



PRSR STD  
US POSTAGE  
PAID  
LAS VEGAS NV  
PERMIT NO 2205



Vol. 58

July/August, 2005



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

TABLE OF CONTENTS

Article Name	Pg.#
Update Info . . . . .	1
DRC Volunteer Needed .	1
Financial Report . . .	2
Be Water Smart . . . . .	3
Agenda . . . . .	4
Homeowners Concerns . . . . .	5
SNWA Message . . . . .	6
Pump N'Run Results . .	7
Guard of Month Award..	7
Crime Watch Report. . .	8
Personal Ads . . . . .	8
DRC Form . . . . .	9
Information Form . . . . .	10
Las Vegas/PRCA Rules	11

IMPORTANT MESSAGES

The Landscape Contractor and General Manager toured the Paseos in order to prepare a schedule for cosmetic repair that will need to be implemented after all the Xeriscape work is completed. Phase I had been completed with the installation of cement curbing and rocks. Trees will be replanted in Phase I around August of 2005. Phase II is scheduled to commence with the Xeriscape project approximately around July 1-15, 2005. During that time, there will be cement trucks and front end loaders hauling rock within the Phase II project areas. PRCA knows that this may cause additional wear and tear on the greenbelt before the project is completed.

It was noted that there are many portions of the Paseo that have large areas of brown spots. These areas were caused by an aggressive weed killing project that PRCA scheduled a couple of months ago. Please know that when all the CDL projects and Xeriscape projects are completed, all of the Paseos will be addressed regarding bare areas, over-seeding, and cosmetic repair.

PRCA has requested the Landscape Contractor to submit bids to restore the Paseos by filling in tire tracks, flood water recesses, and bare areas with black dirt; then over seed in many areas. PRCA hopes to start

this specific project for Phase I in September/October of this year and then continue on to Phase II when the Xeriscape project is complete.

Due to the watering restrictions set in place by the SNWA and the LV-VWD combined with the CDL and Xeriscape projects work that had to be accomplished over the past 18 months, it was inevitable that the Paseos would show signs of deterioration and the stress from reduction in water consumption. Unfortunately, we cannot guarantee that the Paseos will ever be as lush as they were several years ago. However, the Board of Directors of PRCA will do everything possible to enhance the Paseo areas within the drought restriction guidelines, and cosmetically repair damage caused by the many CDL projects. Your patience will be very much appreciated as it may take a couple of years to restore many areas.

DESIGN REVIEW COMMITTEE VOLUNTEER NEEDED

PRCA's DRC is seeking a volunteer to sit on this Committee. The Committee meets on the 2nd Thursday of each month at 3:30 PM at the Clubhouse. Examples of homeowner's submittal may include, but not

(Con't on Page 2)



**PHONE DIRECTORY**

Association

Office: 702-255-3351

FAX: 702-243-5819

Email: peccoleran@aol.com

Website: peccoleran.com

Security

Cell: 702-683-1022

Pager: 702-661-5419

Emergency

Fire, Police, Ambulance  
911

Police Non-Emergency

702-795-3111

Animal Control

702-229-6348

Poison Center

702-732-4989

Neighborhood Watch

702-229-3507

Street Light Service

(Public Streets Only)

702-229-6331

City Code Enforcement

702-229-6615

**DATES TO REMEMBER**

Board of Directors Meeting

Thursday, July 14th

Thursday, August 11th

6:00 PM Clubhouse

Design Review Committee

Thursday, July 14th

Thursday, August 11th

3:30 PM Clubhouse

Landscape Committee

Wed. July 6th

Wed. August 3rd

6:00 PM Clubhouse

Community Relations Committee

Tues. July 5th

Tues. August 2nd

6:00 PM Clubhouse

(Con't. from Page 1)

limited to: landscape changes, pool/spa, patio cover installations, painting of exterior of homes and any additions to their homes. We are looking for individuals to offer input, review and provide discussion and perspective in matters that come before this Committee. If you as a homeowner are interested in maintaining the aesthetic appeal to all communities, we urge you to fill out the Form on Page 9 and remit to the Management Office as soon as possible.

