



All Around the Ridge

Table Of Contents:

[Notes & Reminders - Pgs 2-3](#)

[From the Community Mgr - Pgs 4-5](#)

[Community Information- Pg 6](#)

[Community Activities - Pgs 7-9](#)

[Activities Calendar - Pg 10](#)

[Featured Recipe - Pg 11](#)

[Lawn & Garden - Pg 12](#)

[From the Sales Office - Pg 13](#)

[For Sale / General Ads - Pg 14](#)

[Real Estate - Pgs 15 - 16](#)

Sports Court Info

Due to the increasing popularity of pickleball, we have made some changes to the multi-sports court reservation policy.

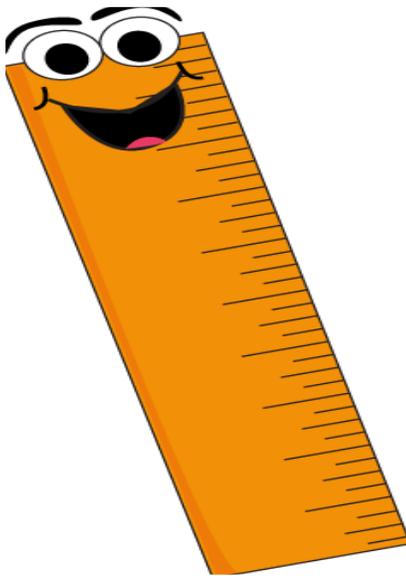
Effective immediately, the multi-sport court will be available for "open" pickleball play Mon-Sat from 6am-11am. After 11am (and all day Sunday) this court will be available for basketball and other sports.

"Overflow" pickleball players may use the tennis court, as long as there are no tennis players desiring to play. Tennis players will get priority use of the tennis court at all times.



Notes and Reminders

The Prescott Club at StoneRidge will be hosting a free Elder Law seminary on Tuesday, 8/25 from 10am-noon. Lunch is provided. Please call 800-260-7542 to make a reservation, as space is limited!



The kids will be going back to school this month! PLEASE be very careful and observe the posted speed limits. The maximum speed limit on all residential streets in StoneRidge is **25 mph!**



Notes and Reminders



Please join me in wishing Amanda Brewer, our summer pool facilitator, our very best as she leaves us for the summer to continue her academic career at the University of Arizona. As you know, this is the first year we had a designated pool facilitator, and Amanda really made the job her own! We wish her the very best and hope she will come back again next year!



From the Community Manager

Greetings,

After the discussion at the recent Board Meeting, I wanted to share some information with the Community regarding Open Meeting Law and reading/posting of Meeting Minutes. I am hoping that you will find this information helpful.

To fully understand how the law pertains to HOAs, it is first important to understand the “hierarchy of documents.” In order of strength, the hierarchy is as follows:

1. Law (unless the particular law defers to the governing documents)
2. CC&Rs
3. Articles of Incorporation
4. Bylaws
5. Rules & Regulations

In other words, the Law (#1) trumps all HOA documents; the rules and regs has the lowest weight. So if the Bylaws are inconsistent with the CC&Rs (or any document above it on the list), the document above would override the lower document.

That being said, while Section 2.4 of our Bylaws, calls for “notice to be delivered by such means as permitted under Section 10.5, at least 10 but not more than 50 days before the date of such meeting,” in this case, the law (specifically A.R.S. §33-1804(C)), would trump that requirement. This section of the statute states:

Notwithstanding any provision in the declaration, bylaws or other community documents, for meetings of the board of directors that are held after the termination of declarant control of the association, notice to members of meetings of the board of directors shall be given at least 48 hours in advance of the meeting by newsletter, conspicuous posting or any other reasonable means as determined by the board of directors. An affidavit of notice by an officer of the corporation is prima facie evidence that notice was given as prescribed by this section. Notice to members of meetings of the board of directors is not required if emergency circumstances require action by the board before notice can be given. Any notice of a board meeting shall state the time and place of the meeting. The failure of any member to receive actual notice of a meeting of the board of directors does not affect the validity of any action taken at that meeting.

It is very important to note that the statute is very clear that open meeting law only applies “After the termination of declarant control of the association.”

