



# THE PONY EXPRESS



Vol. 53 A Publication Of The Peccole Ranch Community Association Aug./Sept 2004



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### 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)  
229-6331

City Code Enforcement  
229-6615

## DATES TO REMEMBER

### Board of Directors Meeting

Thursday, Aug. 12th

Thursday, Sept. 9th

6:00 PM Clubhouse

### Design Review Committee

Thursday, Aug. 12th

Thursday, Sept. 9th

4:00 PM Clubhouse

### Landscape Committee

Wed. Aug. 11th

Wed., Sept. 8th

6 PM Clubhouse

### Community Relations

Thursday, Aug. th

Thursday, Sept. 2nd

## IMPORTANT INFORMATION

**Board of Directors Resignation and Appointment of New Board Member** - Mr. Mark Solomon has tendered his resignation as a member of the Board. Mark sited that his current employment demands have made it almost impossible for him to attend every meeting. Mark feels that PRCA should have a full compliment of Board Members in attendance at every meeting in order to best serve and protect PRCA's interests. He has served on the Board since 1995 and has been an asset to PRCA. He will be missed. We wish him success in his future endeavors.

**Appointment of a New Board Member** - At the July 8, 2004 Board of Directors meeting, the Board unanimously appointed Mr. Joseph Caldera to fulfill the remaining term vacated by Mr. Solomon. This appointment was based on the results from the 2004 election, as Mr. Caldera had the next highest votes of all candidates running for the Board positions. Mr. Caldera will serve on the Board until the 2005 election. PRCA invites all homeowners to attend the August meeting to meet Mr. Caldera.

**Expansion of Playground and New Equipment** - By the time you receive this newsletter, the new playground and equipment installation will be completed. The new equipment is ADA certified. We invite you to bring your children and enjoy this fun new playground. Pack a lunch or a snack and enjoy the adjoining picnic area behind our Clubhouse.

**Tennis Court Resurfacing/Windscreen Installation Project** - For all you Tennis buffs, come on over and enjoy the newly refurbished courts. Our regular tennis players have commented on what a pleasure it is to play on the new surface and the installation of new windscreens. We ask that you abide by the rules regarding food, drink and no smoking. Also, we ask that you do not bring your dogs to the courts. Thank you for your cooperation and enjoy the courts.

## UPDATE REGARDING WALL AND FENCING RESTORATION PROJECT

We are over 1/2 way through with the wall restoration, wrought iron fencing and painting projects along the rear-yard walls in the Paseos. PRCA thanks all homeowners who have complied with trimming of their plants, bushes, trees, and removal of any vines, etc., that were on your walls.

(Con't. Pg. 2)



**BOARD OF DIRECTORS**

Richard Bentel  
President

Roberta Starzec  
Vice President

Bradley Zinner  
Treasurer

Joseph Caldera  
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 Pg. 1)

For homeowners who's property backs up to the Paseos, CMA Consulting Company will send notifications a minimum of 15 days in advance of when work will commence in your area of the Paseo. Please read their informative notice and letter carefully. PRCA will appreciate your cooperation in preparing your backyard area so that the necessary projects can be accomplished in a timely manner. If you have any questions, please contact CMA Consulting, Mr. Marshall Carpenter, Project Manager at 252-0314.

The contractors have been very successful in accomplishing their work without disturbing 99% of homeowners' rear yard landscaping. But in the event the contractors cannot complete work on your walls due to non-compliance of landscape materials, you will receive a hand-delivered notice asking for your immediate cooperation. If it becomes necessary, due to non-compliance of these requests, per the Governing Documents of PRCA, we will have a licensed landscape contractor enter upon your property to accomplish trimming and/or removal requests. You will be charged \$22.50 per hour for this service.

Interior Finishing of Your Rear-Yard Wall - If masonry work was done on your rear yard wall and your inside wall had been finished with stucco or painted, the contractors will "return" before the projects are completed to re-stucco or paint only the portion of your wall that was repaired. If you have painted your interior walls a different color than PRCA is using, please instruct the contractors that you will repaint your repaired wall area to match. Otherwise, PRCA will only repaint repaired area with the paint color authorized for common walls.

