



THE PONY EXPRESS



Vol. 50 A Publication Of The Peccole Ranch Community Association Feb/Mar., 2004



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Security
Cell: 683-1022
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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, Feb. 12th
Thursday, Mar. 11th
6:00 PM Clubhouse
Design Review Committee
Thursday, Feb. 12th
Thursday, Mar. 11th
4:00 PM Clubhouse
Landscape Committee
Wed. Feb. 11th
Wed., Mar. 10th
6 PM Clubhouse
Community Relations
Thursday, Feb. 5th
Thursday, Mar. 4th

2003 ANNUAL HOMEOWNERS MEETING SUMMARY AND ELECTION RESULTS

We would like to thank all the concerned homeowners who attended the Annual Homeowner's Meeting, held Thursday, January 29, 2004. The Annual Board of Directors Election was held. We wish to thank Loy and Mel Gifford and Harriet Bernard for serving on the Election Committee. 409 Homeowner ballots were returned. We thank the four (4) nominees who expressed their interest in running for a position on the Association's Board. The results of this election are as follows:

Richard Bentel - 438 Votes Jim Miller - 110 Votes
Joe Caldera - 139 Votes Roberta Starzec - 343 Votes

Congratulations to Richard Bentel and Roberta Starzec, who were elected to serve a two-year term on the PRCA Board of Directors.

Financial Report 2003 - This report was presented by Gary Lein of Hilburn & Lein CPA Accounting Firm. The Master Association's financial condition for 2003 was solid. Sufficient operating funds made it possible to meet all financial obligations and scheduled contributions were made to all the Reserve Accounts.

Construction Defect Lawsuit - Dave Johnson, ESQ, PRCA's Legal Council Representative updated the homeowners regarding the finalization of this lawsuit. He indicated that the Association has commenced with many projects and repairs that were named in this Construction Defect Lawsuit.

PRESIDENT'S REVIEW OF YEAR 2003 REPORT FOR PECCOLE RANCH COMMUNITY ASSOCIATION

1. The Board of Directors and Legal Council has finalized the Construction Defect Lawsuit. All funds have been received and work has commenced regarding areas mentioned in the lawsuit.

SUMMARY OF PROJECTS COMPLETED OR COMMENCING

- A. 262 Cottonwood trees in the Paseo have been removed along the sidewalk areas.
- B. 151 Cottonwood trees are in the process of being removed along rear-yard walls.

(Con't. on Pg. 2)



BOARD OF DIRECTORS

Richard Bentel
President

Roberta Starzec
Vice President

Bradley Zinner
Treasurer

Mark Solomon
Co-Secretary

George Covarrubias
Co-Secretary

**COMMITTEE
CHAIRPERSONS**

Joseph Caldera
Community Relations

Ali Taghdir
Design Review

Roberta Starzec
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

(Con't. from Page 1)

C. Water conservative tree studies are being conducted to ascertain what types of trees would be suggested to be re-planted in areas of the Paseo.

D. All raised and deteriorated sidewalks in the Paseo have been replaced.

E. Defective and/or deteriorated benches have been replaced in the Paseo.

F. All exterior Common Area walls have been painted.

G. Bids are being solicited for minor repair and/or painting of all exterior rear-yard walls; wrought iron fencing replacement and/or major repairs of rear-yard walls facing the Paseo, along with repainting of all the wrought iron necessary on fencing.

H. Bids are being solicited for repair and/or replacement of the lighting fixtures and standards in the Paseo.

2. The Southern Nevada Water Authority in conjunction with the Las Vegas Water District has restricted all homeowners to allocated watering days. PRCA entered into a contract rebate program to Xeriscape Streetscapes. This conversion consisted of removing areas of turf and irrigation lines and replacing with rock. The conversion not only helps to save water in the Valley, but will also greatly reduce the homeowners' yearly expense for watering. PRCA will receive \$1.00 per sq. ft. from the SNWA as an incentive to participate in this program. To date PRCA has converted over 83,853 square feet.