ARS 33-1804(C) clearly states that the provision about 48 hour notice to members of meetings of the board applies only to meetings held “after the termination of declarant control”. Therefore, Board meetings under declarant control can be held without notice to members. However, subsection A of the same statute says that meetings are open to all members and designated representatives. There is no language in that subsection about “after declarant control”. Therefore, even if notice of a meeting is not sent or posted, if members can find out about the meetings they can attend. If meetings are noticed, then of course they can attend.

(Cont'd on next page...)

From the Community Manager

Regarding Posting of Meeting Minutes, Section 41 of Robert's Rules of Order states:

The practice of sending to all members [of the Board] advance copies of the minutes as drafted by the secretary has both advantages and disadvantages. It is natural for the members to prefer to study the minutes beforehand to be better prepared to offer corrections; and this procedure generally saves time when the minutes come up for approval. On the other hand, the minutes do not become THE minutes and assume their essential status as the official record of the proceedings of the society until they have been approved...

Regarding reading of the minutes, Section 48 states:

If the assembly [Board] does not wish to carry out the reading and approval of the minutes at the regular time, it may, by majority vote without debate, dispense with the reading of the minutes. The minutes can then be taken up by the majority vote without debate.

A draft of the minutes of the preceding meeting can be sent to all members [of the Board] in advance, usually with the notice. In such a case, it is presumed that the members have used this opportunity to review them, and they are not read unless this is requested by any member. Correction of them and approval, however, is handled in the usual way. It must be understood in such case that the formal copy placed in the minute book (or in our case published on the website) contains all corrections that were made and that none of the [prior] copies circulated to members and marked by them is authoritative.

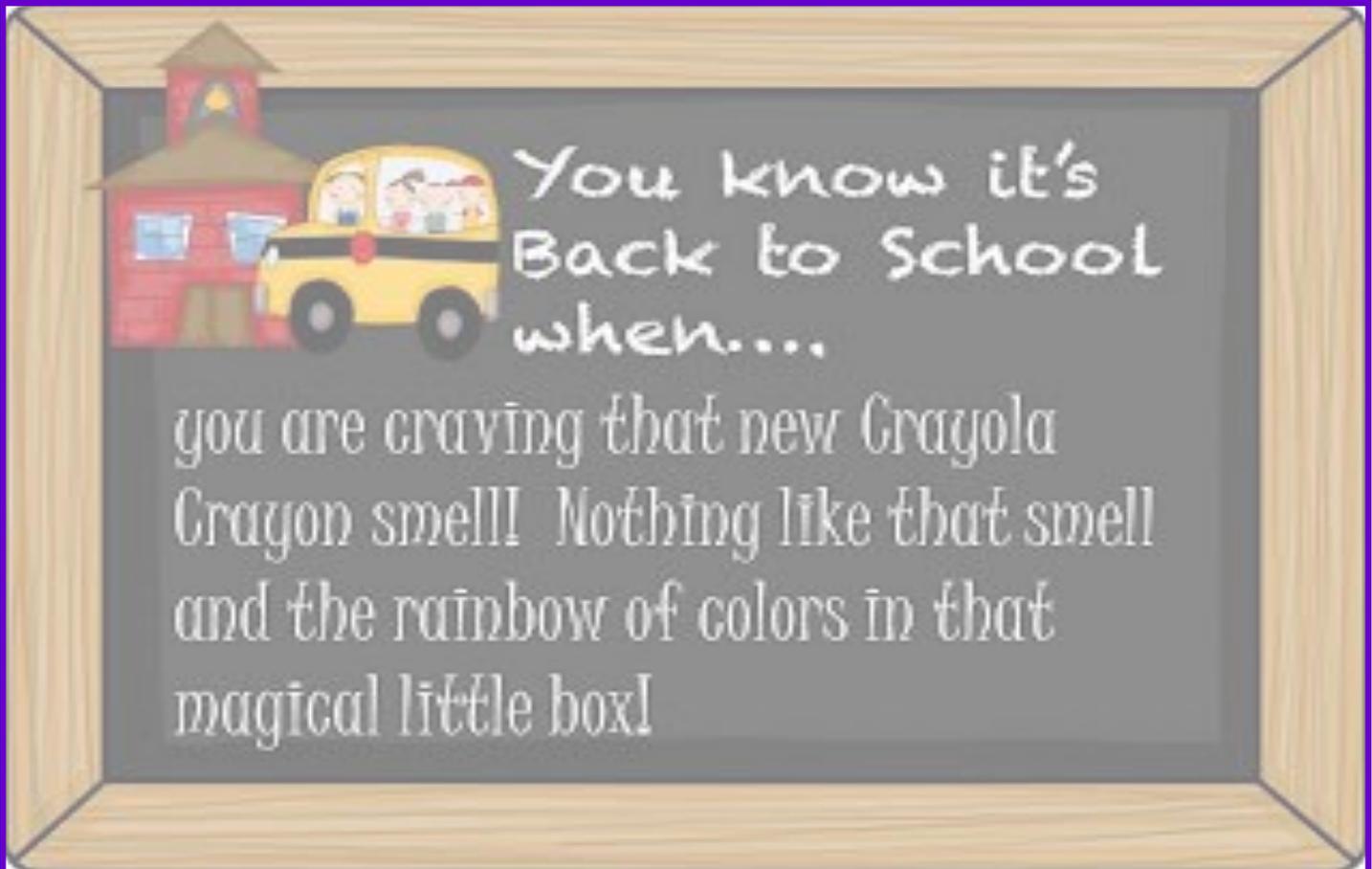
So as a quick recap, since we are still declarant controlled, we are not legally bound by Open Meeting Law and the Board can conduct "association business" at any meeting (study session OR board meeting) and our meetings do not need to be noticed or "open". However, our board chooses to send notice of meetings for informational purposes and to encourage transparency. Further it is not recommended that minutes be posted or circulated to the community until they have been approved and become the official record of the meeting.

