



THE PONY EXPRESS



Vol. 51 A Publication Of The Peccole Ranch Community Association Apr/May, 2004



PHONE DIRECTORY Association

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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, Apr. 8th

Thursday, May 13th

6:00 PM Clubhouse

Design Review Committee

Thursday, Apr. 8th

Thursday, May 13th

4:00 PM Clubhouse

Landscape Committee

Wed. Apr 7th

Wed., May 12th

6 PM Clubhouse

Community Relations

Thursday, Apr. 1st

Thursday, May 6th

**GARAGE SALE DATE
CHANGED TO
SATURDAY, APRIL 17TH
8 AM - 3 PM**

IMPORTANT INFORMATION REGARDING C.D.L. PROJECTS

Spring has sprung at PRCA. With the weather improving, PRCA will embark on the final projects scheduled pertaining to the Construction Defect Lawsuit (CDL). The Board of Directors has contracted to have a Project Manager supervise all aspects of the CDL projects. CMA Consulting will review all bid proposals and make recommendations regarding contractors. When all contracts have been awarded, it will be the responsibility of the Project Manager to schedule, inspect all work, file weekly progress reports and trouble shoot any problems that arise. The projects that will be under CMA's supervision will be: Replacing all Paseo light poles, Rear-yard walls (Paseo area), replacement and/or repair, Wrought Iron Fencing replacement and/or repair, priming of all wrought iron, painting of wrought iron fencing and all Paseo rear-yard walls painting.

The Board of Directors inspected the Paseos and found that the Cottonwood Trees that remain have showed aggressive root movement to ground surface. With the restriction of watering set by the SNWA and LVWD, these trees have been seeking more water. Also, roots from some of the remaining trees have started movement towards the concrete areas, which PRCA replaced, in late 2003. Bore infestation was also found on many of these trees. The damage caused by these Cottonwood Trees was a major portion of the CDL. After careful review of the experts' opinions that were presented to the Courts for the CDL to remove all Cottonwood Trees and observing additional damage being caused to the Paseo and rear-yard walls, the Board has made the decision to remove all Cottonwood Trees

(Con'd. 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 Pg. 2)

from the Paseo area. Many trees will be replaced with species of trees that have a less evasive root system and require less water. The Board did not make the decision to remove these trees in haste, but considered the continued damage these trees and their roots are causing and will cause in the future. The Board would be remiss in fulfilling their fiduciary responsibly in not being proactive to protect the homeowners' properties and limit liability regarding safety and welfare of all homeowners utilizing the Paseo areas. CMA will supervise the removal of the remaining Cottonwood Trees. The Association is aware that not all homeowners will approve of these trees being removed. However, with over a million dollars being expended to repair walls, fencing, concrete and reduce hazards to homeowners, which were caused by these trees, in removing them now, the cost to the homeowners for future removal and/or repairs should be reduced in the coming years.

**NOTICE TO HOMEOWNERS
WITH REAR-YARDS ALONG THE PASEO**

One of the major concerns with the wall restoration, fence replacement, repairs and painting is to inform all homeowners who have vines, plants, etc. that hang over your rear-yard walls that these **MUST** be removed before work can commence. Since these projects are tentatively scheduled to commence in April, PRCA is giving you notice regarding these plants and vines. PRCA will be sending out an approximate schedule of when you can anticipate these projects to occur by your home. There will be a flurry of activity concerning these projects and PRCA will appreciate your patience and cooperation during this reconstruction period. If you experience any problems, there will be a customer service person noted in your schedule to contact. Please be aware that this work must be accomplished and unfortunately, PRCA cannot grant any request as to not accomplish the work required on your rear-yard walls.

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**VOLUNTEERS NEEDED FOR
ALL PRCA COMMITTEES**

The Community Relations Committee and the Landscaping Committees are looking for homeowners to join their committees. If you want to be a part of the beautification plans or organizing social functions to bring all residents of PRCA closer, please contact the office at 255-3351, and we will forward your name and phone number to the Committee Chairpersons.

The Design Review Committee is looking for two (2) volunteers to sit on this Committee. The Committee meets the second Thursday of each month at 4:00 PM at our Clubhouse. Anyone with landscaping, building or construction knowledge is needed. Please fill out the form enclosed in this newsletter.