Again, we thank all homeowners for their understanding and patience during this repair/maintenance project.

**PRCA 2003 FINANCIAL AUDIT**

The Board of Directors has approved PRCA's 2003 Financial Audit, which was conducted by Hilburn & Lein CPA's. If you would like a copy of this audit you may obtain a copy from the Management Office. Reprinting cost of audit is \$2.00.

AUGUST HOLIDAYS

19th - National Aviation Day  
26th - Womens' Equality Day

SEPTEMBER HOLIDAYS

6th - Labor Day - OFFICE CLOSED  
12th - Grandparents' Day  
16th - Rosh Hashanah  
22nd - 1st Day of Autumn  
24th - Native American Day  
25th - Yom Kippur

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**CRIME WATCH REPORT**

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

05/19 - Resident reported house broken into (La Ventana)  
05/21 - Resident reported truck stolen from residence (Mt. View)  
05/21 - Vandalism to common area tree (Canyon Ridge 12)  
05/22 - Resident reported vandalism to home (The Summit)  
06/03 - Attempted vehicle break-in (Canyon Vista)  
06/05 - Vandalism to landscaping (Canyon Ridge 9)  
06/10 - Resident reported break-in (Canyon Ridge 12)  
06/20 - Resident reported vehicle tires slashed (Churchill Estates)  
07/02 - Resident reported house burglary (Canyon Ridge 2)  
07/08 - Resident reported vandalism (broken window) (Churchill Estates)  
07/11 - Resident reported tires/rims removed and stolen from vehicle (Polo Greens)  
07/11 - Resident reported house burglary (Canyon Ridge 9)

The above is for informational purposes only. PRCA does not guarantee the accuracy of the reports

**PUMP N 5K RUN SUCCESS!!!**

We wish to thank J & D Fitness Group for holding the 1st Annual 5K Run at Peccole Ranch. Mayor Oscar Goodman proclaimed June 5, 2004 as Pump N 5K Run at Peccole Ranch Day. The Mayor and the City of Las Vegas asked all citizens to acknowledge J & D Fitness Group for hosting this inaugural 5K run and for helping to promote a healthier lifestyle to Las Vegas residents.

There were 72 entries for the race and many people attended to cheer the racers on. We wish to thank our presenters, County Commissioner Lynette Boggs McDonald, Mark Fries of the Chamber of Commerce, and Honoree Corpron of Executive Coaching. A special thanks goes to all the sponsors that donated their time, prizes, and products. Charence A. Piggot Elementary School was presented with a percentage of the proceeds, which will benefit their "No Child Left Behind" Literacy Program.

PRCA looks forward to next year's race and hope that more PRCA residents enter and join in on the festivities.

**PERSONAL ADS**

Daybed - Beautiful Cherrywood finish, in "Sleigh" style. Really nice! Cost \$1000.00 new. Will sell for \$500.00. Great for kids, teens, or guest room. 243-2828

Kenmore 10 Chest Freezer, white 41x22x35, ex. cond. \$75.00 242-0363

Wanted- Car Pool to A-Tech. If interested in joining car pool, call 286-9982

1992 Infinity M30 Convertible, white/w brown top. Gd. Cond. 75,000 mi, \$6400.00. 804-1551

New Baby Crib, never used. Best off. 256-0854

Rainbow Swingset, 2 swings, 1 tire, 1 rope swing, fort and slide. Pd \$2000.00, asking \$500.00. 645-6860

Wanted - Car Pool to Advanced Technologies Academy. If interested, call 242-9380

**\$\$ FINANCIAL REPORT \$\$**  
**Ending May 31, 2004**

**PRCA MASTER ACCOUNT**

| <b><u>OPERATING ACCOUNT</u></b> |            | <b><u>RESERVE ACCOUNT</u></b> |              |
|---------------------------------|------------|-------------------------------|--------------|
| Ending Bal.                     | \$ 782,187 | Ending Bal.                   | \$ 1,850,919 |
| C.D.L. Funds                    | \$ 932,955 |                               |              |

