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 PERMIT NO 2205



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AUG/SEPT 2006

IMPORTANT MESSAGES

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**BOARD OF DIRECTORS MEETING TIME CHANGE**

The Board of Directors would like to accommodate all homeowners in hopes to increase participation at the monthly Board meetings. In an effort to make it more convenient for homeowners, the Board has voted to start the Monthly Board Meetings at 6:30 PM commencing September 14, 2006. The meetings are held at the Clubhouse, the second Thursday of each month. We hope that the later starting time will offer all homeowners an opportunity to attend. We hope to see you there.

**THANK YOU TO THE LANDSCAPE COMMITTEE CO-CHAIRS & VOLUNTEERS**

Barbara Schweppe and Carolyn Rouse have co-chaired the Landscape Committee for two years. In those two years the Committee has worked very hard and dedicated their efforts to beautify and enhance the streetscapes and non-gated community entrances, recommend landscape designs and suggestions for other areas at PRCA. Both Barbara & Carolyn have dedicated themselves to this committee but due to their increased work loads and personal commitments it is now impossible for them to continue to lead this Committee. PRCA would like to

personally thank the co-chairs and have appreciated all the time and effort they have dedicated towards the beautification of PRCA.

**LOOKING FOR VOLUNTEERS FOR THE LANDSCAPING COMMITTEE**

PRCA is seeking volunteers for this Committee. The Committee meets once a month on the 1st Wednesday of each month at 6:00 PM in the PRCA Clubhouse. Responsibilities of this Committee are inspecting and recommending replacement bushes/plantings quarterly along the streetscapes. Each year the Committee will prepare a schedule and recommendations of which non-gated communities entrances are to be enhanced or changes they feel need to be made to these entrances. If you have a few hours a month that you can dedicate your time please fill out the Landscaping Committee volunteer form found on the last page of this newsletter.

**SIDEWALK REPLACEMENT PROJECT-** Commencing in mid-August PRCA will be replacing cracked, lifted and damaged areas of the sidewalks along streets and sidewalks in the Flood Channels. The contractor will be doing this large project in phases with the City



**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, August 10th

6:00 PM Clubhouse

Thursday, September 14th

6:30 PM Clubhouse

Design Review Committee

Thursday, August 10th

Thursday, September 14th

3:30 PM Clubhouse

Community Relations Committee

Tues. August 31st

Tues. September 28th

6:30 PM Clubhouse

(Con't. from Page 1)

street sidewalks being addressed first. In the meantime, please be careful of any raised areas. PRCA has tried to mark the damaged areas with yellow caution paint but new areas appear from root heaving and soil erosion without warning. As the work progresses we will keep all residents updated as to when the Flood Channel work will commence. This project may take nine months to one year to complete.

**GATED COMMUNITIES PROJECT UPDATE**

**ASCOT PARK** - The Traffic Engineering Division of the City of Las Vegas has approved and designated the three areas around the Park at Ascot Park where the speed calmers will be installed. As previously advised the Board of Directors felt that this was a "safety" issue that needed to be addressed, this project will be concluded by August 23, 2006. A separate mailing was sent to all homeowners at Ascot Park seeking ideas of what you would like to see added to the park area to make it a function and recreational area for all to enjoy. Playground, gazebo's, barbeque-picnic areas, volleyball court, basketball court are just some suggestions PRCA has received. Also, two pet station areas have been approved for installation for your convenience. Please see the mailing that was sent and return the form with your ideas.

**CHURCHILL ESTATES** - The new monument signs have been installed, however, the colors that were used are not the final colors. We apologize that the completion of the painting has not been accomplished, but it was due to the sign company's painter having a medical emergency. If the weather and wind factors permit and all goes well we anticipate the final painting to be done by mid-August. Your main entry gates are scheduled to be painted the first week of August to match the signage colors and then your "C & E" gold emblems will be installed on both sets of gates. Upon completion of the monument sign painting, the landscaping and lighting will be accomplished. All owners' patience has been appreciated during this construction and redesign period.

**PREMIER COURT** - Your new lighting fixtures have arrived and the matching poles are being coated and painted the first week of August. The contractor installing your new lighting is anticipating to commence removal of your old lighting fixtures by mid August. Management will send a notice to all homeowners as to the exact date of extraction of the old lighting fixtures and installation of your new fixtures.

