

# NEWSLETTER



## *President's Message*

Banning Creek – Hidden Valley Ranch © Lynette Tritel

The latest news is that as of January 1, 2011 Valley Ranch Patios will be under contract with DBH Management Services. We ask for your patience during this transition period – Homeward Bound Management is still our management company until December 31, 2010. As you will read in the Treasurer's article we will have a new contact person and address to send our monthly assessment checks to beginning on January 1, 2011.

This is my last letter as a VRP Board member. I'm stepping off the board to allow another Valley Ranch Patio homeowner to be on the Board. Those of you who have not served on the Board are missing a real opportunity to meet and get to know your fellow neighbors.

*Lynette Tritel,  
VRP 2010 President*

### **The following Documents are included in this letter:**

1. 2010 Annual Meeting Minutes will submitted for approval to the members at the Annual Meeting.
2. 2011 Ballot with the slate of Board of Directors Candidates and their biographical statements.
3. The Board approved 2011 Operating and Reserve Fund Budget for membership approval at the Annual Meeting.
4. Dwelling Maintenance Policy Update
5. The 2010 Landscape Report
6. The 2010 Maintenance Report
7. The Secretary/Treasurer Report

### VRP Info Online

Don't forget to go online to the VRP website:

[www.valleyranchpatios.com](http://www.valleyranchpatios.com)

For the latest VRP news

Dwelling Updates

Landscaping

Home Sales and Escrow Procedures.

Rules and Regulations

By-laws

Covenants

Maintenance

Polices

Current VRP Board

**MAINTENANCE COMMITTEE REPORT**

During this past summer we completely painted 6 homes and painted trim only on another 6 homes. During this process we replaced rotten wood and added metal flashing where needed to preserve fascia boards. Also a lot of privacy fences and the fences around utility meters were repaired and stained. In addition about 6 front doors were painted.

In the last 4 years we have managed to paint approx 45 homes and we hope to get the rest done in the next couple of years. Each spring Kevin and I walk around and inspect each home for painting, and also wood and concrete replacement. We only have a limited budget so we score each item on a scale of 1-5 with 5 being the home with most need. As a reminder do not use any de-icer on concrete that contains a salt product as it damages the concrete. Also if you're going to be away this winter leave some heat on so pipes don't freeze.

You might leave your cupboard doors open so the warm air will circulate around the pipes under the sinks.

Remember that any changes to the exterior of your home need to be approved by the VRP Board and also HVA's ACC committee.

Happy Holidays

Jim Roby and Kevin Zaput

Maintenance Committee

**LANDSCAPE REPORT - LYNETTE TRITEL**

As we close out 2010 - The Landscape committee removed 3 dying plum trees, replaced replanted 10 new plants with the help of our new VRP plant list:

[http://www.valleyranchpatios.com/newsletters/VRP\\_Landscape\\_Plants.pdf](http://www.valleyranchpatios.com/newsletters/VRP_Landscape_Plants.pdf)

A small retaining wall was installed along a sidewalk to correct and prevent erosion. We installed 6 black drainpipes from the garage to the street to take care of flooding of the front yards and sidewalks. With the remaining year-end money in the Landscape budget we will be laying new rock at 6 patio homes.

**Snow**

As winter approaches, a reminder – VRP has a contract with K-ler to clear snow from driveways and sidewalks if the snow is over 3". During large snowstorms that continue over a number of days VRP will do their best with the K-ler crew to keep up with the snow accumulation. If we have a heavy snowstorm like last year over 18" K-ler's crew will only clear the driveway just enough to get one car out. They will return later in the coming week to remove snow from sidewalks. **Do not use real salt on sidewalks and driveways. You will ruin the concrete and kill the plants!** The time is now to buy a bag or two of non-damaging ice melt to keep on hand for those icy days and nights. Also, to purchase a snow shovel before you need it. I use a mixture of ice melt product and cheap kitty litter (for traction) and keep it in a 5-gallon bucket with a lid in my garage.

## TREASURER'S REPORT

I am happy to report the good news that there will **not** be an assessment increase for 2011. It remains at **\$120 per month**.