PUMP N 5K RUN

APRIL HOLIDAYS

4th - Daylight Savings Time Begins
6th - First Day of Passover
9th - Good Friday
11th - Easter Sunday
15th - Income Taxes Due
22nd - Earth Day
30th - Arbor Day

MAY HOLIDAYS

1st - May Day
4th - National Teacher's Day
5th - Cinco de Mayo Day
9th - Mother's Day
15th - Armed Forces Day
31st - Memorial Day

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CRIME WATCH REPORT

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

*01/23 - Resident reported theft from
vehicle thru open garage door
(Peccole Highlands)
01/24 - Resident reported vehicle
break-in & theft (Canyon Hills)
01/31 - Resident reported vandalism
to home (Canyon Ridge #2)
03/11 - Resident reported vehicle
break-in (Peccole Ranch)*

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

J and D Fitness Group will be hosting their inaugural "Pump N 5K Run" on Saturday, June 5th, in Peccole Ranch.

The race will start and finish in front of our Clubhouse. Check-in time is from 5:30 AM to start of race, and the race begins at 7:30 AM. There will be prizes, awards, T-Shirts, refreshments, and fun for all participants. A percentage of the proceeds will benefit the Clarence A. Piggott Elementary School for their "No Child Left Behind" Literacy Program.

Entry forms are available at the Peccole Ranch Office. For more information, call 702/892-0400 or e-mail at www.info@janddfitness.com.

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16 to 20 Volunteers are needed for the Run. Please contact J&D Fitness at above phone number or e-mail, if you can assist for 1 hour for the following positions:

Registration in Parking Lot (8 people needed)
Three Water-Stop Tables (6 people needed)
One Fruit Table (2 people needed)

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DROUGHT WATERING RESTRICTIONS

(In Effect March 1, 2004)

All water users have been assigned a watering group. Peccole Ranch Community Association has been assigned "Group D".

Mandatory restrictions mean you may only run sprinklers on your group's allowed watering day(s).

For the months of March and April, our watering days are:

TUESDAY - THURSDAY - SATURDAY

For the months of May through August - ANY DAY

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Peccole Ranch Community Association wishes to thank Ernie Sanchez who served on our Design Review Committee. Good luck to you and your family with your re-location to Colorado!

PERSONAL ADS

1988 GMC Utility Truck with bins. New motor; \$5,500.00; Boys Hockey Equipment-Skate Size 1; shoulder, knee pads; Dirtbike, yr. 2000 TTR 125, lightly used, asking \$1800.00. Call 228-9371

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

Wanted - Step 2 or Little Tykes Climber/Slide, 228-5702

For Sale - Sofa and Double Bed. Call 228-5702

Char-Broil Quickset BBQ, new last March. 2 tanks inc., works great. Was \$139 new, will sell for \$90. Call 228-9008 & leave message.

Eastern King Serta Perfect Sleeper Mattress & Box Springs, \$500.00 OBO. Call 212-4564

Numerous Baby Items such as Crib, Strollers, Toys, Bunk Beds. Also furniture, piano, TV, computer and kitchen items. Call for appoint. (310) 323-3968

Stay At Home Mom of two looking to take on one toddler during daytime, full time. Awesome references, CPR certified. Safe loving environment in Peccole Ranch. Call Jessica 638-8568

For Sale - Maytag Heavy Duty, Super Capacity Washer and Gas Dryer (both white), Ex. Cond., \$200.00 for both. Call 254-1234

Bed, Mattress, Boxsprings, Frame, CA King, Sealy Posturepedic, \$250.00 OBO; Jet Ski Kawasaki Stand Up, Many Ext. \$600.00 OBO; Snow Skis, Rossignol 4 SK, Sz. 200, \$100.00 OBO; Ski Boots, Salomon, Sz. 8-9, \$40.00 OBO; Carpet/Car Cleaner Bissel, \$60.00 OBO - Call Darren at 256-0430

Electric Twin Bed, Ex. Cond.; Baby Furniture, Glass Table for 8. Call 233-3148

\$\$ FINANCIAL REPORT \$\$

Ending January 31, 2004

PRCA MASTER ACCOUNT

<u>OPERATING ACCOUNT</u>	<u>RESERVE ACCOUNT</u>
Ending Bal. \$ 575,077	Ending Bal. \$1,894,178
C.D.L. FUNDS	\$1,436,860

ASCOT PARK

<u>OPERATING ACCOUNT</u>	<u>RESERVE ACCOUNT</u>
Ending Bal. \$ 31,005	Ending Bal. \$ 112,213

CHURCHILL ESTATES

<u>OPERATING ACCOUNT</u>	<u>RESERVE ACCOUNT</u>
Ending Bal. \$ 47,374	Ending Bal. \$ 203,640