3. The Association will be soliciting bids for a similar Xeriscape conversion for the Paseos. All grass and irrigation lines will be removed away from the rear-yard walls. Plans will be submitted to add decorative rocks, boulders, flowers and/or plants that are desert friendly.

4. Your General Manager, Diane Howe, embarked on a crusade to protect PRCA's landscaping in the Paseo areas when the watering restrictions were edicted by the LV Water District. After several months of meetings and negotiations with the Southern Nevada Water Authority, the Las Vegas Water District and the City Council of Las Vegas, she was successful in obtaining the Paseo areas to be reclassified as a C.U.R.T.A. area. (Community Use Recreational Turf Area.) This reclassification means that the Paseo areas can be watered twice a week during the winter months. We wish to thank her for her dedication in obtaining this accomplishment.

5. The Association has constructed a maintenance/storage facility building, which is located by the Clubhouse. Due to the NRS.116 Nevada State Statutes requiring certain documents to be kept a minimum of 17 years, it was cost effective to construct a storage building versus paying for off-site storage.

6. The City of Las Vegas Traffic Control Division, has postponed the installation of the "Roundabout" which will be installed at the corners of Red Hills Road and Apple until late Spring or Summer of 2004.

7. New School crossings and signage were installed at the corners of Home-stretch and Grand Canyon. This project was funded partly by PRCA and the City of Las Vegas due to concern of parents regarding their children's safety.

(Con't. on Pg. 3)

FEBRUARY HOLIDAYS

- 1st - Super Bowl Sunday
- 2nd- Ground Hog Day
- 14th - Valentine's Day
- 16th - Presidents' Day-Off. Closed
- 24th - Mardi Gras
- 25th - Ash Wednesday
- 29th - Leap Day

MARCH HOLIDAYS

- 17th - St. Patrick's Day
- 20th - 1st Day of Spring
- == == == == == == == == ==
- ==

CRIME WATCH REPORT

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

- 12/28/03 - Vandalism caused by paintball shooters (common area)
- 12/31/03 - Resident reported prowler (Churchill Estates)
- 01/04/04 - Resident reported theft from vehicle (Canyon Ridge 7)
- 01/09/04 - Resident reported vandalism to vehicle by paintball shooters (on Winning Colors)
- 01/10/04 - Resident reported theft from garage through open garage door (La Ventana)
- 01/10/04 - Resident reported attempted break-in (Palms Apartments)
- 01/14/04 - Resident reported vehicle break-in (Canyon Ridge 7)

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.

(Con't. from Pg. 2)

- 8. Sienna Ridge's defect lawsuit case was settled and reconstruction of the Paseo walls and wrought iron replacement was completed in 2003.
- 9. Seal Coating was accomplished in the spring of 2003 for Ascot Park, Sienna Ridge and Churchill Estates. Premier Court and La Ventana are scheduled for seal coating in 2004.

LANDSCAPE COMMITTEE ACCOMPLISHMENTS FOR 2003

- 1. The Committee prepared a proposal for replacement of trees and plantings along the common area streets in 2002. This plan will continue into 2004. Plum and Privet trees will be replaced with Live Oak and Pine trees in the future.
- 2. The Committee with the help of the Landscaping Contractor has designed an Enhancement for all main entries to PRCA. The entry at Sahara and Grand Canyon has been redesigned and enhanced with additional lighting, plantings, rocks and fencing. Fort Apache's entrance enhancement has been completed. Charleston and Apple's entrance is in the process of its enhancement and will be similar to the entrance design of the Sahara and Grand Canyon entrance.
- 3. The Committee's plan for 2003 and 2004 was to enhance all non-gated community entrances. Polo Greens; Heritage Estates and Tuscan Hills were completed in 2003. As the budget allows, several more non-gated communities' entrances will be completed in 2004 and 2005.