If you have any other questions about these topics, I encourage you to come visit me or give me a call.

See you around the 'Ridge!

Barbara

Community Information



2015 Trash Pick Up Holiday Schedule Regular pick up date is Friday, except:

Labor Day, Monday, September 7th
Trash pick up will be Saturday, September 12th

Thanksgiving, Thursday, November 26th
Trash pick up will be Saturday, November 28th

Christmas, Friday, December 25th
Trash pick up will be Saturday, December 26th

Important Phone Numbers:

StoneRidge Community Center: 775-7550

HOAMCO: 776-4479

Prescott Club at StoneRidge: 775-9140

StoneRidge Pro Shop: 772-6500

Town Of Prescott Valley: 759-3100

Animal Control: 772-9261



Summer Concert Series at the Community Center

Live music by local band
Joyride (featuring
StoneRidge resident
Mike Jimenez)!

Special Menu!
We will serve a "dessert
buffet" including an ice
cream sundae bar! Bring
your own food, we'll
provide the dessert!

Saturday, August 8,
5:00pm-7:30pm

Please come to the Community Center to sign up by August 6th!
Remember, we purchase food based on the number of people who
sign up! If you don't plan to attend, please do not sign up!



It's Sewin' Time!

Hey StoneRidge Kids!

Come and learn some basic sewing skills and have some fun making your own pull-string backpack.

We will start by designing our own fabric. Once the fabric dries, we will become familiar with the sewing machine and safety rules. After a little practice we will sew up our very own specialized backpacks!

Parents: All supplies and sewing machines will be provided. You just need to bring your eager learner. Sewing has been shown to improve fine motor skills, reading, and reading comprehension. It's also a fantastic way to practice math skills in a practical way. My favorite benefit is seeing the kids experience the joy of learning a new skill and seeing their boost in self-confidence after making something that they can use or wear.

Saturday, August 15th from 9:30am-12:30pm at the StoneRidge Community Center
Cost is \$25 per child includes class, supplies and a popcorn & lemonade snack.

To register, please call Sherri Smith at 928-227-3591 or email at sewintime@hotmail.com

This is going to be a fun time! Hope to see you soon!
Sherri Smith

Community Activities



SCHOOL SUPPLY DRIVE 2014-2015

(SUPPORTING OVER 600 CHILDREN)



Many of the children that come to the food bank for food are also in need of school supplies. If you would like to help children with these needed school supplies, you can drop them off through the end of August.