*PRCA would like to thank Andy Nixon who has served as a member of this Committee. During his tenure, Mr. Nixon has offered PRCA invaluable input and has been a great asset to this Committee. He will be greatly missed.*

FINANCIAL REPORT

Ending April 30, 2005

PRCA MASTER ACCOUNT

<u>OPERATING ACCOUNT</u>	<u>RESERVE ACCOUNT</u>
Ending Bal. \$ 994,915	Ending Bal. \$1,329,107
C.D.L. FUNDS \$ 68,934.20	

ASCOT PARK

<u>OPERATING ACCOUNT</u>	<u>RESERVE ACCOUNT</u>
Ending Bal. \$ 25,299	Ending Bal. \$ 174,629

CHURCHILL ESTATES

<u>OPERATING ACCOUNT</u>	<u>RESERVE ACCOUNT</u>
Ending Bal. \$ 47,330	Ending Bal. \$ 213,529

LA VENTANA

<u>OPERATING ACCOUNT</u>	<u>RESERVE ACCOUNT</u>
Ending Bal. \$ 101,296	Ending Bal. \$ 101,094

PREMIER COURT

<u>OPERATING ACCOUNT</u>	<u>RESERVE ACCOUNT</u>
Ending Bal. \$ 22,926	Ending Bal. \$ 40,128

SIENNA RIDGE

<u>OPERATING ACCOUNT</u>	<u>RESERVE ACCOUNT</u>
Ending Bal. \$ 48,921	Ending Bal. \$ 133,723

**LAWS REGARDING PETS - TITLE #7 - ANIMALS  
CITY OF LAS VEGAS CODES**

*7,363010 Noise Annoyance - It shall be a misdemeanor for any person to willfully 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 loud 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. 4029-1,01996: 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).*

*7336,050 Restraint and Sanitation - Every owner or 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)*

\*\*\*\*\*

**SKATEBOARDS AND MOTORIZED SCOOTERS**

Concerned homeowners have brought up the subject of Skateboarding and Motorized Scooters with 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:

1. **MOTORIZED SCOOTERS, SKATEBOARDS, OR MOPEDS ARE NOT ALLOWED ON THE STREETS, PASEOS/GREENBELTS OR SIDEWALKS WITHIN PECCOLE RANCH 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.

2. **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.**

(Rev. 10-10-02)

**MANDATORY - 2ND REQUEST**  
**ANNUAL OWNER INFORMATION FORM**

**9501 Red Hills Road, Las Vegas, NV 89117**

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 THEIR INFO:**

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

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

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



BOARD OF DIRECTORS  
Richard Bentel  
President

Roberta Starzec  
Vice-President

Brad Zinner  
Treasurer

Andrew Enrico  
Director

George Covarrubias  
Secretary

COMMITTEE  
CHAIRPERSONS

Harriet Bernard  
Community Relations

Ali Taghdir  
Design Review

Carolyn Rouse  
Barbara Schweppe  
Landscape Comm.

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

**BE A WATER-SMART SWIMMER**

Warmer temperatures mean swimming pools beckon! You can save money, save water and enjoy your pool by properly maintaining your pool and spa. Here are some tips from the Southern Nevada Water Authority to help improve water efficiency:

*The biggest waste of water is a rarely used pool -- so swim! Since rambunctious playing sends water down the overflow drain, close this drain when the pool is in use to prevent the loss of water. An exposed pool loses 50 to 70 gallons per square foot per year to evaporation. After playing or relaxing in your pool, use a pool cover to reduce evaporation. Pool covers reduce evaporation by 90 percent when not in use and can prevent windblown debris from landing in the pool. If you are in the market for a pool cover, visit [snwa.com](http://snwa.com) for a money-saving coupon at participating retailers. The coupons are good for half the purchase price of a solar-type cover, up to \$50, and up to \$200 off a permanent cover.*

**If you need to drain your pool, NEVER DRAIN WATER INTO THE STREET OR INTO A STORM DRAIN.** Water should be drained into the clean-out port, usually located in the front yard. Visit [snwa.com](http://snwa.com) for step-by-step instructions on how to properly drain a pool and avoid a water waste fee.