1. Our Reserve Study requires we save \$1,099 less in 2011.
2. The Association will receive \$690 more in assessments in 2011. When we have an assessment increase we only receive 11 months of the increase the following year. We are required to give 30 days homeowner notice of the increase in the December Annual Meeting information. Approval comes at the January Annual Meeting – so the increase effectively starts the 1<sup>ST</sup> of February.
3. Effective **January 1, 2011**, we will partner with DHB Management. Bob Balzano has graciously written a contract to suit our needs. Since we are proactive and hands on, we do not need a full service contract. Please remember to write your assessment check to “**Valley Ranch Patios**” and send it to **DHB Management, P.O. Box 12047, Prescott, AZ 86304** with the January payment.

If you have concerns or questions, please call **Bob at 445-4097** or **E-Mail him at [dhbmgmt@cablone.net](mailto:dhbmgmt@cablone.net)**. Bob and his wife Deb have a combined 45 years in administrative management. Bob has been highly recommended. He said he will return any call within 24 hours if he is not in his office and a message is left. It is their “goal to be specific, attain what is expected and be result oriented so that the Board and property owners are completely satisfied”.

4. In the Board approved 2011 budget, you will notice a considerable cost increase for Association insurance. Homeowner Association insurance is reviewed every (3) years. 2010 was the year. Three insurance companies were interviewed. The one who offered the most for the least was chosen – Weber's Insurance Services. The Board found our liability and crime insurance to be adequate, but the Director and Officers insurance was very deficient for what is recommended by our attorney. We now have a strong package. Anyone interested in being on the Board of Directors is well protected. The Board tries to be extremely responsible in enforcing the CC&Rs and being familiar with our legal documents – the two most frequent causes for lawsuits against associations.

Sue McGavock, Treasurer



## SECRETARY'S REPORT

At the September 9, 2010 Board Meeting, a policy decision was made, written as follows: “The present and future VRP Board of Directors will exclusively use standard rough-sawn boards for all house beam and wood trim replacements.” The readily available rough sawn boards used today are a few inches narrower than the original boards used in the 1980's. We have found it is extremely difficult to find a business in the tri-city area that will custom cut boards and to do so adds considerable additional expense. The boards today are just as strong and when installed you can't tell the difference unless you measure them.

The Directors have had requests from new owners to repair or replace atrium or outside structures that have been added by owners since the homes were built, i.e. an atrium roof and supports or replacement door-refinishing. The Board of Directors feels the GROUP is responsible for the outside of the original structure. Thus, the following has been added to the **Dwelling Maintenance Policy**:

### House Modifications

“Any homeowner house repair or modification to the original structure will be the homeowner's responsibility for upkeep, repair or replacement.”

**CONTINUED ON PAGE 4**

**SECRETARY'S REPORT – CONTINUED FROM PAGE 3****Realtor Signs**

“If irrigation lines are damaged or broken due to any sign installation, it will be the homeowner’s responsibility to have the line repaired and absorb the cost of the resulting invoice.”

The amended **Maintenance Policy Update** is included in this newsletter for your files.

Lynette’s term as Director ends and she will be leaving the Board of Directors in January after the Annual Meeting. She has graciously agreed to remain as Landscape Committee person and continue to put together the newsletters much to all our benefit.

Lynette has given more years of able service to this community than I can count. I have learned from her and will dearly miss seeing her at Board Meetings. Fortunately we’ll see her in the neighborhood. **Please thank her when you see her.**

I am always willing to receive calls with any question or concern and will try to resolve whatever the situation is.

Sue McGavock, Secretary  
541-7757

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## **Valley Ranch Patio, Inc. Dwelling Maintenance Policy Update** **Thursday, October 14, 2010**

Valley Ranch Patio, Inc. Dwelling Maintenance Policy

References:

*Amended and Restated BY-LAWS OF VALLEY RANCH PATIOS, INC., November 1, 1983*  
*Valley Ranch Patios, Inc., Patio Homeowner Rules*

Per the BY-LAWS OF VALLEY RANCH PATIOS, INC., Paragraph.8.0302 Maintenance, the homeowner is responsible for all maintenance toward their dwelling except for those items specifically undertaken by the VRP, Inc. The cited VRP, Inc. responsibility essentially included maintenance of exterior surfaces (excluding the roof), stucco repair and rain gutter maintenance of the dwelling that was visible from the street. This has been extended over the years to additional items as needed for overall dwelling maintenance and safety. The purpose here is to delineate the VRP, Inc. policies and practices currently in place.