**THE PRCA LANDSCAPE COMMITTEE IS LOOKING FOR A FEW GREEN THUMBS**

**DID YOU MOVE TO PECCOLE RANCH BECAUSE YOU ENJOYED THE LOOK OF THE COMMUNITY LANDSCAPE? DO YOU HAVE IDEAS FOR IMPROVING UPON THIS BEAUTIFUL COMMUNITY OF OURS? CAN YOU DEDICATE A FEW HOURS A MONTH TO MEET WITH FELLOW VOLUNTEERS?**

**MEETINGS ARE HELD THE 1ST WEDNESDAY OF EACH MONTH 6:00 PM AT THE PRCA CLUBHOUSE IF YOU ARE INTERESTED IN JOINING THIS COMMITTEE PLEASE RETURN THIS FORM TO PRCA OFFICE OR FAX TO 243-5819**

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

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

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

**PRCA 9501 RED HILLS ROAD, LAS VEGAS, NV 89117**  
**OFFICE - 255-3351 FAX - 243-5819 E-MAIL peccoleran@aol.com**

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

We want to thank all of you who have returned your Mandatory Annual Homeowner Information Forms to our office. This is information that is vital to PRCA due to the NRS.116 laws regarding noticing all residents and owners of meeting information, rule changes, resolutions, violation notices and all important general information that everyone at PRCA needs to know. *Disclaimer: This information is only for PRCA Management Office use. PRCA will not give out the information submitted by the owner to anyone.*

If you are an off-site owner and we need to contact you or your tenant immediately it is our only way to inform you in the event of an emergency. If you are one of the few who have not returned this form, please take the time to fill out the information and return it to PRCA within 30 days. Even if the mandatory information has not changed since 2005 we need to have a new form in our files each year. If you have any questions, please contact our Homeowner Liaison, Mrs. Zinner at (702) 255-3351. Thank you for your cooperation. (See Form on Page 4)

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**3rd ANNUAL PUMP N' 5K RUN**

*Saturday, September 9, 2006 is the 3rd Annual Pump N' 5K Run at Peccole Ranch. Our Master of Ceremonies will be Councilman Steve Wolfson with assistance from County Commissioner Lynette Boggs-McDonald. Fox News morning anchor Heidi Hayes will be the Grand Marshall starting the race and will be driven ahead of the runners in the Land Rover sponsored pace car. There will be a pancake breakfast, live rock band, and raffle for all in attendance. There will also be a Health and Fitness Expo of local vendors on display throughout the morning. The benefiting charity is Candlelighters of Southern Nevada. All kids, 15 years and younger, pre-registered (call for details) can participate for FREE! For more information call (702) 892-0400 or visit our website at [www.janddfitness.com](http://www.janddfitness.com) or register online at Active.com. See you there!*



**BOARD OF DIRECTORS**

Bradley Zinner  
President

Roberta Starzec  
Vice-President

Richard Layton  
Treasurer

Andrew Enrico  
Director

George Covarrubias  
Secretary

**COMMITTEE  
CHAIRPERSONS**

Robert Giglia  
Community Relations

Ali Taghdir  
Design Review

**ASSOCIATION STAFF**

Diane Howe  
General Manager

Tina Rieger  
Accountant

Betty Zinner  
Homeowner Liaison.

Marie Ploesch  
Compliance Coordinator

Robert Kern  
Maintenance

**NEW CLUBHOUSE RENTAL RULES**

PRCA received notice from the Association's Insurance carrier that Alcohol Beverage Consumption Liability will be excluded effective immediately from our policy. The following information is being noticed to all PRCA homeowners and/or residents effective May 12, 2006. NO ALCOHOLIC BEVERAGES WILL BE ALLOWED TO BE CONSUMED WITHIN THE CLUBHOUSE OR IN ANY COMMON AREAS OF PRCA. Affected areas are the Flood Channels, picnic areas, Tennis Courts and any Pool areas. This new rule protects everyone and we will appreciate your full cooperation. The BOD will be revising the Rules and Regulations and the DRC Guidelines and all owners will receive these revised documents in the early fall.