*Warmer water temperatures cause water to evaporate faster, so heat your pool just before use to save energy and reduce evaporation. Professionals recommend 78 degrees as the ideal recreational pool temperature. High evaporation rates are generally mistaken as leak problems. Visit [snwa.com](http://snwa.com) to learn how to perform this test.*

*To properly maintain filters, wash your cartridge filters when your pump operating pressure increases by 10 psi. Since chlorinated pool water is diluted with clean water, it is safe to wash cartridges on landscaped areas, but be sure to pick a dry spot on your lawn or landscape that can benefit from the extra water. Never allow wash water to run into the street.*

Test pool and spa water frequently and maintain appropriate chemical balances. Ask your local pool professional for details on how to prevent algae problems.

**For more water-smart tips, or to print a pool cover coupon, visit [snwa.com](http://snwa.com) or call 258-SAVE.**

**PECCOLE RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
THURSDAY, JULY 14, 2005 - 6:00 PM - CLUBHOUSE**

**PECCOLE RANCH COMMUNITY ASSOCIATION  
COMMITTEE INTEREST FORM**

**CALL TO ORDER - HOMEOWNER OPEN FORUM**

- I. APPROVAL OF MINUTES**
  - A. June 9, 2005 meeting  
**ACTION: BOARD APPROVAL**
- II. FINANCIAL REPORT**
  - A. May, 2005 Financial Reports for Information Only  
**ACTION: NONE**
- III. COMMITTEE REPORTS**
  - A. Community Relations Update/Minutes  
**ACTION: BOARD APPROVAL**
  - B. Landscape Committee Update/Minutes  
**ACTION: BOARD APPROVAL**
  - C. DRC May 12, 2005 Minutes  
**ACTION: BOARD REVIEW**
- IV. BUSINESS ITEMS**
  - A. Action List from June, 2005  
**ACTION: NONE**
  - B. Review of Bids for Palm Trees Seasonal Trimming  
**ACTION: BOARD APPROVAL**

**HOMEOWNER REQUESTS/CORRESPONDENCE  
SCHEDULE NEXT MEETING THURSDAY, AUGUST 11, 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 July 14, 2005. This meeting is closed to the homeowners. You can obtain a copy of the July 14, 2005 meeting agendas at the Management office after July 1, 2005. Please note that the updated agenda is also posted on the Bulletin Board outside the Clubhouse door.*

The following is a request for volunteer help for our Landscaping Committee and our Design Review Committee. Volunteer help is always needed and very much welcomed. Please consider volunteering a small amount of your time to serve on these committees. 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.

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

*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.*

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

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

PHONE: \_\_\_\_\_

COMMUNITY INTEREST: \_\_\_\_\_

## CRIME WATCH REPORT

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

- 05/10 Resident reported attempted break-in - Canyon Ridge #12
- 05/20 Resident reported theft from vehicle - Wellington Park
- 05/27 Resident reported attempted vehicle break-in - Mountain View
- 06/03 Resident reported vehicle burglary - Ascot Park
- 06/07 Resident reported vehicle break-in - The Summit
- 06/08 Attempted vehicle theft - Palms Apartments
- 06/15 Resident reported theft from vehicle - Talavera Apartments

*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.*

### PERSONAL ADS

Bedroom Set, Qu. Size, Solid Oak  
Wall Unit, Long Rect. Dresser,  
Armoire, Free-Standing Mirror,  
Mattress & Comforter, Cost over  
\$7500, asking \$2500 OBO. 243-5080

