



PRSR STD
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IMPORTANT MESSAGES

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PRCA has commenced with the Water Smart landscaping project within the Paseos. Over the next few months you will see turf being removed from behind the rear yard walls of homes adjacent to the Paseo. All the irrigation lines have been moved approximately 5 to 6 feet away from the walls and cement curbing and rock is being installed. By converting these areas PRCA will accomplish two goals. 1. Maintain the integrity of the walls and fencing, as PRCA has expended funds from the Construction Defect Lawsuit to repair and/or replace these items. 2. By removing these turf areas it will increase the water pressure for the Paseo areas and help to keep what turf and trees remain healthy and still abide by the Drought Restriction Emergency water schedules that are mandatory per the SNWA.

The Paseo's were divided into two phases. The dividing lines are Grand Canyon and Red Hills Road. Phase I (one) borders all of Sahara, Fort Apache from Sahara to Red Hills Road and Hualapai to Home Stretch. These Paseo's are having the removal of turf and installation of cement curbing and rock scape along the rear-yard walls.

Phase II (two) borders all of Charleston, Fort Apache from Red Hills Road to Charleston and Hualapai from Homestretch to Charleston.

Phase II (2) is in the process of tree replacement. 240 trees have been replaced to date. The trees that are being planted do not have evasive root systems and will mature quickly and some have the potential of large canopies for shade.

When the rock scape is completed in Phase I the contractor will move to Phase II to complete this project. At that time trees will commence to be planted in Phase I.

Due to budget constraints and Reserve Study guidelines (Per NRS 116 State Statutes regarding Reserve expenses, etc) PRCA cannot replace everything at once. As has been stated in previous issues of the Pony Express for months this whole replacement and water smart landscaping project could take up to 2 years to complete. The SNWA has entered into a rebate contract with PRCA to help defer the cost. If this option was not available to PRCA it could have burdened the PRCA homeowners with either a monthly dues increase or special assessment to the homeowners. We are sure that all homeowners would rather keep the dues down and have this project take a little longer to complete.

(Con't. on Pg. 2)



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



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, May 12th

Thursday, June 9th

6:00 PM Clubhouse

Design Review Committee

Thursday, May 12th

Thursday, June 9th

3:30 PM Clubhouse

Landscape Committee

Wed. May 4th

Wed. June 1st

6:00 PM Clubhouse

Community Relations Committee

Tues. May 3rd

Tues. June 7th

6:00 PM Clubhouse

(Con't. from Pg. 1)

We have commented in the Pony Express for over two years that the Paseos will get worse before they get better. The LVVWD water restriction was the first issue to contribute to the deterioration of these areas. The second issue of deterioration was due to all the work that needed to be accomplished in the Paseo upon settling the Construction Defect Lawsuit. We all know that our Paseos and some common areas will never be the same. But, PRCA is dedicated to restore as much and maintain the landscaping we have within the parameters of the watering restrictions.

The Board of Directors and your General Manager have been and are working very hard to protect your Real Estate values and keep operating costs down. The Board of Directors and Management Office appreciate your patience and cooperation during the completion of this enormous project.

FINANCIAL REPORT

Ending February 28, 2005

PRCA MASTER ACCOUNT

<u>OPERATING ACCOUNT</u>	<u>RESERVE ACCOUNT</u>
Ending Bal. \$ 896,894	Ending Bal. \$1,346,633
C.D.L. FUNDS \$ 102,141.36	

ASCOT PARK

<u>OPERATING ACCOUNT</u>	<u>RESERVE ACCOUNT</u>
Ending Bal. \$ 17,375	Ending Bal. \$ 174,176

CHURCHILL ESTATES

<u>OPERATING ACCOUNT</u>	<u>RESERVE ACCOUNT</u>
Ending Bal. \$ 43,694	Ending Bal. \$ 212,976

LA VENTANA

<u>OPERATING ACCOUNT</u>	<u>RESERVE ACCOUNT</u>
Ending Bal. \$ 97,304	Ending Bal. \$ 102,827

PREMIER COURT

<u>OPERATING ACCOUNT</u>	<u>RESERVE ACCOUNT</u>
Ending Bal. \$ 20,124	Ending Bal. \$ 40,024

SIENNA RIDGE

<u>OPERATING ACCOUNT</u>	<u>RESERVE ACCOUNT</u>
Ending Bal. \$ 45,908	Ending Bal. \$ 133,376

LA VENTANA POOL OPENING

THE POOL WILL BE OPEN MAY 1ST
WEATHER PERMITTING

SUBMITTING CITIZEN COMPLAINTS ONLINE

Through the City of Las Vegas website, you can now report problems in your neighborhood or make requests for non-emergency services. The "How Can I..." citizen service gateway provides access to the following City of Las Vegas non-emergency services online:

Neighborhood Complaints: Dangerous buildings, housing code violations, garbage/litter violations, illegal signs or vehicles.