COMMUNITY RELATIONS COMMITTEE ACCOMPLISHMENTS IN 2003

- 1. The 2003 Blood Drive sponsored by PRCA, J.W. Marriott and the Rampart Casino, which was held on Veteran's Day.
- 2. PRCA participated in the Annual Food Drive for the Las Vegas Rescue Mission.
- 3. PRCA collected 35 coats and donated them to the Salvation Army's 4th Annual Coats for Kids Drive.

We thank all homeowners who participated to make these drives successful.

- 4. The 2003 Holiday Lighting Contest had 18 participants. We thank all of the homeowners who participated.
- 5. Through a partial grant from the United Way of Southern Nevada, the Committee acquired partial funding to construct a Community Information Directory by the Clubhouse.

THE BOARD OF DIRECTORS AND MANAGEMENT WOULD LIKE TO THANK EVERYONE FOR THEIR EFFORTS, DEDICATION AND CONTRIBUTIONS TO PECCOLE RANCH COMMUNITY ASSOCIATION IN 2003.

PERSONAL ADS

Mother w/4 yr. old daughter looking to babysit child between 4-6 yrs. on a perm. basis. Very gd. ref., flex. hrs. Call 256-0854

French Lessons offered by trilingual instructor at reason. fees, flex hrs. Call 869-2248

Wanted - Used Laptop Computer for college student, must be cheap. Call 242-2676

Occasional Babysitter needed, Wellington Park area, Call Kelly 325-1718

Senior Lady Needs Driver for stores, doctor's appointments, etc. 1-2 times/wk. around 1PM, \$8/hr. Call 362-9158

Bed, Mattress, Boxsprings, Frame, CA King, Sealy Posturepedic, \$250 OBO; Jet Ski, Kawasaki Stand Up, Many Ext. \$600 OBO; Snow Skis, Rossignol 4 SK, sz. 200, \$100 OBO; Ski Boots, Salomon, sz. 8-9, \$40 OBO; Carpet/Car Cleaner, Bissel, \$60 OBO - Call Darren at 256-0430

Child Care needed for swing shift parents in our home, Tuesday & Wednesdays only, from 4pm-12am. 11 yr. old self-care boy & 7 mo. old girl. Will pay well. Call 562-0595

Designer-Inspired Handbags & Accessories for sale, home parties available. Call 243-2229.

Wanted: Person with Secretarial Skills for light work, from your home, on as-needed basis for attorney. Hr. rate negotiable. Call Tom 382-1700

Simmons Crib & Changing Table, Whitewash Wood, ex. cond. \$150; Misc. Boys Toddler Clothes. Call 256-5212

Black & Decker Lawn Mower, Toro Edger, both electric. We converted to xeroscape L/S. Both for \$50. Kg. Sz. Mattress, gd. cond. Free if you pick up. Call 838-0123 aft. 5PM

Numerous Baby Items such as Crib, Strollers, Toys, Bunk Beds. Also furniture, piano, TV, computer and kitchen items. Can be seen on Saturday, Feb. 14th. Call for appoint. (310) 323-3968

DROUGHT ALERT DECLARED!!!

*On January 1, 2004, Southern Nevada moved to a **DROUGHT ALERT** stage. This is the 2nd in a three-phase drought plan that is designed to help the community cope with the worst drought on record in the Colorado River Basin. Lake Mead, our primary source of water, has dropped more than 70 feet. This new stage of drought means additional drought restrictions are in effect to help the community save water.*

The new restrictions impact customers who receive water service from the cities of Henderson, North Las Vegas, Boulder City, and the Las Vegas Valley Water District. These restrictions include:

*Watering Group Assignments: Each customer is assigned to a watering group. **PECCOLE RANCH IS IN GROUP "D"**. Each group is limited to one assigned sprinkler watering day per week now through February. **OUR DAY IS THURSDAY**. Drip irrigation is also allowed one day per week, though customers may choose which day. Hand-watering and supervised testing of an irrigation system are allowed any day of the week. **SUNDAY IS NOT AN OPTIONAL SPRINKLER WATERING DAY IN THE WINTER, SPRING, OR FALL.***

Mist Systems: The use of mist systems for human comfort is prohibited.