Keyboard & Stand, Rhythmic 12  
Portable, inc. User's Manual plus  
2 music books, all \$70.00 877-9158

Kimball Organ Computer by Elka  
w/beautiful Bench, appraised at  
\$580, ask. \$400 OBO; Full-Size  
Brass Bed Frame, circa 1930's,  
needs cleaning, \$100 OBO.  
254-6599

New Couch & Chair; Oak Cabinet  
w/Shelves, Matching Sofa Table,  
Floor Lamp, colors are Dk. Green  
/Burgundies, Couch \$350, chair  
\$150, Lamp \$25, Oak Cabinet &  
Table \$100; all for \$500. Ex. Cond.  
254-5375

---

### 2004 PRCA FINANCIAL STATEMENT

The 2004 PRCA Financial Statements have been accepted and approved  
by the Board of Directors, as of June 9, 2005 as submitted by  
Hilburn & Lein CPA's.

Any homeowner wanting a copy can stop by our PRCA Office M-F 7:30 AM-4 PM  
Cost will be \$4.00, Check or Money Order Only, Please

## HOMEOWNERS' CONCERN CORNER

From time to time concerned homeowners send letters to the Management Office regarding their concerns, but do not identify themselves or their specific addresses regarding their concerns.

PRCA would like to respond to all homeowner concerns, but can take no action unless we have specific information and have the identity of the person sending the concern. It stands to reason that if one takes the time to notify Management of a concern, it is an issue that is bothering them. Once again we ask that you identify yourself so that a response and/or update can be sent to you. PRCA does not release names of persons submitting the concerns unless you request such disclosure.

### ATTENTION: LA VENTANA RESIDENTS

We received a letter from a La Ventana homeowner this month regarding parents bringing their babies into the pool in diapers. According to the Las Vegas Board of Health, this is forbidden and could result in PRCA having to close the pool and spa down until all waters have been drained.

FOOD AND DRINK ARE NOT ALLOWED INTO POOL AREA AT LA VENTANA. Birthday parties, with refreshments are not allowed. Have your cake and ice cream at home, and THEN come down to the pool.

We've had to close down the pool and spa twice since the opening day in May because of residue soap from homeowners' clothing. Please do not wear street clothes into the pool or spa. You must wear bathing attire.

We now have 4 designated Pet Areas in La Ventana. You have been notified of these locations. If you walk your pet, PLEASE DISPOSE OF THEIR WASTE. Be a good neighbor.

### INFORMATION FROM A HOMEOWNER IN AN UNGATED AREA OF PECCOLE RANCH: 11.52.305 COMMERCIAL VEHICLES, RECREATIONAL VEHICLES AND TRAILERS, FROM THE CITY OF LAS VEGAS, PARKING ENFORCEMENT DEPARTMENT

It is unlawful for a person to stand, park or store upon any City residential street, a commercial vehicle, recreational vehicle, trailer, or any combination of vehicle and trailer having an overall length of twenty-four feet or more, except in from of: (A) The residence of the owner or driver thereof, and then only for a period not to exceed four hours, or (B) In front of property which or to which goods or passengers are being picked up or delivered, and then only for that period of time during which goods or passengers are being expeditiously loaded or unloaded.  
(Ord. 5434 ~ 8, 2002; Ord. 5319 ~ 3,2001; Ord. 5095 ~ 32,1998)

---

EFFECTIVE JULY 1, 2005, THE CLEANING DEPOSIT FOR RENTING OUR CLUBHOUSE  
WILL INCREASE FROM \$150.00 TO \$200.00. YOU WILL RECEIVE THIS CHECK BACK IF  
THE CLUBHOUSE IS CLEANED AND RETURNED IN EXCELLENT CONDITION.

