

# NEWSLETTER

## Spring Construction Season

*Tips for preparation and clearing of your property: A How to Guide*



Spring brings many Mogollon Ranch owners the opportunity and desire to begin clean up and lot clearing. Whether it be for new construction or to simply help reduce fire risks, here are some tips and guidelines to assist you with those endeavors.

1. Remove "dead and down" trees first.
2. "Ladder up" dead branches to 8' above ground level. Leave 1" stubs from trunk. DO NOT cut green branches until late fall.
3. Rake the lot, removing needles, leaves, and small branches cleaning area near buildings first.
4. Pick the best trees and thin out around them, removing small trees and bushes. Use pruning seal on stumps. The suggested density is no more than 150 trees per acre.
5. Take all of above slash to the Little Bly Pit as you clean. The Little Bly Pit is located across Highway 87 from the Mogollon Trail entrance. There is no charge to use the facility, but no household trash or building materials may be deposited.

For a list of possible contractors who can assist in lot clearing see

<http://www.mogollonranch.com/FireProtectionList.asp>

Clean lots are critical to fire prevention and safety. It is also important that driveways have sufficient clearance for fire trucks to access the home and turn around. Please be *firewise*!

## ELECTION OF BOARD MEMBERS

In anticipation of the upcoming board elections later this spring you should have received nomination forms in the mail. Please consider taking an active role in your community and consider serving on the association's board of directors. Terms will be staggered beginning this election, but the maximum term will be two years. Once the nomination forms have been received, ballots will be assembled for mailing in late May. When you receive the mailing, PLEASE TAKE TIME TO VOTE AND PROMPTLY RETURN YOUR BALLOT in order to avoid additional solicitation and mailing costs to your association.

### April 25 Clean Up

Meet at 9:00 AM at the mailboxes to participate in the community clean-up day. There will be a cookout at 1:00 PM at Pat & Curt Palmer's home (Cedar Ridge Drive) Please RSVP to Pat at either 928-477-3333 or [palmerosa@dishmail.net](mailto:palmerosa@dishmail.net)

### May 16 Meeting

The next regularly scheduled meeting of the Mogollon Ranch Property Owners Association will be held at 10:00 AM on May 16, 2009 at the Starlight Pines Community Center, 1/3 miles south of Mogollon Trail on Highway 87 at milepost 305.5. All members are encouraged to attend. The Board of Directors will meet privately in Executive Session at 9:00 AM as permitted by Arizona's Open Meeting Law.



NEARBY MONTEZUMA’S CASTLE



LOCATED JUST NORTH OF CAMP VERDE • JUST OVER AN HOUR AWAY

**NEW ACC GUIDELINES**

Recently approved modifications to the architectural standards are available on the website or from AAM.

**GARBAGE AND DEBRIS**

The garbage area within Mogollon Ranch is for personal residence use only, not for construction materials. Large boxes should be broken down and placed next to the dumpsters. An additional dumpster will be brought in for the summer months, but we ask that only one be used at a time. In other words, please completely fill one dumpster before using another. This can save the association considerable expense. Forest debris should be taken to Bly Pit across highway 87 from the entrance. Construction materials and other non-garbage items should be taken to the transfer station at Long Valley, just north of the Highway 87 & Highway 3 intersection. Please call 928-477-2967 for seasonal hours at the transfer station.

**WILDLIFE**

Everyone enjoys seeing wildlife on their property especially elk and deer grazing in your backyard. Feeding wildlife is not good for their health, however, and can be potentially dangerous. As they become accustomed to provided food they come to expect that from anyone else they encounter. Additionally feeding can attract less desirable visitors such as mountain lions, bears, javelina, etc. The big cats and bears are becoming more common in residential areas as more homes are constructed so please be careful not to attract these visitors with careless food and trash disposal.

Please share your outdoor adventure and wildlife encounter stories with other owners by emailing the property manager. There are a wealth of recreational opportunities just minutes away from your property on the rim, and new property owners would enjoy hearing more about them.

Frequent visitors like those shown below in Garry Dalrymple’s backyard make Mogollon Ranch a special place to live and play!



**Tentative Meeting Agenda**

- 1) Call to Order
- 2) Introductions
- 3) Approval of March 21, 2009 minutes
- 4) Management Company Update-AAM
- 5) Financial Update
- 6) Roads
- 7) Review of Nominations for Board
- 8) Annual Meeting Announcement
- 9) Open Forum

MANAGEMENT

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BOARD OF DIRECTORS

Jesse Schmid • President

Marge Williams • Vice President

Garry Dalrymple • Secretary

Dave Smolinski • Treasurer

Ed Smith • Director

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**Property owners website:** <http://www.mogollonranchpoa.com>