LA VENTANA

<u>OPERATING ACCOUNT</u>	<u>RESERVE ACCOUNT</u>
Ending Bal. \$ 54,520	Ending Bal. \$ 103,595

PREMIER COURT

Ending Bal. \$ 14,915	Ending Bal. \$ 35,788
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SIENNA RIDGE

Ending Bal. \$ 42,863	Ending Bal. \$ 131,064
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**PECCOLE RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY, APRIL 8, 2004 - 6 PM - CLUBHOUSE**

- I. CALL TO ORDER - HOMEOWNER OPEN FORUM**
- II. APPROVAL OF MINUTES**
 - A. March 11, 2004 meeting
ACTION: BOARD APPROVAL
- III. FINANCIAL REPORT**
 - A. January & February 2004 Financial Reports
ACTION: BOARD APPROVAL
- IV. COMMITTEE REPORTS**
 - A. Community Relations Update
 - B. Landscape Committee Update
- V. BUSINESS ITEMS**
 - A. Action List From March 2004
ACTION: NONE
 - B. Review proposals to remove 542 Cottonwood Trees
ACTION: BOARD APPROVAL
 - C. Review proposals to repair 5 shared common walls
ACTION: BOARD APPROVAL
 - D. Future wall repairs regarding shared common walls;
Utilizing one contractor - Board to approve all bids
ACTION: DISCUSSION/APPROVAL
 - E. Review 5 possible replacement trees for Paseo areas
ACTION: DISCUSSION/DECISION
 - F. La Ventana Pool inspections increase 2004
ACTION: BOARD APPROVAL
- VI. HOMEOWNER REQUESTS/CORRESPONDENCE**
- VII. SCHEDULE NEXT MEETING/MOTION TO ADJOURN
THURSDAY, MAY 13, 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 January 8, 2004 agenda at the Management office after January 1, 2004.

\$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**

ACCORDING TO REPUBLIC SERVICES.....

If you want to dispose of washers, dryers, TV's, Queen Size or Less Mattresses, anything that weighs under 75 pounds, you can put out one item per week for pickup.

For freezers, refrigerators, compressors, etc., you have to call Republic at 735-5151 to let them know you have an item for pick up.

For hazardous items such as gasoline, oil, paint, etc., you MUST call or TAKE items to the hazardous waste plant, located at 333 W. Gowan Road. Phone: 399-1112.

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STONE RIDGE SOCIAL COMMITTEE

The Stone Ridge Social Committee is sponsoring a trip to Laughlin, NV on Thursday, May 13, 2004. They will leave from the Stone Ridge Clubhouse, 2106 Boulder Bluff, at 7:45 AM and return to Las Vegas around 5:00 PM.

The group will be going to the Flamingo Hotel & Casino and while there, will enjoy a Lunch Buffet. The cost is \$10.00 round trip, including lunch.

To reserve your ticket, make checks payable to: Stone Ridge Condo Association. Mail them to Lane Norton, 2052 Quarry Ridge, #103, Las Vegas, NV 89117. Enclose your name, phone number, number of reservations. Seating is on a first come, first serve basis, based on the date of your check. All checks must be received by April 30th. Further info, call Lane at 254-2177.

J D R F

Come Support The JUVENILE DIABETES RESEARCH FOUNDATION at PRCA's April 17th Garage Sale. Stop over at 1909 Warrenville Street, Wellington Park, and receive your FREE Tee Shirt and information about juvenile diabetes. Hope to see you there!

**IMPORTANT FACTS
EVERYONE SHOULD KNOW**

GUARD YOUR SOCIAL SECURITY NUMBER: Protect yourself from identity theft losses by keeping a tight rein on your Social Security number. Only a few organizations have the right to demand it. Today, schools, phone companies, utilities, health clubs, insurance companies, video stores -- just about everybody wants your Social Security number. Some of the more prevalent uses are to get your credit rating and determine whether you pay your bills, and to keep track of you through name and address changes.

Why should you care who sees your Social Security number? *The more people who see it, the more susceptible you are to identity theft, where you are victimized by someone fraudulently using your name and credit report to steal money. Who has the right to ask for your digits? While ANY business can ask for your Social Security number, there are very few entities that can actually demand it -- motor vehicle departments, tax departments and welfare departments, for example. Also, SSNs are required for transactions involving taxes, so that means banks, brokerages, employers, and the like also have a legitimate need for your SSN. Most other businesses have no legal right to demand your number.*

It is recommended that you ask if they'll accept an alternative piece of identification. If they don't, flat-out refuse to do business with them. Bear in mind that there is a possibility they'll refuse to provide whatever product or service you're seeking.