Streets and Sewers: Street rehabilitation, street/sidewalk repairs, potholes, street sweeping or sanitation.

Traffic Signals, Signs, Lighting and Pavement Markings: Maintenance or repair of traffic signal lighting. Markings on streets, parking lots or common areas.

Traffic Control: Install speed bumps or street barricades.

Parking Enforcement: Enforcement of vehicular ordinances involving parking spaces, handicap spaces and fire lanes.

Animal Control: Pet permits and enforcement of City ordinances and State laws pertaining to animal welfare and public safety.

You may submit your request anonymously or provide contact information so you can be kept informed of the status of your request. To submit your citizen complaint, visit:

www.lasvegasnevada.gov/default_898.htm

or go to

www.lasvegasnevada.gov

and click on the "I want to" pull down menu, and click on "Submit a Citizen Complaint".

BACK TO THE BASICS

How many times have you heard someone say that they're safe because they live in a gated community, have an alarm on their car and home, or live in a nice neighborhood? Some don't even lock the doors to their home or car. It's understandable that this way of thinking can result in someone becoming the victim of a crime.

*What are the basics? They are the things we've become complacent about because of alarm systems, security cameras, and high tech equipment that we rely on to protect us, our home, our families, and our possessions. We've become vulnerable because we expect special equipment or someone else to take care of us. As any expert will tell you, paying attention **TO THE BASICS** is what will help keep us from becoming victims of crime.*

In today's world of modern technology, one would think we would be safe. However, the basics which we were taught as children are what we all need to remember. Some of these basics are as follows:

Lock the doors and windows to your home, all of them, including the door to the garage. We've all heard people say that they don't bother to lock the door to their home that is connected to the garage because they think the automatic garage door will protect their home. A change of frequency on a garage door opener could make your home an easy target.

Keep your doors locked even when you are at home.

Install outdoor lighting to illuminate doors and windows. Lights with motion detectors are very effective.

Sliding glass doors should have special locks mounted or a well-placed broomstick in the track -- which will make it almost impossible to open. The sliding doors also need the proper installation. Many homeowners would be amazed to learn that sliding glass doors are often installed improperly. All a burglar has to do is lift the door out of the tracks and he is suddenly inside your home.

Don't hide a spare key! If you must have an extra key, give it to a trusted neighbor or family member. Never place it under a front door mat for a friend, vendor or family member. It's the first place a burglar will look!

Remember to require vendors to show proof of identification; uniforms are not enough. Make sure you know who the caller is before you admit him into your residence.

Never admit that you are home alone!

Go back to the basics by inspecting your home to see what changes need to be made. Many will be surprised that there is indeed a point or two of vulnerability into their homes. The simple things we do to protect ourselves may save our possessions and perhaps even our lives.



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Compliance Coord.

Robert Kern
Maintenance

HOW TO DRIVE IN A ROUND-ABOUT

Our Office has had many, many comments on the City's new Round-About at the corner of Red Hills Road and Apple Street -- both Pro and Con! A driver will enter the Round-About when the path is clear, travel in the counterclockwise rotation around the center island, and exit to one of the three other legs. This Round-About will be able to accommodate larger vehicles such as buses, trucks, and semi-tractor/trailer combinations.

Here are the basics for Drivers:

Upon approaching the Round-About, SLOW DOWN TO 10-15 MPH. Be sure to look for pedestrians in the crosswalk.

Before entering the Round-About, YIELD to traffic already in the circle.

When there is a gap in circulating traffic, enter the Round-About. OBEY ONE-WAY SIGNS at all times. Continue safely around the Round-About until your exit.

WATCH FOR AND YIELD TO PEDESTRIANS AND BICYCLISTS when entering and exiting the Round-About.

Use your right turn signal and EXIT THE ROUNDABOUT CAREFULLY. Left turns are completed by circling the center island and making a right turn to exit from the Round-About.

Here are the basics for Pedestrians:

Always use the sidewalk and crosswalk. Never walk in the Round-About or to the center island.

Cross the street to the pedestrian refuge island; it's there to provide you with a refuge between lanes.

When you're on the sidewalk and walk toward the refuge island, look toward your left for approaching vehicles. You have the right of way, but make sure that drivers can see you and stop for you.

Here are the basics for Bicycles:

Bicyclists can choose to use the pedestrian sidewalk and walk through the crosswalks, or ride through the Round-About, depending on their level of comfort in traffic. Watch for on-coming cars, as they may not see you.