Vehicle Washing: Vehicles must be washed at a car wash where water is captured to the sanitary sewer or using a commercial high-pressure, low-volume sprayer and less than 10 gallons of water per vehicle.

Water Waste Fees: Water waste fees increase in Drought Alert. Water waste fees are based on meter size. First time residential fees typically start at \$25.00 and all fees double with each violation. Contact your water supplier for more information.

*For more information on drought restrictions, call your water provider or the Conservation Helpline at 258-SAVE or visit **SNWA.com**.*

COUPON BOOKS FOR 2004
THE COUPON BOOKS FOR 2004 HAVE BEEN
MAILED. PLEASE CALL THE OFFICE IF YOU HAVE
NOT RECEIVED YOUR COUPON BOOK.

255-3351

ATTENTION GATED AREAS

The gated areas in Peccole Ranch will have street sweeping services two times per month. These days are the 1st and 3rd Wednesdays of the month.

SCOOTERS RAISING CONCERNS

Police Warn Of Use By Children

They are shiny and fast and likely to hit the streets after Christmas with children as their illegal drivers.

The new electric and gas-powered scooters that seemed to fly off the shelves this last holiday have law enforcement officials concerned that kids will ride their scooters on streets -- putting them in harm's way.

"You think of an 11-year old kid who has no concept of speed or safety and he's out there on the same street with a 3,000 pound vehicle", said Sgt. Frank Weigand of Metro's Traffic and Fatality Division. "It's a disaster waiting to happen."

Capable of going up to 22 mph, electric and gas-powered scooters cost from \$170 to \$600. If anyone under 16 is caught driving one on a public street, the additional costs could be significant, Weigand said. No insurance or license plates are required for scooters, but because they are motorized, the law requires anyone riding one on a public street to have a Class C Driver's License.

Metro Police Officer H. Scholer said they are also, like bicycles, illegal to operate on sidewalks. He said the one place where they are legal to operate would be parking lots, such as those at churches or schools. Weigand said police are letting kids off with warnings now, but a fine can be in the hundreds of dollars if warnings are ignored. "Technically they're illegal", Weigand said. "I'm not saying we're going to look the other way. But if no one notifies us, we don't patrol neighborhoods looking for kids on motor scooters."

So far, there have been no fatalities this year due to motorized scooters. Weigand said he hopes it stays that way but said, "With the growing popularity of these things, it's just a matter of time."

(By Jennifer Knight, Las Vegas Sun, jknight@lasvegassun.com)

\$250.00 REWARD OFFERED

**LEADING TO THE ARREST AND CONVICTION OF
INDIVIDUAL(S) DEFACING PRCA PROPERTY WITH
GRAFFITI. CONTACT WACKENHUT SECURITY AT
683-1022 IMMEDIATELY UPON
WITNESSING THIS VANDALISM**

KEEP YOUR HOME SAFE FROM BURGLARS

Are you doing all you can to keep your home safe from burglars? Check doors, windows and locks, consider a burglar alarm and make sure your place looks occupied.

Develop Good Security Habits: Roughly one-third of all burglaries occur through unlocked doors and windows. You should establish a routine to follow before you leave home, such as making sure that all doors and windows are locked and alarm systems are turned on. In addition, DON'T hide house keys in obvious places, such as under doormats or on top of the doorframe.

Make Sure Exterior Doors Are Strong: The doors to your home should be made of metal or solid hardwood and be at least one inch thick. It is also important that your door frames are constructed equally well. A weak door or door frame renders a good lock useless. Add extra lock for sliding glass doors to prevent them from being forced open or lifted off of their tracks.