Supply List

- Sturdy Pocket Folders
- Single Subject Notebooks
- 3 or 5 Subject Notebooks (w/ Pocket Dividers)
- Composition Notebooks
- Wide/College Ruled Paper
- Graph Paper
- 1.5" and 3" Binders
- Divider Tabs (8 set/ 5 set)
- # 2 Pencils (10-12 ct)
- Jumbo Pencils
- Mechanical Pencils
- Pink Erasers (Large)
- Pencil Sharpener w/ Lid
- Pencil Box (Plastic)/Pouch
- Red Ink Pens
- 24 ct. Crayons
- 8 ct. Jumbo Crayons
- Colored Pencils
- 8 ct. Water Color Set
- 8 ct. Washable Markers
- Fine Tip Slim Markers
- Highlighters
- Glue Sticks (Disappearing Purple)
- Bottle White Glue
- Scissors (blunt tip/plastic handles)
- Scotch Brand Tape
- Flexible Ruler
- 3x5 & 4x6 Index Cards
- Backpack (no wheels)

School supplies may be dropped off at:

StoneRidge Community Center – 1300 StoneRidge Dr., Prescott Valley, AZ

Yavapai County Food Bank - 8866 E. Long Mesa Drive, Prescott Valley, AZ

Thank you in advance for your generous donation!

Sponsored By Private Donor



Community Activities

Ladies' Tea is held on the 2nd Friday of each month at 2pm at the Community Center. Please bring finger foods or desserts to share - it will be appreciated. Bring your favorite tea cup! No need to RSVP, just come. Any questions, please call Dorothy at 928-925-7628.

Ladies' Cards - Texas Hold'em meets every Tuesday at 1:00 pm. Come to the Community Center and join the fun!

The Ladies Luncheon is the 3rd Wednesday of each month. For more information, contact Kate Rozeboom at 949-295-2427

The crafters meet on the 1st, 3rd & 5th Fridays of each month at 10am.

Ladies' Bunco is a game of dice, luck, and prizes and is played once a month at the Community Center.

Newcomers are welcome and no experience is needed! You must pre-register to play. Call Cheryl Cameron at 928-379-5624.

Genealogy classes are taking a break for the summer and will resume on September 14th.

Yoga is held every Monday, Thursday and Friday from 9:00am - 10:00am at the Community Center. The first class is free, then \$5 drop-in and \$4 per class for a prepaid 10 class pass. For more information, please contact Sue at 928-499-8209

Tapestry is the 4th Wednesday of the month.

Pickleball is played on our multi-sports court. If you would like to get acquainted with the game, sign the interest sheet at the front desk of the Community Center.

Water Aerobics Class every Tuesday and Thursday from 9:00am - 10:00am. If you are not participating in the aerobics class, the pool and spa will be closed during these hours.

Game Night is held every Tuesday evening from 4:00-7:30 pm at the Community Center. Please come join us for an evening of games. Bring your favorite game, the more the merrier! Any questions, please call the Community Center 775-7550.