**PECCOLE RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY, MAY 12, 2005 - 6:00 PM - CLUBHOUSE**

**PECCOLE RANCH COMMUNITY ASSOCIATION
COMMITTEE INTEREST FORM**

CALL TO ORDER - HOMEOWNER OPEN FORUM

- I. APPROVAL OF MINUTES**
 - A. April 14, 2005 meeting
ACTION: BOARD APPROVAL
- II. FINANCIAL REPORT**
 - A. Quarterly Financial Approval of Jan/Feb & March 2005
ACTION: BOARD APPROVAL
- III. COMMITTEE REPORTS**
 - A. Community Relations Update/Minutes
ACTION: BOARD APPROVAL
 - B. Landscape Committee Update/Minutes
ACTION: BOARD APPROVAL
 - C. DRC March 10th, 2005 Minutes
ACTION: BOARD REVIEW
- IV. BUSINESS ITEMS**
 - A. Action List from April 2005
ACTION: NONE
 - B. Review Carpet Samples & bids for carpeting of Clubhouse/office
ACTION: BOARD APPROVAL
 - C. La Ventana Pool house painting proposals
Held over from April meeting for additional bids
ACTION: BOARD APPROVAL

**HOMEOWNER REQUESTS/CORRESPONDENCE
SCHEDULE NEXT MEETING THURSDAY, JUNE 9, 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 an 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 May 12, 2005. This meeting is closed to the homeowners. You can obtain a copy of the May 12, 2005 meeting agendas at the Management office after May 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 Community Relations Committee and Landscaping 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.

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 participation, and implementing Community and Social events.

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: _____

COMMUNITY INTEREST: _____

HOMEOWNERS' CONCERN CORNER

MESSAGE FROM THE SOUTHERN NEVADA WATER AUTHORITY -- Daylight savings time began April 3rd, which means that if you haven't adjusted your landscape irrigation controller, you're overdue. 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. Peccole Ranch is in Watering Group D - which means we can water our yards on Tuesday, Thursday, and Saturday.. Sunday is not an optional watering day. The SNWA recommends watering grass areas on designated days three times per day, four minutes each watering.

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. Aeration also decreases runoff, which means the water will end up in the soil instead of on the sidewalk.

Apply to the SNWA if you're ready to upgrade your landscape. Call 258-SAVE.

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

- 01/25 Resident reported garage burglarized (Ascot Park)
- 01/27 Resident reported stolen vehicle (Mountain View)
- 02/22 Resident reported theft from vehicle (Palm Apartments)
- 02/24 Resident reported storage unit broken into (Palms Apartments)
- 02/25 Resident reported theft from garage (Peccole Highlands)
- 02/27 Resident reported vehicle broken into (Churchill Estates)
- 03/05 Resident reported vehicle broken into (Ascot Park)
- 03/16 Resident reported vandalism to vehicle (The Summit)

- 03/21 Resident reported vandalism to vehicle (Peccole Highlands)
- 03/26 Resident reported theft from vehicle (Canyon Hills)
- 03/28 Resident reported theft from vehicle (Canyon Ridge 9/Tuscany Hills)

*It has been reported by some residents that a "flasher" has been seen in the Peccole Ranch area.

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.

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.

A good example of the above is a letter received from anonymous residents at Canyon Ridge #2. They felt that the Association and/or Management is ignoring a violation of a gardening truck that is being parked overnight on a City Street in front of the house that the truck belongs to.

RESPONSE - PRCA has no control and cannot tow vehicles on City Streets. There is no City ordinance regarding vehicles parked in front of homeowner's homes on City Streets. The person who owns the truck is not in violation of any City ordinance.

The same concerned anonymous homeowners complained about a mobile home vehicle parking in front of one of their homes for what they alleged to be several weeks.

RESPONSE - Any homeowner who lives on a City Street can take the following action: Call the City of Las Vegas Code Enforcement office at 702-229-6615 to report your concern. Again, PRCA cannot tow any type of vehicle from a City Street

The Management Office has "Concern Forms" available to all homeowners who have an issue they would like Management to investigate and assist them with their concerns. PRCA's policy has been to investigate and take the necessary action on all signed concerns from homeowners that fall within the jurisdiction of the Governing Documents and Rules & Regulations. Anonymous complaints are read but no further action will be taken unless Management feels that the concern may be a health, safety, or welfare issue and specific addresses and proper locations are indicated in the concern.

Please take the time to identify yourself as all signed concern forms are kept private and appropriate action is taken immediately upon receipt.

(Con't. on Pg. 6)

WELLINGTON PARK DRC SUBMITTALS

PRCA WILL NO LONGER ACCEPT ANY DRC SUBMITTALS UNLESS YOU HAVE ATTACHED A COPY OF THE DESIGN REVIEW APPROVAL FROM WELLINGTON PARK OR STONE RIDGE HOA. YOU MUST SUBMIT ANY LANDSCAPE OR EXTERIOR CHANGES TO YOUR SUB-ASSOCIATION REVIEW COMMITTEE BEFORE REQUESTING PRCA'S DRC APPROVAL.

