golden color. \$10 ea. Call 243-2828

1997 Honda (CR250), engine just rebuilt,
race tech suspension, new procircuit pipe,
new graphics. Ex. Cond. Asking \$2500 OBO.
Call 254-7233

New Hoveround Power Wheelchair. Tech-
nique Fwd. Ask. \$2900. 869-6090

Sofa Hide-A-Bed w/2 Recliner Chairs, Gray/
Blue - All match. \$350 for all. 254-4231 or
528-4683

\$\$ FINANCIAL REPORT \$\$

Ending September 30, 2004

PRCA MASTER ACCOUNT

OPERATING ACCOUNT

Ending Bal. \$ 795,452
C.D.L. FUNDS \$ 124,163

RESERVE ACCOUNT

Ending Bal. \$1,866,948

ASCOT PARK

OPERATING ACCOUNT

Ending Bal. \$ 20,095

RESERVE ACCOUNT

Ending Bal. \$ 174,038

CHURCHILL ESTATES

OPERATING ACCOUNT

Ending Bal. \$ 40,461

RESERVE ACCOUNT

Ending Bal. \$ 215,655

LA VENTANA

OPERATING ACCOUNT

Ending Bal. \$ 100,941

RESERVE ACCOUNT

Ending Bal. \$ 115,571

PREMIER COURT

OPERATING ACCOUNT

Ending Bal. \$ 17,775

RESERVE ACCOUNT

Ending Bal. \$ 38,485

SIENNA RIDGE

OPERATING ACCOUNT

Ending Bal. \$ 44,976

RESERVE ACCOUNT

Ending Bal. \$ 130,497

***THE BOARD OF DIRECTORS
AND THE MANAGEMENT OFFICE
WISH ALL PRCA RESIDENTS
A JOYOUS AND HAPPY
HOLIDAY SEASON***

**PECCOLE RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY, DECEMBER 9, 2004 - 6 PM - CLUBHOUSE**

- I. MEET THE CANDIDATES FOR THE 2005/2006 BOARD**
- II. CALL TO ORDER - HOMEOWNER OPEN FORUM**
- III. APPROVAL OF MINUTES**
 - A. November 11, 2004 meeting
ACTION: BOARD APPROVAL
- IV. FINANCIAL REPORT**
 - A. October, 2004 Financial Reports
ACTION: BOARD APPROVAL
- V. COMMITTEE REPORTS**
 - A. Community Relations Update
 - B. Landscape Committee Update
- VI. BUSINESS ITEMS**
 - A. Action List From November, 2004
ACTION: NONE
 - B. SunWorld's Annual contract renewal
ACTION: BOARD APPROVAL
- VII. HOMEOWNER REQUESTS/CORRESPONDENCE**
- VIII. SCHEDULE NEXT MEETING THURSDAY, JANUARY 13, 2005
MOTION TO ADJOURN**

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: The Executive Session of PRCA is held at 5 PM January 13, 2005. This meeting is closed to the homeowners. You can obtain a copy of the January 13, 2005 meeting agendas at the Management Office after January 1, 2005. Please note that the updated agenda is also posted on the Bulletin Board outside the Clubhouse door.

HOMEOWNER CONCERN CORNER

Many times, PRCA receives letters with valuable information, tips and general concerns from homeowners. This section of The Pony Express will be devoted to reprinting and passing on valuable comments. PRCA will screen all comments and will NOT print the name of the person submitting the article or letter. Anonymous letters to PRCA - It has been the policy of PRCA not to respond to concerns unless you include your name, address and phone number. PRCA would rather "personally" respond to your concerns or have the ability to contact you for more information if needed. PRCA hopes that by printing your letters, it will help with the harmonization and beautification of your community.

"Is it possible to put in the Newsletter or better still, signs posting "PLEASE PICK UP AFTER DOGS". La Ventana is a Huge Toilet at the moment. Very unhealthy! Thank you for all the hard work. The pool looks great!" La Ventana Resident

"Our children are a very important part of our lives and we want them to be safe. I would like the children not only in my community, La Ventana, to learn the rules of the road, but ALL the children out there. For some reason, they are always on the wrong side of the road. This is very dangerous as drivers coming around curves cannot see them. They should be taught at home and in school that the rules of the road apply to everyone. Bike rules are that you ride going with the traffic. Parents, please take the time to teach and inform the correct ways to stay safe on our roads." La Ventana Resident

"I was cited for several minor violations and I agree that these need correcting. But I don't understand how I get cited and yet another home on our street has many more serious problems, yet they don't get violation letters. This isn't fair!"

To Our Letter Writer: When homeowners request a hearing, they often make this statement. The Board would like to assure homeowners that when a neighborhood receives a walk-by conducted by an individual authorized by the Board, every home in the neighborhood receives the same review using the same checklist.

Just because you don't see immediate corrections to the property of other homeowners, this doesn't mean they haven't received violation letters. They may have requested a hearing, they may have requested a short extension date in order to find competent contractors/repair personnel. In some cases, they may have ignored the violation letters, in which case action may be pending -- which could include fines, liens, and legal action. In short, both the Board and PRCA are working on the violations.

