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ANNUAL 2007 HOMEOWNERS MEETING ELECTION RESULTS

The Annual Homeowners meeting was held January 25, 2007. Congratulations to Richard Bentel, Gail Mann and Brad Zinner. The other two homeowners who expressed their continued interest in serving on the Executive Board of Directors were incumbents, Andy Enrico and George Covarrubias. PRCA would like to thank them for their years of service as Directors on the PRCA Executive Board.

The following are the ballot tally results. Richard Bentel – 231 votes, George Covarrubias – 218 votes, Andy Enrico – 209 votes, Gail Mann – 268 votes and Brad Zinner – 532 votes.

* * * * *

NEW COLOR PALETTE CHOICES FOR SEVERAL PRCA COMMUNITIES - If you live in Canyon Vista, Canyon Hills, Mountain View, Tuscany Hills, or Canyon Ridge 2, 7, or 12, the Executive Board of Directors has approved new color palettes for your Community. Each Community has an average of 8 to 10 new color combinations to select from. So, if you are planning on painting the exterior of your home, please stop by the Management Office to peruse the new colors. *Please remember that you must present your new painting colors to the DRC for prior approval. Forms are available at the Management Office.* If you opt to repaint your home the same colors as they are now, no approval is required.

(Con't. on Pg. 2)



PHONE DIRECTORY

Association

Office: 702-255-3351

FAX: 702-243-5819

Email: peccoleran@aol.com

Website: peccoleran.com

Courtesy Patrol

Cell: 702-683-1022

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

Executive Board of Directors

Thursday, Feb. 8th

Thursday, Mar. 8th

Thursday, April 12th

6:30 PM Clubhouse

Design Review Committee

Thursday, Feb. 8th

Thursday, Mar. 8th

Thursday, April 12th

3:30 PM Clubhouse

Cmty. Activities & Awareness

Thursday, Feb. 22nd

Thursday, Mar. 29th

Thursday, April 26th

6:30 PM Clubhouse

Landscaping Committee

Wednesday, Feb. 7th

Wednesday, Mar. 7th

Wednesday, April 4th

6:30 PM Clubhouse

(Con't. from Pg. 1)

Dunn Edwards Paint Company will be working on new color palette choices for Premier Court. The Developer of La Ventana opted to "record" the existing color palettes in their Tract Declaration. The Executive Board of Directors has requested a legal opinion regarding what steps the homeowners would have to take to enable La Ventana homeowners new color palette choices for their Community. What has been determined by Legal Council is that La Ventana cannot change their color pallets unless 75% of the homeowners vote to approve to amend their Tract Declaration and then new color pallet choices can be obtained. La Ventana homeowners -- be sure to watch your mail regarding this important change for your community.

COMMENCEMENT OF A 5-YEAR STREETScape LANDSCAPING ENHANCEMENT PLAN

The Landscape Committee, your Executive Board and Management have been working on ideas to beautify the streetscapes of PRCA. We are happy to announce a new long term plan is in the works. This 5-year plan will include removal of dead, distressed and/or diseased trees. Thinning out the trees or removing some of the mature trees will enable the newly planted trees to grow healthier and flourish. We will be replacing some, but not all, of the removed trees with a variety of tree that will do better in PRCA's soil. Shrubs, bushes and Juniper plantings will be assessed as to their health and "useful" life, and the experts will recommend replacements and designs as part of their plan. Discussion is on going as to what type of ground cover could be used in an effort to eliminate bare dirt areas. This is a challenging and an exhausting project requiring many important decisions and considerable cost. When a property reaches the age of PRCA many plantings have reached the end of their useful life.