AUGUST 2015

Sunday	Monday	Tuesday	Weds	Thursday	Friday	Saturday
26	27 9am-Yoga 2-Ladies Euchre 4- Mexican Train	28 8am-Kickboxing 9am-Water Aerobics 1pm-Ladies Cards 4:00pm-Game Night	29	30 9am-Water Aerobics 9am-Yoga 12am-Mahjong	31 9am-Yoga 10-amCrafters	1 8am-Kickboxing
2	3 9am-Yoga 2-Ladies Euchre 4- Mexican Train	4 8am-Kickboxing 9am-Water Aerobics 1pm-Ladies Cards 1pm Finance Com- mittee 4:00pm-Game Night	5	6 9am-Water Aerobics 9am-Yoga 12am-Mahjong	7 9am-Yoga 10-amCrafters	8 8am-Kickboxing 5-730-Concert & Dessert Buffet
9	10 9am-Yoga 2-Ladies Euchre 4- Mexican Train	11 8am-Kickboxing 9am-Water Aerobics 1pm-Ladies Cards 4:00pm-Game Night	12 3pm-Manager's Roundtable	13 9am-Water Aerobics 9am-Yoga 10am-DRC 12pm-Mahjong	14 9am-Yoga 2pm-Ladies Tea	15 8am-Kickboxing
16	17 9am-Yoga 2-Ladies Euchre 4- Mexican Train 5- Bunco	18 8am-Kickboxing 9am-Water Aerobics 1pm-Ladies Cards 4:00pm-Game Night	19 2-Ladies' Lunch- eon	20 9am-Water Aerobics 9am-Yoga 12pm-Mahjong	21 9am-Yoga 10-amCrafters	22 8am-Kickboxing
23	24 9am-Yoga 2-Ladies Euchre 4- Mexican Train	25 8am-Kickboxing 9am-Water Aerobics 1pm-Ladies Cards 4:00pm-Game Night	26 1pm-Tapestry	27 9am-Water Aerobics 9am-Yoga 10am-DRC 12pm-Mahjong	28 9am-Yoga	29 8am-Kickboxing



Featured Recipe

Easy After-School
Dinner



Chicken Cheese
Strata

Ingredients

- 3/4 pound boneless skinless chicken breasts, cut into 1/2-inch cubes
- 4 tablespoons butter, divided
- 3 cups frozen broccoli florets, thawed
- 1/2 teaspoon onion salt
- 1/2 teaspoon dried thyme
- 1/2 teaspoon dried rosemary, crushed
- 1/4 teaspoon pepper
- 6 cups cubed French bread
- 2 eggs
- 3/4 cup 2% milk
- 2/3 cup condensed cream of onion soup, undiluted
- 1 cup (4 ounces) shredded Colby-Monterey Jack cheese

Directions

1. Preheat oven to 400°. In a 10-in. ovenproof skillet, sauté chicken in 2 tablespoons butter until no longer pink. Add broccoli, onion salt, thyme, rosemary and pepper; heat through. Remove from skillet and keep warm.
2. In same skillet, toast bread cubes in remaining butter until lightly browned. In a small bowl, combine eggs, milk and soup; pour over bread cubes. Stir in chicken mixture. Sprinkle with cheese.
3. Bake, uncovered, 15-20 minutes or until a knife inserted near the center comes out clean. Let stand 5 minutes before cutting.

Lawn and Garden

Life (Lawn & Garden) Style
By Alexandria Masters

Ah, summer, what power you have to make us suffer and like it.
~Russell Baker

August means high summer, and lots of it! And it also means two things for any gardener: hot and dry! They don't call these the dog days of summer for nothing. But there is a lot to enjoy in August. Many plants are in bloom. The air is sultry. Lemonade and iced tea reign. Butterflies and hummingbirds are flitting around. It's also the last month before fall, school is starting up again, and our lives shift toward fall.

Need an August inspiration? Have a barbeque! Get out the citronella candles and sit outside with friends and family on these warm and starry nights. The bugs will be out, so keep your insect repellent close. By far, I would say the most important gardening tip for August is to sit back, relax, sip your lemonade, and admire the results that your months of hard work have awarded you.

Seasonal Suggestions for the month of August

Home: Watering your plants first thing in the morning will actually promote growth. Plants start to metabolize with the sunrise, therefore they best utilize their water intake at this time of day. Houseplants are no exception. Plants ought to be watered before 11am. Plants that are watered at night are more susceptible to fungus and diseases. I guess the doctors are right when they say that breakfast is the most important meal of the day, that includes your beloved plants.

Lawn: Water, water, water, just not too much! With the continuing hot weather don't be tempted to get your garden hose out and spray down your lawn. Light surface watering only encourages root laziness. This will make your lawn more vulnerable to drying out. Setting up a watering system will encourage roots to push into the ground for nutrients.

Garden: Every weed that produces seed means more trouble next year. Control weeds before they go to seed. They'll drop seeds for next year if allowed to flourish in the garden and lawn. Also, do not add weeds with mature seed heads to the compost pile. Many weed seeds can remain viable and germinate next year when the compost is used.