VRP, Inc. Dwelling Maintenance Responsibilities per: *Valley Ranch Patios, Inc., Patio Homeowner Rules*

.. Stucco and trim painting of the entire dwelling exterior, including repair of spalled or cracked stucco where deemed appropriate by the Board. (CONTINUED ON PAGE 5)

.. Incidental window-wood trim replacement, when excessive erosion discovered during routine painting.

o Where source of rainwater entry can be readily determined, VRP, Inc. will correct through caulking and similar corrective actions. Any additional costs for water entry determinations will be at homeowner expense.

o Replacement wood shall be treated and/or preserved for maximum longevity.

Note: Homeowners are expected to monitor and minimize contact between wooden trim and the surrounding soil and/or ground level water puddles. Thus, the homeowner will be responsible for repair of ground level wood-rot damage caused by such extended contact.

.. Atrium and Front Door Patio Beams maintenance.

o Prior to the painting of wooden trims, VRP, Inc. will inspect condition of wooden beams, and remove/repair/replace beams where deemed unsafe due to extended wear.

o Replacement wood shall be treated and/or preserved for maximum longevity.

o The Board may optionally also use other preservation methods, such as metal or plastic covers, to gain maximum longevity of the wooden beams - such materials to blend in with existing structure (e.g., color match) to the extent possible.

o Where existing bracing of beams is determined by the Board representative to be insufficient, repairs may also include additional braces as deemed appropriate. Such braces will be installed and painted to blend in with existing structure to the extent possible.

o In all cases, the specific details for such corrective actions will be prior agreed upon by the homeowner and the designated VRP, Inc. Board representative.

.. Rain Gutter Maintenance

o Upon notification by the homeowner, VRP, Inc. will repair, replace or paint gutters and downspouts. Additional caulking will also be done by VRP, Inc. where water is found leaking between the structure and the rain gutters.

o Until further notice the VRP, Inc. will schedule one annual gutter cleaning for the whole house in late Fall. If additional cleaning is needed, it will be homeowner responsibility to have the work done.

.. House Modifications

o Any homeowner house repair or modification to the original structure will be the homeowner's responsibility for upkeep, repair or replacement.

.. Realtor Signs

O If irrigation lines are damaged or broken to any sign installation, it will be the homeowner's responsibility to have the line repaired and absorb the cost of the resulting invoice.

It is recognized that there will always be borderline cases where homeowner/VRP, Inc. responsibility is unclear. Homeowners are requested to address such questions to the VRP, Inc. Board in writing prior to committing expenses for such repairs. VRP, Inc. will not be responsible for covering any costs by the homeowner unless there is prior approval by Board action.



## **HOMEOWNER'S INSURANCE DECLARATION PAGE**

Please remember our legal documents require the Association hold a current declaration page from your homeowner's policy. When your annual policy is to be renewed, DHB Management will send you a request for the updated declaration page for the lot file records. The Board must uphold the legal CC&R document requirements and is grateful for your consideration and compliance.

## **WINTERIZING TIPS**

Many of our residents are transplants from warmer areas and need to know (or be reminded) of some of the things that need to be done as winter approaches. Some of the following suggestions may not be new to you, but a reminder never hurts.

When considering your home heating bill, there are a few things to consider. Use heavy drapes or shades and close them in the evening and open them in the morning. Let that sunshine warm the house. Seal all doors and windows to keep those drafts away. If you lower the thermostat and wear sweaters, you can cut your heating costs.

If you don't have a programmable thermostat, consider investing in one. You can program it to lower the temperature at night or while you are away from home. (Remember to keep it set at 55 degrees, even if you are gone to prevent freezing of pipes or other things inside your home.) Be sure to have a professional inspect your furnace and ducts. Buy filters for your furnace and change them monthly. Consider paying your heating bill with a cash-back credit card. This is only an advantage if you pay off your credit card each month. If you spend most of your time in one room – keep the temperature lower in the rest of the house and use a space heater in that room. Shut vents in the rooms that you don't use regularly.

We don't have Daylight Savings in Arizona, so remember to change the batteries in your carbon monoxide and smoke detectors. You should have a carbon monoxide detector near your furnace and/or water heater. Test your detectors and make sure they work.

Drain all garden hoses and put them away for the winter.  
Bring in potted plants that won't be able to handle the cold weather.  
Cover outdoor furniture that is exposed to snow or cold weather.



If you have trees or limbs that are close to your house – trim them or report them to the Board to have our landscapers trim them. Remember the weight of snow on branches can block access to some areas, or could cause the branches to break. If you notice a tree or branch that is heavy with snow, consider knocking the snow off.