Expert certified arborists, horticulturists, SunWorld Landscape contractors and other experts were consulted regarding these challenges. The trees throughout PRCA were chosen and planted by the developer. Some of the problems that PRCA is facing at this time are: (1) Some tree varieties are not flourishing because of overcrowding; (2) Soil conditions, cliche' and rock are not conducive to root growth; (3) Mature tree roots are damaging walls and sidewalks in some areas; (4) Some of the Purple Leaf Plum trees have contracted bores and will have to be replaced. According to the experts, "Once bores are contracted it is nearly impossible to control them"; (5) Many shrubs and plantings have exhausted their "useful" life; (6) The SNWA watering restriction has adversely affected the beauty and growth of our landscaping. When the removal and replanting project begins, many issues will be taken into consideration for each area. One of these is the mature landscaping in homeowner's rear yards so trees are not planted that encroach on the homeowner's property or endanger the growth of their existing landscaping. Another is the size of the plant bed area next to walls will be evaluated to avoid future root growth that might damage the common area walls and sidewalks.

(Con't. on Pg. 3)

9TH ANNUAL HOLIDAY LIGHTING CONTEST - 2006

This year's Holiday Lighting Contest was even bigger than last year. Almost 20 entries were received from all of our communities in Peccole Ranch. The judging of individual homes was scored on uniqueness and originality. Members of our Community Activities and Awareness Committee helped with the judging.

While driving through the communities, our judging team observed many beautifully decorated homes that had NOT been entered in our contest. We hope those of you who took the time and effort to decorate your homes will enter our event next year! BECAUSE -- everyone who entered the contest this year, including those who didn't come in the first five places, received prizes.

The winners were:

- ROBBY & CINDY JACOBS - CANYON HILLS
- ROBERT JEANNOTTE - MOUNTAIN VIEW
- HARRY & ROSEMARIE MARINO - STONE RIDGE
- THOMAS & CARITA MCCORMICK - HERITAGE ESTATES
- FRANK PELUSIO - PECCOLE HIGHLANDS

We wish to thank the following business establishments and merchants for their very generous donations. The PRCA Holiday Lighting Contest for 2006 would not have been successful were it not for them. They supported us. Let us support them!

- THE ANGEL STORE
- BEADS N THINGS
- BERTOLINI'S RESTAURANT
- CHICAGO BREWING COMPANY
- CHILI'S RESTAURANT
- COLOR ME MINE
- MIMI'S RESTAURANT

- OUT SIDE INN
- REGAL ENTERTAINMENT
- SUNWORLD LANDSCAPE
- TARGET STORES
- THE TINDER BOX
- WACKENHUT SECURITY
- Z TEJAS RESTAURANT



EXECUTIVE
BOARD OF DIRECTORS

Bradley Zinner
President

Roberta Starzec
Vice-President

Richard Layton
Treasurer

Richard Bentel
Director

Gail Mann
Secretary

COMMITTEE
CHAIRPERSONS

Ali Taghdir
Design Review

Community Relations

Joan Conklin
Landscape Committee

ASSOCIATION STAFF
Diane Howe
Comm. Assoc. Manager

Tina Rieger
Accountant

Becky Lerma
Acct. Ass't.

Betty Zinner
Homeowner Liaison.

Marie Ploesch
Compliance Coordinator

Steve Lahaney
Maintenance

(Con't. from Pg. 2)

At the January, 2007 Executive Board of Directors meeting it was decided to move forward with the 5-year enhancement plan. The first step of this plan will be removing and replacing dead, distressed and diseased trees. The privet trees will be addressed first. All dead or distressed privets will be removed.

Horticulture Consultants, Inc. has been contracted to choose new varieties of trees and a replanting design that will encourage the newly planted trees to grow to their full potential. PRCA has approximately 1555 privet trees along the streetscapes, 580 of these privet trees are dead or distressed and will be removed in the spring of 2007. Over the 5-year period all privet trees will be removed and replaced with the horticulturist's recommended variety(s). The experts have concurred that the developer over-planted many areas within PRCA, so when the removal of trees is complete and the replanting starts, not all removed trees will be replaced.

The removal and replacement of the Plum trees will be addressed in Phase 2 of the 5-year plan, as many of our Plums have contracted bores. PRCA will again enlist the experience and recommendations from experts as to what variety(s) of flowering and/or color changing trees will be considered when the plums are replaced.