**ASCOT PARK**

| <b><u>OPERATING ACCOUNT</u></b> |           | <b><u>RESERVE ACCOUNT</u></b> |            |
|---------------------------------|-----------|-------------------------------|------------|
| Ending Bal.                     | \$ 21,039 | Ending Bal.                   | \$ 166,480 |

**CHURCHILL ESTATES**

| <b><u>OPERATING ACCOUNT</u></b> |           | <b><u>RESERVE ACCOUNT</u></b> |            |
|---------------------------------|-----------|-------------------------------|------------|
| Ending Bal.                     | \$ 41,067 | Ending Bal.                   | \$ 210,041 |

**LA VENTANA**

| <b><u>OPERATING ACCOUNT</u></b> |           | <b><u>RESERVE ACCOUNT</u></b> |           |
|---------------------------------|-----------|-------------------------------|-----------|
| Ending Bal.                     | \$ 54,196 | Ending Bal.                   | \$ 95,133 |

**PREMIER COURT**

| <b><u>OPERATING ACCOUNT</u></b> |           | <b><u>RESERVE ACCOUNT</u></b> |           |
|---------------------------------|-----------|-------------------------------|-----------|
| Ending Bal.                     | \$ 16,441 | Ending Bal.                   | \$ 37,237 |

**SIENNA RIDGE**

| <b><u>OPERATING ACCOUNT</u></b> |           | <b><u>RESERVE ACCOUNT</u></b> |            |
|---------------------------------|-----------|-------------------------------|------------|
| Ending Bal.                     | \$ 41,147 | Ending Bal.                   | \$ 129,429 |

**LA VENTANA SAFETY ISSUES**  
**REGARDING SPEEDING VEHICLES**

Over the last few months, PRCA Management Office has received several calls, concern forms and letters regarding residents of La Ventana who are driving too fast through this community. The posted speed limit is 15 MILES PER HOUR. La Ventana's streets are very narrow and do not provide a passing lane nor do they provide room for a driver to successfully swerve to avoid a person or animal who may wander into the street. If you observe another driver driving slower than 15 miles per hour, please do not attempt to pass - - they may be driving slowly for a reason that you cannot see.

## 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. But if you submit any information, you MUST include your name, address, and phone number. PRCA hopes that by printing your letters, it will help with the harmonization and beautification of your community.

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*To Whom It May Concern: Something has to be done about the people who do not pick up after their dogs! It's bad enough that we have this occur in the Paseos where children romp and are exposed to this unhealthy situation - but now we have a dog owner who walks their dog along the 1500 block on Breeze Canyon Drive in Churchill Estates who allows the dog to relieve itself on our or our neighbor's driveway, lawn, or in the street gutter. The dog owner NEVER picks up after this dog. This happens just about every day and it lays there until one of us picks it up. This is a definite health hazard.*

*Why do some people feel like privileged characters who don't have to abide by the rules that are necessary for a society to survive? If they are above the rules - let's take down all the stop lights and signs and everybody can do what they want.*

*Sincerely, A Churchill Estates Resident*

*P.S. You have my permission to print any and all parts of this letter*

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LANDSCAPE ROCK USAGE - PRCA received an "anonymous" letter from a homeowner indicating addresses of homes in Heritage Estates that have used "white" rock as accent for their water smart landscaping. They asked if PRCA has approved and reviewed their landscaping plans. They also wanted action taken on the addresses they reported. White rock was approved by the DRC to use as "accent". Please refer to your updated Design Review Supplement which was recently mailed. Reminder - All homeowners must submit water smart landscaping plans, before installing, to the DRC for approval.

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LANDSCAPE BORDERS TO CONTAIN ROCK SPILLAGE - Due to the overwhelming water smart landscaping requests that have been submitted to the DRC requesting usage of rocks, a new problem has arisen; the spillage of rocks to sidewalks and/or streets. To help circumvent homeowners from a libelous situation that may arise regarding accidents by others from these rocks and to enhance your curb appeal, the DRC implemented the addition of a border material being installed to contain the rocks. All approval letters regarding DRC submittals for landscape changes since March of 2004 has contained wording to the effect that the installation of a border material is required. When you submit new changes for landscaping, please provide a sample of the border material or indicate on your plans where bricks/borders will be utilized. In addition, during future community inspections, if a problem is noticed regarding your rock landscaping, even though you were granted an approval for your landscaping prior to this new requirement, you may receive a letter requesting that you install a border material.