Last of all – prepare an emergency kit in case you lose power in your home. (You may also want to keep these things on hand to avoid driving on icy/snowy roads.)

Buy indoor candles and matches/lighter.

Buy a battery back-up to protect your computer and sensitive electronic equipment.

Store extra bottled water and non-perishable food supplies – including pet food, if you have a pet..



Most of all, remember to have a safe winter.

Linda Walls

**DRAFT**

VALLEY RANCH PATIOS, INC.

ANNUAL MEETING MINUTES

CORNELL COMMUNITY CENTER

JANUARY 17, 2010

**CALL TO ORDER:** The meeting was called to order at 1:00 P.M. by President, Sue McGavock

Those attending established a quorum.

**BOARD MEMBERS PRESENT:** Marion Deeths, Lynette Tritel, Jim Roby, Kevin Zaput, Sue McGavock

**BOARD MEMBERS ABSENT:** None

Sue McGavock welcomed and thanked those in attendance for coming.

Diana Ramos and Jill Taylor were introduced as representing Homeward Bound Management. Homeward Bound has consistently and ably assisted the Association with legal help, financial responsibilities and reporting, contract bidding, handling homeowner requests, complaints and questions. The Association is grateful for their support and guidance.

Each Board member was introduced with an explanation of their area of expertise and dedicated interest in their position on the Board.

Marion Deeths, Treasurer for 7 years and also Secretary for the 2009 year, was recognized for her long service and dedication to the Association. Her term complete, she is leaving the Board to pursue other interests.

Sheila Schionning was recognized for her volunteer efforts greeting new rental residents and offering them a welcome packet.

Scott Rhyner, a Board member for many years, was recognized as our continuing Web Master keeping VRP documents current on the Web site.

Sue reported that her job as President has been to look at the big picture and to focus on making sure we're following the direction of our CC&R's, By-Laws and Rules, as well as completing all items before the Board.

**COMMUNITY MANAGEMENT REPORT:**

Diana explained that Homeward Bound is certified and operates under the rules and direction of the Community Association Institute.

(Continued on page 11)

**2010 Operating and Reserve Fund Budget**  
**2011 proposed Budget**

	2010	2011
<b>Income</b>		
Assessments	94,159	95,948
Reserve Fund Contribution	4,511	3,412
Interest Income	10	10
<b>Total Income</b>	<b>98,680</b>	<b>99,370 *</b>
<b>Expense</b>		
<b>Admin Expense</b>		
Management Fee	9,600	8,820
Office Expenses	200	475
Postage	250	208
Insurance	1,200	2,196
Legal	500	300
Compilation & Income Tax Prep	505	505
Income Taxes	45	45
Licenses & Permits	25	15
Web Support	<u>200</u>	<u>200</u>
<b>Total Administrative Expense</b>	<b>12,600</b>	<b>12,764</b>
<b>Repair/ Maint Expense- Operating</b>		
Landscape Maintenance Contract	27,600	27,600
Landscaping/Irrigation Maint	4,275	4,087
Tree Maint/removl/replcm	1,910	1,910
Gutter Cleaning	<u>1,010</u>	<u>1,000</u>
<b>Total Repair/Maint Expense - Operating</b>	<b>34,795</b>	<b>34,597</b>
<b>Repair/Maint Expense - Reserve</b>		
Gutter Repairs		1,000
Security Lighting Repairs	100	100
Concrete Repairs	5,000	6,000
House Stucco /Trim/Beam Repair	13,924	13,737
House/Stucco/Trim/Beam Painting	26,000	26,000
Fence Repairs/Painting	<u>1,750</u>	<u>1,750</u>
<b>Total Repair/ Maint Expense - Reserve</b>	<b>46,774</b>	<b>48,587</b>
<b>Total Operating and Reserve Expense</b>	<b>94,169</b>	<b>95,948</b>
<b>Annual Reserve Contribution</b>	<b>4,511</b>	<b>3,412</b>
<b>Total Expense</b>	<b>98,680</b>	<b>99,360</b>
<b>Net Income</b>	<b>0</b>	

- Total includes 12 months of assessments at \$120 per month.