**TO OUR READERS . . . .**

We receive several calls every week regarding advertising in our Pony Express newsletter. Here is some information for you:

*We have our Personal Ads section. This allows our homeowners to advertise items around the house that they no longer need or want. This service is **FREE!***

*We run Business Ads or flyers in our newsletter. This goes out to approximately 3500 homes every other month. What better way to advertise your business or product! Our pricelist is as follows:*

<u>SIZE OF AD</u> <u>3 ISSUES</u>	<u>COST PER ISSUE</u>	<u>COST OF</u>
2" X 4" Bus. Card Size	\$ 60.00	\$150.00
One-Half Page	\$125.00	\$300.00
8-1/2" x 11" Flyers	\$300.00	\$800.00

**\*Minimum of 3500 Flyers Supplied By Advertiser on 20# Paper**

If you have an interest in placing an ad in our next newsletter, please contact our office at 702-255-3351.

**2006 - MANDATORY - 2ND REQUEST**  
**ANNUAL HOMEOWNER 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 IN YOUR PECCOLE RANCH PROPERTY, WE NEED TO KNOW THEIR NAMES AND CONTACT NUMBERS IN CASE OF AN 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 THIS CONTACT INFORMATION:**

NAME OR COMPANY/INDIVIDUAL: \_\_\_\_\_

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

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

**If You Have Not Yet Returned This Form**  
**PLEASE RETURN THIS FORM TO THE PRCA OFFICE WITHIN 30 DAYS**

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

**PERSONAL ADS**

FREE - 10 Gallon Aquarium, with fish and all the accessories. Call 869-2248

For Sale: 44" Gateway Plasma TV, cost \$3000.00 when new; 2 yrs. old. Best Offer  
Call 254-3402

Babysitter available (your home or mine); my name is Jessica and I'm 13 yrs. old. I have a Red Cross babysitting course certification (6 hrs.) Call at 325-1718

**CRIME WATCH REPORT**

**The following were reported to Peccole Ranch Community Association Office or Courtesy Patrol. These incidents have been reported by homeowners and are for informational purposes only. This may or may not be a full report. Peccole Ranch does not guarantee the accuracy of the reports received:**

- 06/01 Resident reported home burglary - Canyon Hills
- 06/02 Resident reported home burglary - Polo Greens
- 06/03 Vehicle break-in and stereo taken - Polo Greens
- 06/10 Resident reported exterior lights stolen - Canyon Hills
- 06/13 Resident reported home burglary - Heritage Estates

**SOUTHERN NEVADA'S WATER IS IN YOUR HANDS!**

**WATERING GROUP "D"  
DAILY WATERING IS ALLOWED\***

*\*Daily watering is allowed now through August, but find out what works best for your landscape by watering four days per week and slowly increasing the schedule ONLY if your landscape needs additional water.*

The Southern Nevada Water Authority knows that our economy - *and Southern Nevada's jobs* - depends upon a reliable water supply. As the agency responsible for managing our community's water resources, making sure that supply remains reliable - this is an important part of our mission.

*We're doing our part* by bringing new supplies such as Nevada's unused groundwater to our community. But just bringing on additional supplies isn't enough. We must use this water responsibly.

What can you do to help? Support the Authority's efforts to *conserve our water resources* by following the SNWA's watering schedule and other water-saving measures.

Remember that during the summer months until October 1st, *watering is prohibited between 11 a.m. and 7 p.m.*. The Water Authority recommends watering your lawn 3 times a day for 4 minutes each watering.

*Monitor your landscape.* Make adjustments to watering times as needed. Shaded or protected areas may need less water than other zones. You may even be able to water less frequently than 7 days a week.

*For additional information* about water conservation and the SNWA's efforts to ensure our community's sustainability, visit [snwa.com](http://snwa.com).

**HOMEOWNER 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. 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. PRCA does not release names of persons submitting the concerns unless you request such disclosure.*

We have received many calls and letters requesting the removal or trimming of trees having branches going over homeowners' back walls. The problem seems to be leaves, twigs, etc. falling into pools or landscaping. Our office is constantly inspecting trees along the streetscapes and walls of homeowner properties.

We are sorry that these trees shed, which they will do every year. Unfortunately, more now than ever the SNWA has restricted watering times. We have encountered high winds these past few months and this has just contributed to all homeowners having similar problems. All the trees have been trimmed back as far as we can, as we have to be careful of wind shear and off-balancing these trees in the event there are higher wind gusts.