TRASH CONTAINERS left out on non-collection days. This is the NUMBER ONE COMPLAINT received from our residents. All trash and/or trash containers must be stored out of sight except on pick-up days (Tuesday & Friday). Honestly, PRCA Management doesn't want to cite homeowners for failing to remove trash containers in a timely (i.e. the same day as the trash is picked up) manner. We don't want to write letters, spend money on a stamp, possibly impose a fine, etc. Just put them away, PLEASE.

HOMEOWNERS CONCERN CORNER
(Continued)

BARKING DOGS - A NEIGHBOR TO NEIGHBOR ISSUE - PRCA's Management policy is not to get involved in neighbor to neighbor issues. The Management Office would like all homeowners to know the correct procedures to follow if you have a barking dog in your neighborhood. These are the steps to follow in hopes that your specific issue can be handled.

1. Contact the neighbor with the barking dog. Most times, the owner of the animal does not know the dog is being a nuisance. The owner of the dog will hopefully be respectful of your concerns and take the necessary steps to quiet their animal.
2. If the barking continues, contact the City Animal Control Division at 229-6348 to file a complaint. They will instruct you as to the necessary steps to take and discuss the paperwork that must be filed.
3. Contact Wackenhut Security at 683-1022 if the barking dog is becoming a nuisance. They will attempt to contact the dog's owner and ask for their cooperation. If when Wackenhut responds to your call and they find no disturbance, Wackenhut will not pursue the complaint any further.

PETS USAGE OF DRINKING FOUNTAINS - We have received SEVERAL calls and letters with the concern that homeowners are allowing their dogs to drink from the public fountains in our Paseos. We ask all pet owners to cease this practice. PLEASE!

HELP THE OFFICE STAFF HELP YOU!

We know that a lot of homeowners pay their Association Fees by placing the checks in the mailslot in our Office door. Please try to include your monthly coupon along with your check. Also, if possible, place your check and coupon in an envelope.

When you call our Office after hours and leave your message on Voice Mail, **PLEASE spell your last name, slowly give your address, and most important, repeat your phone number twice!** THANK YOU!

FALL COLOR, WINTER WATERING RESTRICTIONS
FROM THE SOUTHERN NEVADA WATER AUTHORITY

PRCA homeowners' scheduled watering day for Winter is: **THURSDAY**. The Association has been granted a variance to water the common areas daily every day for 30 days due to the re-seeding project. The Paseo's were reclassified as a "Recreational Area" in 2004, and the LVVWA and the City of Las Vegas have granted PRCA a variance to water two days a week in the Paseo.

November 1st marks the beginning of the winter watering restrictions for Southern Nevada. The schedule runs from November 1st through February 28th, 2005. Watering on unassigned days can result in a water waste fee on your water bill. To avoid icy walkways, water in the late morning.

Drip irrigation systems may be used on any day of the week, but cannot exceed one day per week. Hand-watering and supervised testing of an irrigation system are allowed any day of the week.

While the winter watering schedule is in effect, the winter solstice hasn't arrived yet. November typically sees color, but mild temperatures, making it a perfect time to upgrade your landscape. Don't forget to apply for the SNWA's Water Smart Landscapes Rebate program at snwa.com before you start your upgrade.

If you're unsure of what to plant, a walk through the Gardens at the Springs Preserve is sure to provide you with motivation and endless landscape ideas. Right now the gardens is bursting with the colors of autumn. For more inspiration, you can attend free classes, workshops and tours offered by the Gardens. To find out more, visit the Garden's website at www.springspreserve.org or call 258-3205.

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DESIGN REVIEW BOARD SCHEDULE FOR 2005
(All Meetings Held in PRCA Clubhouse 3:30 PM)

Thursday, January 13th - Due in Office January 7th
Thursday, February 10th - Due in Office February 4th
Thursday, March 10th - Due in Office March 4th
Thursday, April 14th - Due in Office April 8th
Thursday, May 12th - Due in Office May 6th
Thursday, June 9th - Due in Office June 3rd
Thursday, July 14th - Due in Office July 8th
Thursday, August 11th - Due in Office August 5th
Thursday, September 8th - Due in Office September 2nd
Thursday, October 13th - Due in Office October 7th
Thursday, November 10th - Due in Office November 4th
Thursday, December 8th - Due in Office December 2nd

**THE "COOL CREDIT PROGRAM"
FROM NEVADA POWER**

Back by popular demand! The Air Conditioning Load Management Program is now called The Cool Credit Program.

WHAT IS IT? A residential program that allows the installation of a receiver switch on your air conditioner. A pager signal is sent to the switch that will turn the unit off for a pre-selected amount of time during summer high-usage periods (usually on 10 minutes out of each half hour between the peak hours of 1-7 PM). There is no charge for participating in the Cool Credit Program. Once your receiver is installed and the size of your air conditioner determined, Nevada Power can calculate your monthly credit. Minimum credit is \$15 per month. You will receive this credit on your June through September power bills automatically. Total minimum savings: \$60.