**VALLEY RANCH PATIOS, INC.  
2011 ANNUAL MEETING  
January 16, 2011 at 1:00 P.M.  
Cornell Activity Center**

**BALLOT\***

**SIGNATURE:** \_\_\_\_\_ **LOT #** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Slate of Board of Directors Candidates:**

**Kevin Zaput.....YES** \_\_\_\_\_ **NO** \_\_\_\_\_  
**Jim Roby..... YES** \_\_\_\_\_ **NO** \_\_\_\_\_  
**Wenzel Tirheimer ....YES** \_\_\_\_\_ **NO** \_\_\_\_\_

There are (3) three openings for the Board of Directors this year. You will be voting for three candidates. Ballots will also be distributed at the annual meeting, if you plan to attend. If you cannot attend, please fill out this Ballot, sign and mail it to:

**c/o Bob Balzano  
P.O. Box 12047  
Prescott, AZ 86304**

Or

If you wish you may put it in the Ballot Box in Pat’s office in the Hidden Valley Community Center.

**Biographical Sketches for Board of Directors Candidates**

**Kevin Zaput-1357 Coyote Rd.**

My name is Kevin Zaput. I have lived in Hidden Valley in a patio home for six years. I have served on the Valley Ranch Patio Home Board for two years and I am running for election again in 2011.

I have met or spoken to almost all of the homeowners either walking our dog, or looking at patio home issues. All of our neighbors in Hidden Valley make this a great place to live.

If elected, I will serve on the Valley Ranch Patio Home Board because of the other volunteers that I work with. I have learned a great deal from them, and we all work very hard to keep this the best neighborhood in Prescott.

Thank you for your support and feedback and together we can keep our homes attractive, safe, and comfortable.

**Jim Roby-1665 Quail Run**

My name is Jim Roby and I'm running for another 2-year term on the VRP Board. Over the past 4 years I've served on the maintenance committee and have gotten to meet a lot of the patio homeowners. Kevin and I have gotten a lot of much needed maintenance done and in the next 2 years we should be pretty well caught up. I've lived in Hidden Valley Ranch for the past 20 years and still think it's the nicest area in Prescott. I also volunteer for the Prescott Police Department Citizens on Patrol and drive for People Who Care.

**Wenzel Tirheimer-1320 Coyote Rd./1615 Quail Run**

Age 76, retired aerospace engineer. Married since 1958 to Marie A. Tirheimer and jointly raised three daughters and a son. Moved to HVR in 2008 from California and am enjoying life here at HVR along with its residents.

At present I am also active in the HVR Firewise committee.

**\* Earlier this year the VRP Board voted to do away with the proxy vote Ballot and now like the Hidden Valley Homeowners Association Ballot – each homeowner can vote their own ballot.**

**ANNUAL MEETING MINUTES (Continued from page 7)**

She introduced Jill Taylor who handles Association Accounting. The company has been very busy handling foreclosures and making sure sidewalks and driveways are shoveled due to the recent storms. Members were asked to please contact them with concerns, and she assured everyone they look forward to working with us.

**TREASURER'S REPORT:**

Marion gave a comprehensive report explaining each budget category, our assets, liabilities and operating and reserve balances. She stated the Board has made a concerted effort to stay within the yearly budget. We ended the year with net assets.

The 2010 Budget was explained and Marion spoke to the pressing needs of the Association regarding the repair and maintenance of the houses.

Scott Rhyner was thanked for initiating the Reserve Study in 2008. It has been a wonderful tool for budgeting and future planning.

**COLLECTION OF BALLOTS**

Sue called for all Ballots to be turned in and counted. Pat Bassett (P 088) and Chris Orth (P 052) volunteered to assist Diana and Jill.

**SECRETARY'S REPORT:**

**MOTION:** There being no additions or corrections to the minutes, it was moved and seconded the Annual Meeting Minutes of 2009 be approved as written. Motion carried.

Marion stated that Lot files have been reorganized and made current. Tracking sheets have been placed in each file so that major house changes can be noted.

She closed her report with a discussion of the importance of volunteers and thanked all those who have helped this past year.

**LANDSCAPE REPORT:**

Lynette explained that each home has been surveyed and plot plans made showing the landscaping. She asked that anyone with concerns regarding plants, trimming of trees, leaking or broken drainage pipes, standing water, etc. to please let us know.

This year the replacement of dead plants as well as light trimming will be a priority. She hopes that within the next two years a lot of planting will be completed.