PRCA asks for everyone's patience and understanding during this 5-year enhancement plan. Be assured that horticultural and design experts have been contracted so all new plantings will mature and flourish in the future. We hope to minimize any future damage to walls and sidewalks. Also, by choosing the proper varieties and implementing the proper placement of plantings, the PRCA homeowner will save money in the future.

We are all looking forward to a new healthy look to our landscape, but we must remember to be patient with the process. It will take time to make Peccole Ranch look lush again.

* * * * *

GATED COMMUNITIES CODE CHANGES

All gated community homeowners, please watch your mail for your NEW GATE CODE. The existing gate code will remain for 30 days on your gate after you receive your notice. Please be sure that if you have tenants, to notify them of the new codes. PRCA will not be able to give them the new codes unless you have filed a Mandatory Owner/Tenant Form with the Management Office and we have their information on file. If you need a copy of this form, please call 702-255-3351 and we will send one to you.

No gated community is secure; people piggy-back in behind others in their vehicles, owners give out their gate codes to pool, landscaper, housekeepers, property management representatives, and friends. We ask that you all be very cautious as to who receives your gate code. If you have vendors working at your property and someone is home during the day, have them call from the gate and you can allow them access from your residential phone.

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.

A homeowner in La Ventana wants to know why PRCA needs the Design Review Committee. Why can't they just do whatever they want? After all, it is their property!

Although the Association may sometimes seem like "Big Brother" when you want to build a shed or put up a fence, our Design Review Committee is actually a benefit - not a burden. The design standards are based on harmony with the overall community, considerations for neighbors, and high-quality construction practices. The Committee exists to maintain, protect, and enhance the value of your property!

The Association tries to notify new members of its design review requirements as soon after they move in as possible. If we missed you or if you need another of our Design Review Guidelines booklet, please contact the Management office. Also, be sure to consult the guidelines if you're considering any type of EXTERIOR design change. These guidelines contain everything you need to know about the approval process, design requirements, and the Association's basic design philosophy. The guidelines even list the changes that don't need to be approved.

INSPECTIONS-COMPLAINTS-CONCERNS

The Association office receives many complaints and/or homeowner concerns each week. Each homeowner concern is investigated. ANONYMOUS complaints, concerns and telephone calls ARE NOT ACTED UPON. 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.

The Management office has "Concern Forms" available to all homeowners who have an issue they would like Management to investigate and assist them with. 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, Rules & Regulations and NRS.116 State Statutes.

WHY DON'T I SEE THE PROBLEM CORRECTED IMMEDIATELY?

Upon receipt of a written concern a drive-by inspection is conducted to see if any violations are noted. The rules and restrictions are enforced impartially and are the same for all members of the Association. A Courtesy Notice is sent to residents who are alleged to be in violation. (15 days to respond) A Courtesy response form is enclosed for each resident to respond to the notice. A Violation Notice will follow, if the problem persists. (30 days to cure violation period). Please remember that telephone calls are not considered proper responses, it must be in writing.

If the homeowner fails to bring the property into compliance, the offending homeowner is invited to a Violation Hearing with the Executive Board of Directors. (Must be given a 30 day notice of scheduled hearing date.) At the hearing, the homeowner is given the opportunity to explain the reasons for non-compliance according to the Governing Documents. The Executive Board of Director's decision is based on evidence presented at this hearing. The matter could be closed or the homeowner can be fined. Under NRS.116 and PRCA's Governing Documents it could take 60 to 90 days to follow the notification period outlined to cure or schedule a homeowner for a hearing. Unfortunately this is a slow but structured process.