MESSAGE FROM THE SOUTHERN NEVADA WATER AUTHORITY -- *With Southern Nevada in its sixth year of drought, water conservation is fast becoming a way of life. And avoiding water waste is one of the easiest ways to conserve. Not to mention, by preventing water waste, you can avoid a possible water-waste fee on your water bill.*

The most common sources of landscape water waste are:

- Over-irrigation from sprinklers that run longer than necessary
- Over-spray from misaligned or improperly designed sprinkler systems.
- Broken sprinklers or drip emitters
- Watering on day(s) not assigned to your watering group
- Watering between 11 AM and 7 PM during time-of-day restrictions May 1st through October 1st.

To prevent landscape water waste:

- Water plants and grass separately
- Use short watering cycles on lawns. Try watering three times for four minutes each with each cycle about an hour apart.
- Perform supervised tests of your irrigation system
- Hand-water brown spots

*If you would like to order the SNWA's water-waste video or report a water-waste issue, go to [snwa.com](http://snwa.com) or call the Conservation Helpline at 258-SAVE.*

Summer watering days for Group "D" are ANY DAY, ONLY FROM 7 PM TO 11 AM. Programming your irrigation clock to water on the correct days at the correct times will help you maintain a healthy yard and comply with drought restrictions. This schedule goes from May through August.

Now is a good time to aerate your lawn to help your grass survive warmer temperatures. Aeration, or poking holes in the ground, helps nourishment and water travel to the roots. This also decreases runoff, which means the water will end up in the soil instead of on the sidewalk.

### ***BEE ALERT!!!***

**OUR WACKENHUT SECURITY OFFICERS HAVE FOUND SEVERAL ACTIVE BEE HIVES IN THE PASEOS. OUR MANAGEMENT OFFICE IMMEDIATELY CALLED AN EXTERMINATOR TO GET RID OF THE HIVES. CALL OUR OFFICE AT 255-3351 IF YOU SEE ANY NEW HIVES IN THE PASEO.**

**IF YOU FIND ANY HIVES ON YOUR PROPERTY, PLEASE CALL AN EXTERMINATOR IMMEDIATELY. THIS COULD BE QUITE DANGEROUS. THANK YOU.**

### **2ND ANNUAL PUMP N' RUN RESULTS**

On Saturday, June 4, 2005, Peccole Ranch had their 2nd Annual Pump N' 5K Run. This event was hosted by J & D Fitness Group. Master of Ceremonies was Ward #2 Councilman Steve Wolfson. The official race starter was Mike Varney, Vice-President of the Las Vegas Chamber of Commerce. The race was sanctioned through the City of Las Vegas as part of the Centennial Celebration.

This event was a huge success with 194 registered runners. A \$2,500 donation to Candlelighters-Children With Cancer of Southern Nevada Foundation was made on behalf of J & D Fitness Group and Peccole Ranch Community Association.

Many thanks to all who volunteered and participated!

### **PRCA'S OFFICER RICHARD LOCKETT NAMED GUARD OF THE MONTH**

\_\_\_\_\_ Wackenhut Security of Nevada, Inc. has named PRCA's Supervising Officer, Richard Lockett, "Wackenhut's Guard of the Month". This prestigious award was presented to Officer Lockett by Joe Endreshak, Wackenhut's Area Supervisor.

Officer Lockett has been with PRCA for over seven years. During that time, he has again and again exhibited professionalism and patience, day in and day out. His job demands that he be flexible in dealing with all people and situations.

One example of what his job entails is when Officer Lockett noticed a disoriented elderly resident who was confused. Officer Lockett took it upon himself to stop and help this elderly person. The patience and concern he demonstrated in attempting to find out where this person lived and to go the extra mile to contact the person's relatives and return him to his home, is just one example of his dedication to assist all PRCA's residents. His devotion and dedication to PRCA for over 7 years once again came shining through.

PRCA would like to congratulate Officer Lockett.