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PETS USAGE OF DRINKING FOUNTAINS - We have received several concerns about homeowners allowing their dogs to drink from the public fountains. We ask those pet owners to cease this practice. Thank you.

**PECCOLE RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING - AGENDA  
THURSDAY, AUGUST 12, 2004 - 6:00 PM - CLUBHOUSE**

- I. CALL TO ORDER - HOMEOWNER OPEN FORUM**
- II. INTRODUCTION OF NEW BOARD MEMBER - JOE CALDERA  
APPROVAL OF MINUTES**
  - A. July 8, 2004 Meeting  
**ACTION: BOARD APPROVAL**
- III. FINANCIAL REPORT**
  - A. June 2004 Financial Reports  
**ACTION: BOARD APPROVAL**
  - B. Resolution to approve and set aside Reserves collected in 2004 for future major repairs/replacements  
**ACTION: APPROVE AND SIGN**
- IV. COMMITTEE REPORTS**
  - A. Community Relations Update
  - B. Landscape Committee Update
  - C. Discussion regarding Board Members chairing a Committee and voting on Committee requests  
**ACTION: DISCUSSION/DECISION**
- V. BUSINESS ITEMS**
  - A. Action List from July 2004  
**ACTION: NONE**
  - B. Discuss new format for Newsletter  
**ACTION: DISCUSSION/DECISION**
  - C. Review renewal of security service contract - Wackenhut  
**ACTION: REVIEW/APPROVAL**
- VI. HOMEOWNER REQUESTS/CORRESPONDENCE  
SCHEDULE NEXT MEETING/MOTION TO ADJOURN  
THURSDAY, SEPTEMBER 9, 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: The Executive Session of PRCA is held at 5PM September 9, 2004. This meeting is closed to the homeowners. You can obtain a copy of the September 9, 2004 BOD's meeting agenda at the Management office after September 1, 2004. Please note that the updated agenda is also posted on the Bulletin Board outside the Clubhouse door.

**NEW REVISED DESIGN REVIEW GUIDELINES - REVISED MAY, 2004**  
**2ND NOTICE**

**Any and all exterior improvements to your property must be submitted to the Design Review Committee for review and approval. Please stop into our office to pick up the paperwork or give us a call and we can mail it to you.**

**Before any homeowner makes any EXTERIOR CHANGES to their property, be it (but not limited to) landscaping, pool or water feature installation, patio covers, patio and/or pool decking, storage buildings, gazebos, play equipment, Satellite dish, painting of home, screen/security doors, etc.), you must submit your changes to the Design Review Committee (DRC) for approval. Due to the S.N.W.A.'s drought restrictions and with concluding the Construction Defect Lawsuit, PRCA has found it necessary to revise and redefine many items in the DRC Guidelines that were outdated or needed to be redefined. PRCA has mailed a copy of these revised guidelines to all homeowners. If you have not received your copy, please contact our office.**

**Items of Importance:**

- 1. Artificial Turf will be considered. There is no limitation to percent of artificial turf for rear yard use; however, only 25% of your front landscape can be utilized for artificial turf. The artificial turf samples submitted to the DRC must meet the Association's approved requirements and specifications. The Management Office has samples from different vendors that have been approved for installation within PRCA. BUT YOU MUST OBTAIN APPROVAL BEFORE INSTALLATION.**
- 2. Set back requirements for all walls, be it either common shared walls or shared property walls are as follows: No irrigation and/or plantings with 3 feet of any wall. Trees are required to have a 5-foot minimum set back from any walls. Pool decking and concrete work requires a 3-foot set back from any wall and the water line for the pools and/or water features requires a 5-foot set back from any wall. Refer to guidelines for specific set backs for patio covers, patios and storage buildings, playground equipment and/or gazebo structures, etc., before submitting your DRC requests.**

Per PRCA's Governing Documents, it states that all DRC submittals will be reviewed on a case to case basis. The Guidelines are just what the name states: "A Guideline". If any requests are made for improvements, which are not covered in our Guidelines, the DRC will review your request and render their decisions. We appreciate everyone's cooperation regarding submission of DRC forms before commencing work.