Deadbolt Locks Offer The Best Protection: The cylinder (where the key is inserted) should be "pick resistant". Some deadbolts are locked with a key from the outside and a thumb turn on the inside. Others, known as double-cylinder locks, require keys on both the outside and the inside. If you have a double-cylinder lock, keep the key within reach of the door in case family members need to leave quickly due to a fire.

Vacation Time Means Extra Precautions: You don't want to signal your absence with a pile of newspapers on the stoop. Temporarily stop your newspaper and have the post office hold your mail until you return. In the spring and summer, have someone mow your lawn. If possible, ask a trusted friend or neighbor to stop by and check your home while you're away. You can also contact the PRCA Office to alert them that you will be out of town.

ATTENTION DOG OWNERS

ANOTHER REMINDER . . . Those of you with BARKING DOGS truly affect the people who live around you! If they are reported to Animal Control as a noise nuisance, they could eventually be taken from you. And you know what that could lead to! If your pets are home alone while you are at work or gone, you are going to have to find a solution to the barking problem. We know you love your pets. But pets are loved by more people when they behave! Thank you.

6TH ANNUAL
HOLIDAY LIGHTING CONTEST - 2003

This year's Holiday Lighting Contest was even bigger than last year. Almost two dozen entries were received from our twelve communities in Peccole Ranch. The judging of individual homes was scored not only on individual categories, but also on the combined total scores of our four categories. These categories were: *Best Animated Lighting, Most Traditional/Spirited Lighting, Best Non-Traditional Lighting, and Most Originality in Lighting*. Unfortunately, we had no winner in the Best Animated Lighting category. Members of our Community Relations Committee and volunteer homeowners helped with the judging.

While driving through the communities, our judging team observed many beautifully decorated homes that had NOT been entered in our contest. We hope those of you who took the time and effort to decorate your homes will enter our event next year! Our contest winners have received their prizes. They all were donated by our local business establishments and merchants. The winners are:

Tom and Carita McCormick, Most Traditional, Heritage Estates
Bruce and Theresa Monzulla, Best Non-Traditional, Churchill Estates
Harry Marino, Most Original, Stone Ridge Condos

We wish to thank the following business establishments and merchants for their very generous donations. The Peccole Ranch Community Holiday Lighting Contest for 2003 would not have been successful were it not for them. They supported us. Let us support them!

Ancient Pearl International
The Angel Store
Cold Stone Cremery
Auto Zone
Bertolini's Restaurant
IHOP
The Ivy House
Mimi's Cafe

Outside Inn
RITE AID
Starbucks Coffee
Sunworld Landscaping
Tinder Box
Wackenhut Security
Z'Tejas Restaurant

DID YOU KNOW?

IDENTITY THEFT - LEARN TO FIGHT BACK!

When someone's identity is stolen, it can take months, even years, to realize it's been done! Wellington Meadows Apartments cordially invites you to join them on Tuesday, February 10, 2004, from 6:00 to 7:00 PM at their Clubhouse. They are having a Guest Speaker, Mr. Roy Michael, who will share his expertise on how we can protect ourselves in today's hectic, computerized world.

The address is 9550 W. Sahara Avenue. Please R.S.V.P. to 869-2002. You'll be so glad you did!

* * * * *

CALL BEFORE YOU DIG? WHAT DOES THIS MEAN TO YOU!

My name is Ernest M. Sanchez, recently retired from Southwest Gas Corporation after completing 35 years of service. Resident of Las Vegas for over 21 years, I would like to introduce my services to you.

Did you know that there is a law in every state which says that you, as a resident of that state, must call a number and notify them of your intention to dig. The phone number for Nevada is: 1-800-227-2600. You MUST provide them with the necessary information before you dig. It's the Law!

I have developed an informational presentation which will review the "Call Before You Dig Law". It is available to all homeowners and their companies. This is a free service. If you are interested in attending a presentation, please call the Office at 255-3351.