**DWELLING MAINTENANCE REPORT:**

Jim explained that each year we've been painting 10-12 houses, replaced a couple of driveways and 10-12 sections of sidewalk. Within the next two months, Jim and Kevin will inspect all the homes to determine which ones need painting, what sections of concrete need replacing as well as driveway replacement.

## ANNUAL MEETING MINUTES (Continued from page 11)

It was requested that homeowners use only non-salt deicer on concrete because salt will destroy the surface.

All rotten wood, on the houses scheduled for repair, will be replaced, primed and painted. Fences will be painted on the inside. The last four years, 60% of the houses have been repaired and painted. We'd like to get the houses on a seven year painting cycle.

Everyone was reminded that any exterior changes such as doors and windows need Valley Ranch Patio and Hidden Valley Assoc. ACC approval.

## ELECTION RESULTS

Twenty-nine lots were represented by presence or proxy.

Linda Walls and Sue McGavock have been elected to a 2-year term.

The 2010 Budget was approved as presented.

The meeting was adjourned at 1:58 P.M.

Sue McGavock, Secretary

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## Glass Globe Shades

*Just to let you know VRP has purchased a case of the glass globe shades that fit the light fixtures outside the garage door, side garage door and front door. If you need a globe to replace one that has been broken please call Kevin, (for Coyote residents) 445-4503 or Jim Roby 717-0602 (for Quail Run, Kaibab Loop Falcon Court residents) they will be sure you receive one.*

## Valley Ranch Patio Survey

During this past month we did a little survey of Patio Homeowners, via the address list, as you know there are 69 patio homes. We were looking for possible candidates to serve on the Board. We found this list rather interesting:

Full Time Residents.. 34  
 Part/Time Residents.. 17  
 Renters..... 15  
For Sale ..... 03 (of the 3 homes, one is pending to close)  
 Total .....69

Of the 34 full time residents – 18 of them have served on the Valley Ranch Patio Board at some time over the 25 years Valley Ranch Patios has been in existence.

So we have a very small pool to choose Board candidates from and others we understand due to health or other reasons such as traveling - hesitate to be on the Board. So this is the major reason VRP has gone to a management company to assist the Board in its duties.



### **Overhanging branches**

A number of homeowners have mentioned they have tree branches overhanging their back fences and yards from trees in the common area they wanted trimmed or removed. Please contact Jim Roby or Kevin Zaput – a.s.a.p. to have your name on a list we can give the Hidden Valley by the end of December.

Jim Roby [jimdroby@yahoo.com](mailto:jimdroby@yahoo.com) or 928. 717.0602  
 Kevin Zaput [szaput@cablone.net](mailto:szaput@cablone.net) or 928. 445.4503

## Contact Numbers

**Until December 31, 2010** the VRP Board has contracted with Homeward Bound Management to provide management services for the association. Homeowners and renters needing assistance from the association should contact Homeward Bound at 928.776.7500, or send an e-mail to Diana Ramos her email address:

[Diana@HomewardBoundManagement.com](mailto:Diana@HomewardBoundManagement.com)

**Beginning January 1, 2011** VRP Board will be under contract with DHB Management Services to provide management services for the association. Homeowners and renters needing assistance from the association should contact Bob Balzano, at DHB Management. Their phone number is 928.445.4097, or send an e-mail to:

[dhbmgmt@cablone.net](mailto:dhbmgmt@cablone.net)

2010 Valley Ranch Patios (VRP) Board Members till January 16, 2011:

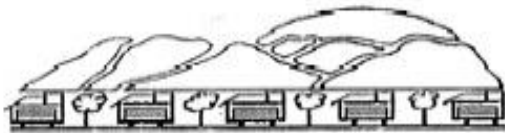
- Lynette Tritel - President & Landscape Chairperson
- Jim Roby - Vice President & Dwelling Committee Chairperson
- Kevin Zaput - Dwelling Committee Member
- Sue McGavock - Treasurer/Secretary
- Linda Walls - Assistant to Sue McGavock

## Valley Ranch Patio Board Meetings

Meet on the second Thursday of each Month. Next meeting: January 12, 2011 @ 5 p.m.

*Please feel free to attend any one of our Board meetings we would love to see you. An average meeting is about 90 minutes.*

**Annual Meeting** – January 16 at 1 pm – Hidden Valley Cornell Activity Center



**Valley Ranch Patios, Inc.**  
**C/O Homeward Bound Management**  
**P.O. Box 10067,**  
**Prescott, AZ 86304**