And... Deadheading your garden keeps it tidy and attractive. Do this daily to get the most blooms out of your plants. Most flowering plants benefit from cleaning. A little deadheading goes a long way towards productivity of blooms. As the blooms start to fade, brown, or just not look as beautiful as they should, trim them off. Use garden clippers to snip off the dead ends. This simple effort lets the other flowers shine.

WE'LL GIVE YOU THE TIPS, TRICKS, AND TRENDS YOU'RE LOOKING FOR, RIGHT HERE IN YOUR NEIGHBORHOOD NEWSLETTER TO MAKE YOUR LANDSCAPING DREAMS YOUR NEW REALITY!

www.QualityMastersLandscaping.com

homes built with integrity by



928.775.9111

Come see what's new at our
FULL SERVICE Sales Office!

August 2015

This is Living!

New Spec home on Lot 762—just look at these views!



Imagine this morning view!

Side view - lots of space!

Front of home

*Popular
Rainier*



Offered at \$522,855. Come into our Sales Center and view the selections made for this one-of-a-kind home!



Meet Gabriela Watts—our newest Sales Associate!

Gabriela has joined us not only as a Sales Associate, but also as a StoneRidge Resident! Gaby and her husband Mark have started building a new Estate Home, so she can offer guidance to both sellers and buyers.

Sales and Marketing by West USA of Prescott

Owner / Broker Pete Weaver

StoneRidge Sales Center Hours:

Monday—Saturday 9:00—5:00

[Click here to return to the front](#)



Advertisements

StoneRidge Newsletter Advertising Rates

<u>SPACE SIZE</u>	<u>ONE(1) TIME RATE</u>	<u>YEARLY RATE</u>
____ 1/4 Page	____ \$40.00	____ \$400.00 per year
____ 1/2 Page	____ \$60.00	____ \$600.00 per year
____ Full Page	____ \$95.00	____ \$950.00 per year

Items for sale or trade are no cost.

Please submit all advertising to stoneridgecommunitycenter@hoamco.com or call (928)775-7550.

Advertising will be accepted as is deemed appropriate by the Editor.

All advertisement pieces should be PRINT READY at time of submittal and must be received by the 20th of the previous month.



A Adrian's Landscaping LLC

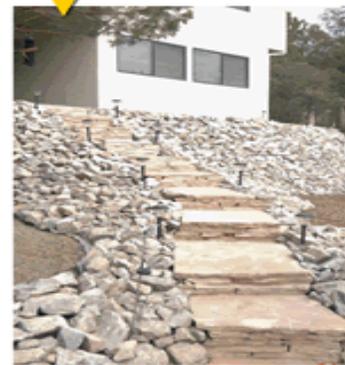
Licensed Bonded Insured ROC200409

FREE ESTIMATES WITHIN 24 HRS

ARTIFICIAL GRASS | PET FRIENDLY



- ✦ EROSION CONTROL
- ✦ DESIGN & INSTALLATION
- ✦ FLAGSTONES & PAVERS
- ✦ SPRINKLERS & DRIP SYSTEMS
- ✦ DECORATIVE ROCK & BOULDERS
- ✦ CONCRETE PATIOS & SIDEWALKS
- ✦ TREES & PLANTS INSTALLED
- ✦ BLOCK FENCE
- ✦ YARD CLEAN-UP



Visit our website: www.aadrianslandscaping.com



(928) 713-3928



Click [here](#) to return to the front page.



Terri Chase

REALTOR®, AHWD, CRS, GRI

Cell: 928-925-9366

The Chase Report

Windermere
REAL ESTATE
Northern Arizona

731 W Gurley St, Prescott, AZ 86305

August, 2015

Beautiful Homes & Custom Lots For Sale and For Lease!



Amazing StoneRidge Everything is Gorgeous Remodeled "Primrose" Plan! New Carpet, New Tile, New Hardwood Floors, New 4" Baseboards, New 2 Tone Interior Paint, New Exterior Paint & New Granite Counters. 7273 E Woolsey Ranch, PV \$ 349,900.



StoneRidge Golf Community Dream Home with Breathtaking Panoramic Views! Serene Golf Course & Mountain Views! 4BD/2.5BA/3GAR, 2741 SqFt. Spacious Gourmet Kitchen w/Quartz Counters. 6461 E Slow Cattle Dr., PV \$ 649,500.