* * * * *

TIPS FROM THE ATTORNEY'S OFFICE

- 1. The next time you order checks, have only your initials, instead of your first name and the last name on them. If someone takes your checkbook, they will not know if you sign your checks with just your initials or your first name. But your bank will know how you sign your checks.*
- 2. Put your work phone number on your checks instead of your home phone number. If you have a PO Box, use that instead of your home address.*
- 3. NEVER HAVE YOUR SOCIAL SECURITY NUMBER printed on your checks. You can add it if it is necessary. But if you have it printed, anyone can get it.*
- 4. If you have lost or had your wallet stolen, we have been told we should cancel our credit cards immediately. But the key is to PHOTOCOPY BOTH SIDES OF CARDS & CONTENTS OF YOUR WALLET. Keep this copy where you can find them easily.*
- 5. File a police report immediately in the jurisdiction where your wallet was stolen. This proves to credit providers you were diligent and it is a first step toward an investigation. But here's what is perhaps most important: CALL THE FOUR NATIONAL CREDIT REPORTING ORGANIZATIONS IMMEDIATELY to place a fraud alert on your name and Social Security number. The name/numbers are: EQUIFAX: 1-800-525-6285; EXPERIAN (FORMERLY TRW): 1-888-397-3742; TRANS-UNION: 1-800-680-7289; and THE SOCIAL SECURITY ADMINISTRATION (FRAUD LINE) 1-800-269-0271.*

PECCOLE RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING AGENDA
THURSDAY, MARCH 11, 2004 - 6 PM - CLUBHOUSE

- I. CALL TO ORDER - HOMEOWNER OPEN FORUM**
- II. APPROVAL OF MINUTES**
 - A. Feb. 12, 2004 meeting
ACTION: BOARD APPROVAL
- III. FINANCIAL REPORT**
 - A. Jan., 2004 Financial Reports
ACTION: BOARD APPROVAL
- IV. COMMITTEE REPORTS**
 - A. Community Relations Update
 - B. Landscape Committee Update
- V. BUSINESS ITEMS**
 - A. Action List From Feb., 2004
ACTION: DISCUSSION/APPROVAL
- VI. HOMEOWNER REQUESTS/CORRESPONDENCE**
- VII. SCHEDULE NEXT MEETING/MOTION TO ADJOURN**
THURSDAY, APRIL 8, 2004

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 April 8, 2004 agenda at the Management office after April 1, 2004..

\$\$ FINANCIAL REPORT \$\$

Ending November 30, 2003
PRCA MASTER ACCOUNT

<u>OPERATING ACCOUNT</u>		<u>RESERVE ACCOUNT</u>	
Ending Bal.	\$ 652,176	Ending Bal.	\$1,742,854
C.D.L. FUNDS	\$ 606,895		
ASCOT PARK			
<u>OPERATING ACCOUNT</u>		<u>RESERVE ACCOUNT</u>	
Ending Bal.	\$ 23,633	Ending Bal.	\$ 108,170
CHURCHILL ESTATES			
<u>OPERATING ACCOUNT</u>		<u>RESERVE ACCOUNT</u>	
Ending Bal.	\$ 27,796	Ending Bal.	\$ 218,820
LA VENTANA			
<u>OPERATING ACCOUNT</u>		<u>RESERVE ACCOUNT</u>	
Ending Bal.	\$ 40,663	Ending Bal.	\$ 112,108.19
PREMIER COURT			
<u>OPERATING ACCOUNT</u>		<u>RESERVE ACCOUNT</u>	
Ending Bal.	\$ 10,115	Ending Bal.	\$ 42,080
SIENNA RIDGE			
<u>OPERATING ACCOUNT</u>		<u>RESERVE ACCOUNT</u>	
Ending Bal.	\$ 32,632	Ending Bal.	\$ 138,350