PERSONAL ADS

For Sale: Full-Size Sofa Sleeper Bed in Ex. Cond. Sea blue color with lime green trim; 2 multi-color pillows. Cost \$1000.00 new, selling price very negotiable. Call 645-8859

For Sale: 20 Gallon Aquarium with Filter; has light and white iron stand, grey imitation granite trim. Asking \$99.00. Call 228-5966

Need a Housecleaner and/or Pet Sitter. Call 220-7716

Looking for a Tennis Teacher for a 7 yr. old and a 11 yr. old. Call 838-9931

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:*

- 09/02 Resident reported attempted home break-in (Canyon Hills)
- 10/21 Resident reported vandalism to vehicle (Canyon Ridge)
- 10/21 Resident reported vandalism to vehicle (Heritage Estates)
- 10/21 Resident reported vandalism to vehicle (Canyon Hills)
- 10/27 Resident reported theft of gas grill from rear yard (Polo Greens)
- 10/27 Resident reported vandalism to vehicle (Talavera Apartments)
- 10/31 Resident reported stolen lawn ornaments (Wellington Park)
- 11/01 Resident reported vandalism to home (Ascot Park)
- 11/18 Resident reported lawn ornament stolen (Premier Court)
- 01/17 Resident reported bike stolen (Wellington Park)
- 01/17 Resident reported vandalism to vehicle (Canyon Hills)

2007 GARAGE SALE

**GOOD NEWS FOR OUR GARAGE SALE SELLERS AND BUYERS!!
OUR SALE WILL BE ON THE FOLLOWING DAYS**

**SATURDAY, APRIL 14, 2007
&
SUNDAY, APRIL 15, 2007**

HOURS ARE FROM 8 AM TO 3 PM

**START COLLECTING
"VALUABLE TRASH"**

PETS (DOGS) UNLEASHED IN THE COMMON AREA

PRCA is constantly placing the Clark County and Las Vegas Animal Control Code Compliance in The Pony Express regarding the laws governing that all pets must be on a LEASH. Day after day our Courtesy Bike Patrol and homeowners report that people are walking their pets UNLEASHED. This is your formal notice that the Courtesy Patrol will be issuing citations if your pets are not leashed. The Executive Board of Directors and Management will be reviewing these citations and you could be scheduled for a hearing with the Board. Potential fines could be assessed. There are designated "Doggie Parks" in Las Vegas where you can let your dogs run free. Please utilize these parks and not PRCA's flood channels and walkways for this type of activity.

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

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)

7336.040 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 removed the solid excretion. (Ord.3618-154,1991)

7.336.050 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)

72363010 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. 5220-34,2000: Ord. 3618-153,1991)

NEWS FROM THE LANDSCAPE COMMITTEE

We thought it would be nice to introduce ourselves and let the Community know a little about what we are trying to accomplish to improve the look of Peccole Ranch.

Our new Chairman, since last November, is Joan Conklin. She lives in Tuscany Hills. Other members on the Committee are Denise Flanagan, our secretary, who lives at the Palms; Nedra Katz, living in Wellington Park, Mark Myszak at the Palms; Pat Nixon, from Heritage Estates; Angela Moein, living in Wellington Park; Barbara Schweppe, from Churchill Estates; and Linda Ward, from The Summit. Our liaison from the Executive Board is Richard Layton. He is currently the Board treasurer. Richard lives in Heritage Estates. We wish more of the individual communities were represented on our Committee.

We have recently been working with the Board and Management to establish a plan for the future of our landscape. You can read more about that in another part of this Newsletter.

An area of our responsibility is the streetscapes, and we plan to continue our work improving the look at the corners of the streets with enhancements, especially boulders. We are also responsible for upgrading and improving the entrances to the non-gated communities. Take a look at our most recent project at the Tuscany Hills entrance on Red Hills Road. We think it looks great! We are always interested in hearing your opinions, too.

We meet once a month on the first Wednesday at 6:30 PM in our Clubhouse. Anyone is welcome to sit in on a meeting as a visitor. Look for more about our work in our next Pony Express.