**DRC MEETING DATES**

Thursday, August 12th  
Thursday, September 9th  
Thursday, October 14th  
Thursday, November 11th  
Thursday, December 9th

**DEADLINE FOR SUBMITTAL**

Friday, August 6th  
Friday, September 3rd  
Friday, October 8th  
Friday, November 5th  
Friday, December 3rd

**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, please put 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 IMPORTANTLY, REPEAT YOUR PHONE NUMBER TWICE! THANK YOU.**

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**SUMMER WATERING RESTRICTIONS THROUGH AUGUST**

It's time to check your watering schedule. The watering restrictions are in effect through August. You may water any day of the week. However, watering restrictions prohibit watering between the hours of 11 AM and 7 PM. Watering during the hottest part of the day isn't effective because most of the water evaporates before your landscape can absorb it.

This is our 5th consecutive year of drought conditions. Southern Nevada is officially in **DROUGHT ALERT**. Be sure to use the cycle and soak method of watering: set your irrigation clock to water in three cycles of four minutes. For example, water once at 4 AM, then again at 5 AM and 6 AM when it's cooler and there is less wind. This allows each watering to soak into the soil before more water is applied. Watering grass in desert soil for one long period will produce wasteful run-off, which can result in a water-waste fee.

If you find your lawn is browning in some patches, check your irrigation system. Your sprinklers may not be reaching those areas. Adjust your sprinklers. Remember, we are now in Daylight Savings Time. Be sure to re-adjust your irrigation clock to the right time for the season. Also, change the backup battery, which will save your settings in the event of a power outage.

*A Reminder: September through October watering days are Tuesday, Thursday, and Saturday.*

**MANDATORY ANNUAL OWNER INFORMATION FORMS**

We appreciate all the homeowners who have returned their owner information forms. We ask that all homeowners **WHO DID NOT RETURN THIS MANDATORY FORM** do so this month. If you misplaced the form, call or stop in at the Management Office and we will furnish you with a replacement form. It is vital that the Association has all updated information. Our newsletter and mailings are filled with important information and PRCA wants to ensure all homeowners and residents are kept current on all issues. Thank you.

**MANDATORY**  
**ANNUAL OWNER INFORMATION FORM**

NAME: \_\_\_\_\_

PROPERTY ADDRESS IN PRCA: \_\_\_\_\_

CITY/STATE/ZIP CODE: \_\_\_\_\_

PHONE NUMBERS: HOME: \_\_\_\_\_ WORK: \_\_\_\_\_ CELL: \_\_\_\_\_

**MAILING ADDRESS IF DIFFERENT THAN PROPERTY ADDRESS:**

ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP CODE: \_\_\_\_\_

PHONE NUMBERS: HOME: \_\_\_\_\_ WORK: \_\_\_\_\_ CELL: \_\_\_\_\_

**IF YOU HAVE TENANTS LIVING IN YOUR PECCOLE RANCH PROPERTY, WE NEED TO KNOW THEIR NAMES AND CONTACT NUMBERS, IN CASE OF EMERGENCY. THIS IS TO PROTECT YOUR PROPERTY!**

NAME OF TENANT: \_\_\_\_\_

PHONE NUMBERS: HOME: \_\_\_\_\_ WORK: \_\_\_\_\_ CELL: \_\_\_\_\_

**DO YOU HAVE A PROPERTY MANAGEMENT COMPANY OR ANY INDIVIDUAL HANDLING YOUR HOME IN PECCOLE RANCH? WE NEED TO HAVE THEIR CONTACT INFORMATION:**

NAME OF COMPANY/INDIVIDUAL: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE NUMBERS: OFFICE: \_\_\_\_\_ CELL: \_\_\_\_\_

**Disclaimer: This information is only for PRCA Management Office use. PRCA will not give out this information.**

**PLEASE RETURN THIS FORM TO THE PRCA OFFICE**  
**ONLY IF YOU HAVE NOT SENT ONE PREVIOUSLY**