TO QUALIFY FOR THE PROGRAM, YOU MUST:

- 1. Own your home or condominium.**
- 2. If you rent, you must obtain landlord approval and signature.**
- 3. Be a Nevada Power Company customer in good standing.**
- 4. Not have evaporative (swamp) coolers or window units - qualifying unit must be central air conditioning.**

To find out if there are other conditions, call Nevada Power at 702-798-9700, or stop in at their location at 6226 W. Sahara Avenue.

#####

CRIME WATCH REPORT

- 11/07 Vehicle stolen from resident of Churchill Estates recovered in Canyon Ridge #7**
- 11/06 Resident reported vandalism to home - Mountain View**
- 10/24 Resident reported stolen vehicle - The Summit**
- 10/23 Resident reported house egged - Canyon Ridge #9**
- 09/29 Resident reported vehicle broken into - Heritage Estates**
- 09/19 Resident reported apartment break-in - Palms Apartments**
- 09/16 Resident reported vehicle stolen - Polo Greens**
- 09/14 Resident reported vehicle stolen from open garage/key left in vehicle - Canyon Vista**

The above incidents have been reported by homeowners and are for informational purposes only. This may, or may not, be a full report. *Peccole Ranch Community Association does not guarantee the accuracy of the reports received.*

ADVANCED

Painting & Construction

**** OVER 30 YEARS EXPERIENCE ****

**A PECCOLE RANCH SPECIALIST FOR OVER 3 YEARS --
BOTH INTERIOR & EXTERIOR WORK -- NO DEPOSIT
REQUIRED -- NO PAYMENT UNTIL 100% CUSTOMER
SATISFACTION -- HUNDREDS OF REFERENCES
CUSTOM QUALITY AT PRODUCTION PRICES
PLEASE CALL NOW!**

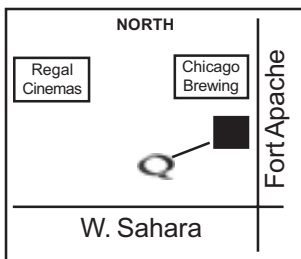
**SCOTT OLDHAM - OWNER
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702/647-8207
FAX: 775/726-3449
Visit Our Website At: www.advpaintconst.com**

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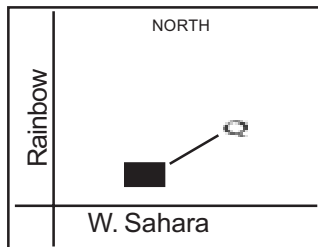
**UNDER NEW OWNERSHIP!
New Reduced Prices!**

**Lunch and Dinner • We Cater Your Holiday Party
Two Locations To Serve You!**



**6820 W. Sahara #7, Las Vegas NV 89146
Phone: 312-7849 Fax: 312-7851
Mon - Sat 10:00am - 9:00pm
Sun 11:00am - 7:00pm**

**2291 S. Fort Apache #102 Las Vegas NV 89117
Phone: 243-1782 Fax: 243-1730
Mon - Sat 10:00am - 9:30pm
Sun 11:00am - 8:00pm**



**\$1 OFF
ANY LOW CARB
TOASTY FLATBREAD OR
CRAVEABLE SALAD**

Not applicable on Diamond Mini Meltz. Everyday Toasty Specials, limited time offers or delivery orders. This coupon must be presented and surrendered when ordering. Only one coupon may be redeemed per order. May not be combined with any other offer or coupon. Applicable taxes not included. Valid only at participating locations. Void if copied, transferred and where prohibited by law. Not redeemable for cash.

Expires: 1-15-04

**FREE
SMALL SUB
WITH THE PURCHASE OF
A REGULAR OR LARGE SUB**

Not applicable on Diamond Mini Meltz. Everyday Toasty Specials, limited time offers or delivery orders. This coupon must be presented and surrendered when ordering. Only one coupon may be redeemed per order. May not be combined with any other offer or coupon. Applicable taxes not included. Valid only at participating locations. Void if copied, transferred and where prohibited by law. Not redeemable for cash.

Expires: 1-15-04

7TH ANNUAL HOLIDAY LIGHTING EVENT

It's time to start planning for our Holiday Lighting Event. So start getting your ideas together for your lights and decorations. Homes will be judged in four categories. Judging will be held on Monday, December 20th.

BEST OF SHOW
MOST TRADITIONAL
MOST ELEGANT
BEST ANIMATION

Registration is required for those homes wishing to participate. **REGISTER NOW!** Submit your form to the Association no later than Thursday, December 16th. **FABULOUS PRIZES!!!!**

ANNUAL HOLIDAY EVENT
REGISTRATION FORM

*Please complete and return to the Association Office
By December 16, 2004*

NAME: _____

ADDRESS: _____

SUB-ASSOCIATION: _____

PHONE: _____

CHOSEN CATEGORY: _____

DESERT GRASS



KEEP YOUR GRASS
JUST FAKE IT



APPROVED FOR PECCOLE RANCH RESIDENTS

- **It's Always Green – Always Perfect**
- **We Offer the Finest Turf Available**
- **Pet Friendly – No More Bare Spots**
- **Save Water :**
(Good for You – Good for the Valley)
- **Golfers – We Install Putting Greens Too!**

Call 610-2706 or 376-3301