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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.

POOL OPENINGS

**Wellington Park - April 1st
Weather Permitting**

**La Ventana - April 1st through May 1st
Weather Permitting**

TITLE #7 - ANIMALS
CITY OF LAS VEGAS CODES

7.36.010 Noise Annoyance - *It shall be a misdemeanor for any person to wilfully permit or allow any animal kept, possessed, maintained or otherwise controlled by such person to engage in continuous barking, yelping, braying or the creation of other load noise. A noise is "continuous" for purposes of this provision if, because of its duration or repetition, a reasonable person would consider it an unreasonable invasion of the peace and quiet of a neighboring resident. (Ord. 4029-1, 1996: Ord. 3618-151, 1991)*

7.36.020 Interfering With Pedestrians - *The owner or any person having possession, custody or control of any animal which interferes with a pedestrian or vehicle traffic, trespasses on school grounds, or damages the property of another person, is guilty of a misdemeanor. (Ord. 5220-33, 2000: Ord. 3618-152, 1991)*

7.36.030 At Large - *If any animal is at large, its owner or any person having possession, custody or control is guilty of a misdemeanor. (Ord. 5220-34, 2000: Ord. 3618-153, 1991) THIS IS THE LEASH LAW.*

7.36.040 Solid Waste Nuisances - *Any person owning or having custody or care of any animal which excretes any solid waste upon any public property, upon any real property owned by or leased by another person or upon any common area of an apartment or similar complex is guilty of a misdemeanor provided that no violation of this Section shall occur if the owner of the animal promptly and voluntarily removes the solid excretion. (Ord. 3618-154, 1991)*

7.36.050 Restraint and Sanitation - *Every owner or any person having possession, custody or control of any animal, and keeps the same upon premises under his control, shall keep the animal restrained by a fence, cage, coop, chain, leash or other adequate means so that said animal shall not leave or escape from the premises upon which it shall be kept; provided, that no person shall keep any such animal unless its living area is kept clean and free from offensive odors, animal wastes, rodents, flies, or any other offensive or unwholesome condition. (Ord. 5220-35,2000: Ord. 3618-155, 1991)*

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SKATEBOARDS AND MOTORIZED SCOOTERS

Concerned homeowners have brought up the subject of Skateboarding and Motorized Scooters within PRCA. Mainly on the public streets (maintained by the City of Las Vegas) and within the non-gated communities. The Board of Directors have revised the Rules & Regulations as follows:

MOTORIZED SCOOTERS/SKATEBOARDS, MOPEDS AND SKATEBOARDS

- MOTORIZED SCOOTERS, SKATEBOARDS, OR MOPEDS ARE NOT ALLOWED ON THE STREETS, PASEOS/GREENBELTS OR SIDEWALKS WITH THE PECCOLE RANCH COMMUNITY ASSOCIATION OR ITS SUB-ASSOCIATIONS. Mopeds, up to 49cc's by law are defined as motor vehicles and requires the driver to be 16 years of age with a driver's license. If the engine is over 50 cc's or able to go faster than 35 MPH on a flat surface, it is then classified as a motorcycle and requires insurance and a motorcycle license.**
- SKATEBOARDS ARE NOT ALLOWED IN ANY OF THE PASEOS (GREENBELTS) OR SIDEWALKS WITHIN PECCOLE RANCH COMMUNITY ASSOCIATION. SKATEBOARDING IS NOT ALLOWED WITHIN ANY OF THE GATED COMMUNITIES.**
(Revised 10-10-02)

**PECCOLE RANCH COMMUNITY ASSOCIATION
COMMITTEE INTEREST FORM**

The following is a list of committees along with a short description. Volunteer help is always needed and very much welcomed. Please consider volunteering a small amount of your time to serve on a committee. It's a great way to get involved in your community. Please complete the form below and return it to the Association office if you are interested.

COMMUNITY RELATIONS COMMITTEE: This Committee's aim is to promote community harmony, spirit, and pride. The Committee is involved in the planning and writing of the monthly newsletter, promotion of resident participating, and implementing community and social events.

DESIGN REVIEW COMMITTEE: This Committee's function is to provide aesthetic reviews of exterior improvements or modifications and to ensure that property improvements adhere to the Design Review Guidelines established by the Association's governing documents.

LANDSCAPE COMMITTEE: This Committee's purpose is to study and make recommendations on irrigation/water conservation and improvements/modifications to the existing landscaped areas.

NAME: _____

ADDRESS: _____

PHONE: _____

COMMITTEE INTEREST: _____