Move In Ready Spanish StoneRidge "Acacia" Plan! Nice Corner Lot w/Mountain Views & Designer Upgrades! Great Room w/Tiled Corner Fireplace w/Art/TV Niche and Media Niche. Don't Miss This One! 7754 E Bravo Ln., PV \$ 329,500.



Rare & Spacious StoneRidge "Bradshaw" Plan with Upgrades Throughout on Nice Corner Location! 2585 SqFt., 4BD/3BA/2GAR + Formal Living Rm+ Family Rm + Private Outside Entrance Bedroom Casita. 7180 E Slow Draw Dr., PV \$ 365,000.



StoneRidge Highly Desired Move In Ready Spanish Chaparral Plan with Large 3 Car Garage. Open Concept Kitchen w/Granite Counters, Granite Island, Dining Bar & Upgraded Beechwood Cabinetry. Great Location! 1080 N Rigo Ranch Rd, PV \$ 300,000.



StoneRidge Spanish Monterra Plan on Nice Corner Lot! 3BD/2BA/2GAR, 1536 SqFt. Sunny Kitchen w/Beautiful Dark Plank Style Wood Flooring, Island, Dining Area, White Appliances & Dark Cabinetry. 7055 Lynx Wagon Rd. PV \$ 235,000.



August, 2015 Beautiful Homes & Custom Lots For Sale and For Lease!



Quailwood

Pretty as a Picture! Beautiful Model Home has never been Lived In & Is now Available for Quick Move In! Gorgeous Custom Upgrades Throughout w/Panoramic Views! 2363 SqFt, 3BD/2.5BA/2GAR + Spacious Loft + Entry Level Den. 766 N Villa St., Dewey \$ 325,000.



Prescott Valley

Big and Beautiful Prescott Valley Custom Home with Panoramic Mingus Mountain Views! 3307 SqFt, 5BD/2.5BA/4Car Garage. Spacious Granite Kitchen with Large Granite Island and Black Appliances. 4884 N Reavis Drive, PV \$ 360,000.



StoneRidge

Stoneridge Bungalow Laguna Plan w/Designer Upgrades Throughout! Beautiful Open Concept Granite Kitchen & Granite Island w/Jenn Aire Stainless Appliances + Jenn Appliances. Move In Ready! 1017 N Cloud Cliff Pass, PV \$300,000.



Prescott

Enjoy your Morning Cup of Coffee on the Spacious Deck of this 4BR/3BA/2GAR, 3553 SqFt. Home in Prescott's Premier Eagle Ridge Community. Entrance Leads to a Large, Open Great Room w/Cozy Tiled Fireplace. 1437 Eagle Ridge, Prescott \$ 425,000



StoneRidge

StoneRidge Spanish Lupine Plan w/Mtn Views! Nice, Private and Quiet Location. Open Concept Granite Kitchen w/Large Granite Dining Island, Granite Counters, Beechwood Cabinetry and Double Oven. 1070 Rigo Ranch Road, PV \$ 320,000.



StoneRidge

Beautiful & Upgraded StoneRidge Sonoma Plan! Move In Ready! 1734 SqFt, 3BD/+Formal Dining or Den/Office/2BA/2GAR. Beautiful Granite Kitchen w/Upgraded S/S Appliances. 1156 N Rigo Ranch Road, PV \$ 285,000.



StoneRidge

StoneRidge Monterra Plan, Upgraded & Move In Ready! 1536 SqFt, 3BD/2BA/2GAR, Beautiful Granite Kitchen & Granite Island, Brand New Stainless Appliances + Brand New S/S Refrigerator & Upgraded Cabinetry. 7072 E Lynx Wagon Rd., PV \$ 245,000.



StoneRidge

For Lease! Gorgeous StoneRidge Spanish Lupine Plan w/Panoramic Mingus Mountain Views! This Feels Brand New and is Well Maintained! 2000 SqFt, 3BD+Bonus Room/2BA/2GAR. Landscaped Maint. included w/Lease. 1115 Rusty Nail, PV \$ 1,700.