**PECCOLE RANCH COMMUNITY ASSOCIATION
THURSDAY, FEBRUARY 8, 2007 - 6:30 PM CLUBHOUSE
REVISED AGENDA**

\$\$ FINANCIAL REPORT \$\$
Ending 11-30-2006
PRCA MASTER ACCOUNT

- I. HOME OWNER OPEN FORUM**
- I. APPROVAL OF MINUTES**
 - A. January 11, 2007 meeting**
ACTION: BOARD APPROVAL
- II. FINANCIAL REPORT**
 - A. Quarterly Financial Statements Oct., Nov. & Dec. 2006**
ACTION: BOARD APPROVAL
 - B. BOD's Signatures for 2007 Wachovia Accounts**
ACTION: BOARD SIGNATURES
 - C. BOD's Signatures for 2007 Bank Accounts**
ACTION: BOARD SIGNATURES
 - D. BOD's Signatures for 2007 Fiduciary Statements**
ACTION: BOARD SIGNATURES
 - E. Ombudsman statements BOD's signatures**
ACTION: BOARD SIGNATURES
- III. COMMITTEE REPORTS**
 - A. DRC December 2006 Minutes**
ACTION: BOARD REVIEW
 - B. Landscape Committee Agenda & Minutes**
ACTION: BOARD REVIEW
- IV. BUSINESS ITEMS**
 - A. Action List from January 11, 2007**
ACTION: NONE
 - B. Insurance Renewal for 2007**
LaBarre/Oksnee Ins. (If available)
ACTION: BOARD APPROVAL
 - C. La Ventana new color paletts - Legal Council's Opinion as to what has to be done**
ACTION: BOARD DISCUSSION DECISION
 - D. 2007 Pump N 5K Run - Doug Sheppard**
ACTION: BOARD APPROVAL
- V. HOMEOWNER CONCERNS/REQUESTS**
 - A. Canyon Hills homeowner got approval from DRC to install pavers in Driveway;**
BOD or DRC has never approved pavers - just stamped concrete.
ACTION: BOARD DISCUSSION/DECISION
- VI. SCHEDULE NEXT MEETING THURSDAY, MARCH 8TH, 2007 - 6:30 PM**
MOTION TO ADJOURN

OPERATING ACCOUNT
Ending Bal. \$ 470,626

RESERVE ACCOUNT
Ending Bal. \$1,350,560

OPERATING ACCOUNT
Ending Bal. \$33,618

ASCOT PARK

RESERVE ACCOUNT
Ending Bal. \$ 333,475

OPERATING ACCOUNT
Ending Bal. \$ 21,375

CHURCHILL ESTATES

RESERVE ACCOUNT
Ending Bal. \$ 214,210

OPERATING ACCOUNT
Ending Bal. \$ 12,395

LA VENTANA

RESERVE ACCOUNT
Ending Bal. \$ 94,158

OPERATING ACCOUNT
Ending Bal. \$ 3,269

PREMIER COURT

RESERVE ACCOUNT
Ending Bal. \$ 52,153

OPERATING ACCOUNT
Ending Bal. \$ 15,041

SIENNA RIDGE

RESERVE ACCOUNT
Ending Bal. \$ 192,798

FREEZING TEMPERATURES COME TO LAS VEGAS!!!

During the months of December, 2006 and January, 2007, our lovely city was dealt a number of evenings with freezing temperatures. The PRCA Office was deluged with phone calls from homeowners who either had freezing and/or bursting water pipes, or were calling to report neighbors with similar problems. These burst pipes turned into waterfalls!

Many of our homeowners have alternate addresses or renters that the office has never been informed about. In order to help you in any type of emergency situation, we must have a phone number where you or a property manager can be reached. In some cases, we had no phone numbers to call when homeowners were not at home.

Please keep us up to date. Provide the PRCA Office with your alternate address, phone numbers, name of renters and their phone numbers, or name and number of your Property Manager. We don't want you to sustain damage on your property that could have been averted!

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 Hearing Meetings are held the 3rd Thursday, every month at 5:00 PM. The Executive Session of PRCA is held at 6:00 PM, preceding the BOD meeting. This meeting is closed to the homeowners. Next scheduled homeowner meeting will be held on March 8, 2007 at 6:30PM. You can obtain a copy of the March 8, 2007 meeting agenda at the Management office after March 1, 2007. Please note that the updated agenda is also posted on the bulletin Board outside the Clubhouse door.