HOMEOWNERS CORNER
(Con't from Page 5)

COURTESY LETTERS SENT TO HOMEOWNERS - The following copy of a letter was sent to a homeowner from our office. This may help clear up questions you have in regard to landscape maintenance.

Thank you for your reply to the recent courtesy notice sent to you concerning landscape maintenance on your lot. Periodic community inspections are done and ALL homeowners are notified of potential violations that may exist on their lot. The notices are not meant to annoy homeowners but are simply sent as a reminder of a potential problem. As a result of the inspection in your neighborhood, letters were sent to homeowners to alert them of needed landscape maintenance, holiday decorations not removed, trash containers and other items improperly stored, oil stains in driveways and needed property maintenance.

These notices were sent as part of an ongoing effort to ensure high community standards and maintain a safe and pleasant living environment. Living in a planned community such as ours requires the cooperation of all residents; we know you want to take pride in your residence and enjoy the increased value that happens when a community is well maintained.

PICKING UP DOGGIE WASTE AT LA VENTANA - The Management Office has received numerous letters from concerned residents of La Ventana regarding homeowners and/or residents that **DO NOT PICK UP THEIR PET'S WASTE**. This is a Health concern as children play in the grass areas and it has been noticed that some pet waste has had maggot infestation. ***Be a good neighbor - If you walk your pets, PLEASE DISPOSE OF THEIR WASTE.*** The Board has approved 4 designated areas in La Ventana for Pet Walking Areas and Waste Stations . Homeowners will be notified of locations of these stations. But in the interim, we ask all homeowners and residents to dispose of their pet's waste. Thank you.

* * * * *

PERSONAL ADS

Infant/Toddler Crib/Bed W/Mattress; matching set inc. comforter set w/sheets, changing table w/cabinet, 4-drawer dresser & lamp; ex. cond. \$250; 254-1234

AC's, Signature 2000 - 5000 BTU's 10 speed/3 cooling positions, \$65; Hampton Bay, 6000 BTU's digital/on-off timer/auto temp setting/remote, \$105, \$150 for both, A-1 cond.; 243-4899

Baby Items for Sale; Baby Bjorn Baby Carrier, \$30; Eddie Bauer Travel Sys. stroller & car set) \$50; Eddie Bauer Bouncing Cradle, \$15 240-7387

In-Home Care for 2-Yr. Old, P/T Flex Hr/Flex Days, Call Ronnie 702-826-0630

Comp. Desk New, lots of storage space, supplies lt. wood color, charcoal laminate top; hutch inc. \$50; Ski Boots Dachstein "System Fit" w/micro adj. buckles, new \$450; women's size 8-1/2 or men's 7-1/2, dep blue \$50; Sofa Slipcover for Loveseat, burgandy w/gold floral pattern, sell for \$50 - Call 243-2828

F Y I

PECCOLE RANCH COMMUNITY ASSOCIATION'S
5TH ANNUAL BLOOD DRIVE
IN MEMORY OF PETER ANDRONACO

The Peccole Ranch Community Association's 5th Annual Blood Drive was held on Saturday, April 2, 2005, at the Peccole Ranch Clubhouse. While the turnout was not as large as expected, the amount collected will help many people in the Community.

The Rampart Casino at the Resort at Summerlin donated a lunch buffet for all donors. This Blood Drive is being dedicated to the memory of Peter Andronaco, who was a Viet Nam Veteran. Peter passed away two years ago. He was very active in our Association and in the Community. Your donation of blood will not only help people in our Community, but it will also keep Pete's memory alive.

* * * * *

2ND ANNUAL PUMP N' RUN

On Saturday, June 4, 2005, Peccole Ranch will be hosting their 2nd Annual Pump N'Run at the Peccole Ranch Clubhouse. Race time will be at 7:30 AM Prompt! Come out and see how many push-ups you can do to earn a time deduction from your 5K race time. The race will be throughout the beautiful streets of Peccole Ranch. And this year's event will also include a 1-mile walk. There will be a breakfast served for all those in attendance, and t-shirts, goodie bags, and raffle entry for all participants. Overall trophies and award plaques will be presented to all place winners. This year's Master of Ceremonies will be our Ward 2 Councilman Steve Wolfson. A donation will also be made to the Candlelighters for Childhood Cancer of Southern Nevada on behalf of the Peccole Ranch Homeowners Association. For more information on registration, please call 702/892-0400 or E-mail to info@janddfitness.com. We're looking forward to seeing you there!