We would like to suggest that you purchase a pool cover to safeguard your pool equipment. SNWA has a great promotion going on for pool covers at this time with a wonderful rebate program.

Remember, Peccole Ranch Community Association is known city-wide for its beautiful landscaping and trees. Isn't that why we moved here?

**#####**

**PROBLEMS WITH PIGEONS**

Throughout Peccole Ranch, many of our homeowners are complaining about pigeons either roosting on their roofs or the mess that they leave all around the property. Our office has contacted the City's Animal Control to get some information on the problem

Here are some facts:

The Feral Pigeon is the most common nuisance urban bird. Pigeons are well adapted to survive in modern city environments where buildings with ledges and overhangs provide habitats similar to the cliff homes of their ancestors. They are social birds, who actively seek the company of other pigeons in order to mate. They are monogamies, have only one mate for life. They mate frequently, and lay many eggs at one time. And, they can survive between fifteen to thirty years! Pigeons will take advantage of food, water and shelter that are easily available to them and generally found in urban developments. Try not to leave food and water outside for your pets. All efforts should be made to remove these distractions.

The elimination of all roosting and nesting areas of a structure is important for Urban Pest Bird Management. **FEEDING AND WATERING OF PIGEONS MUST BE DISCOURAGED.** You can call the Las Vegas City Animal Control Department at: [702-229-6348](tel:702-229-6348) for more information on this problem.

**PECCOLE RANCH COMMUNITY ASSOCIATION  
THURSDAY, AUGUST 10, 2006 - 6:00 PM - CLUBHOUSE**

- HOME OWNER OPEN FORUM**
- I. APPROVAL OF MINUTES**
- A. July 13, 2006 meeting  
ACTION: BOARD APPROVAL
- II. FINANCIAL REPORT**
- A. June 2006 Financial Statements  
ACTION: BOARD REVIEW
- III. COMMITTEE REPORTS**
- A. DRC June 8, 2006 Minutes  
ACTION: BOARD REVIEW
- B. Landscape Committee's resignation letter  
ACTION: BOARD ACCEPTANCE
- C. Community Relations Committee 07-26-06 Minutes  
ACTION: BOARD REVIEW
- IV. BUSINESS ITEMS**
- A. Action List from July 13, 2006  
ACTION: NONE
- B. Palm Tree annual trimming bid proposals  
ACTION: BOARD APPROVAL
- C. Discussion to increase Doggie Stations Flood Channels  
ACTION: BOARD DECISION
- HOMEOWNER CONCERNS**

OPERATING ACCOUNT  
Ending Bal. \$ 714,053

OPERATING ACCOUNT  
Ending Bal. \$ 17,828

OPERATING ACCOUNT  
Ending Bal. \$ 61,553

OPERATING ACCOUNT  
Ending Bal. \$ 17,725

OPERATING ACCOUNT  
Ending Bal. \$ 6,443

OPERATING ACCOUNT  
Ending Bal. \$ 12,227

\$\$ FINANCIAL REPORT \$\$  
Ending May 31, 2006  
PRCA MASTER ACCOUNT

RESERVE ACCOUNT  
Ending Bal. \$1,434,355

C.D.L. FUNDS \$ 18,340

ASCOT PARK

RESERVE ACCOUNT  
Ending Bal. \$ 309,631

CHURCHILL ESTATES

RESERVE ACCOUNT  
Ending Bal. \$ 201,978

LA VENTANA

RESERVE ACCOUNT  
Ending Bal. \$ 112,171

PREMIER COURT

RESERVE ACCOUNT  
Ending Bal. \$ 61,342

SIENNA RIDGE

RESERVE ACCOUNT  
Ending Bal. \$ 188,178

**SCHEDULE NEXT MEETING THURSDAY SEPTEMBER 14, 2006-6:30 PM  
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 n 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 5:30 PM, preceding the BOD meeting. This meeting is closed to the homeowners. Next scheduled homeowner meeting will be held on September 14, 2006 at 6:30 PM. You can obtain a copy of the September 14, 2006 meeting agenda at the Management office after September 1, 2006. Please note that the updated agenda is also posted on the bulletin Board outside the Clubhouse door.**