



STONERIDGE

July
2019

COMMUNITY NEWSLETTER

Managed by

HOAMCO

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www.hoamco.com

Community Manager

Kathy Andrews

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On-Site Management

Office Hours:

Monday through Thursday
8:00am to 4:00pm
(Fridays by Appointment)

Newsletter Editor

Kathy Christensen
kchristensen@hoamco.com

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Homeowner Member

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Vice President

Homeowner Member

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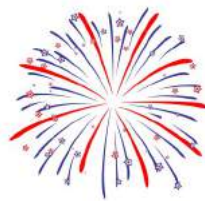
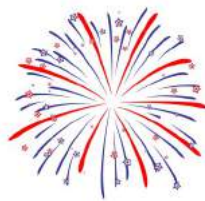
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Erin Lowe

Founder Member

Cassie Lowe

Secretary /Treasurer



A Message from your Community Manager

Hello StoneRidge Homeowners,

I hope you are all enjoying your summer and this beautiful Northern Arizona weather!

A quick reminder, if you haven't already picked up your visitor parking passes from the Community Center, stop by to get them. Parking on the street in StoneRidge is not allowed except for temporary guest parking with the issued parking pass.

Since our summer arrived a bit later than expected, the monsoons will probably begin later as well. Please keep in mind, if lightning and thunder are in the area, the pools will close down for your safety. Once the storms have moved through, they will re-open for you to enjoy.

We had a wonderful turnout for the first summer concert and ice cream social. If you missed it, don't worry, the band Crossfire will be back, and there will be a hot dog bar on Saturday the 20th. Remember to stop by the Community Center after July 10th to pick up your tickets!

Have a Happy and Safe 4th of July!

Kathy Andrews— StoneRidge Association Manager

*****THERE'S STILL TIME LEFT TO COMPLETE A SURVEY*****

Your Ideas Matter.....

As a home owner in StoneRidge your ideas are important. As our community grows it is important to provide services and activities that serve the community as a whole. To that end, the Board of Directors established the Capital Improvement Committee consisting of volunteer home owners to identify potential improvements in services and activities for the community. In order to better understand your ideas for services and activities, we would appreciate your participation in completing a survey.

The survey responses collected will be used by the Capital Improvement Committee for long term planning. Based on the survey responses, the Capital Improvement Committee will provide recommendations to the Board of Directors following the turnover to a resident board from founder control.

How do you complete a survey? Click on the link below to complete a survey by using Survey Monkey online. Or, you can pick up a survey in the Community Center and drop it in the box provided at the front desk.

How many survey's can you fill out? **One** per address, **regardless of the number of homeowners, AND** if your survey is completed by the deadline, your name will be entered into a drawing for a \$50.00 gift card.

When is the survey deadline? **July 15, 2019**

<https://www.surveymonkey.com/r/F93S9FZ>



Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 9 AM Yoga 10 AM Chair Yoga 1 PM Bridge 1:30 PM Euchre 5 PM Sing Along w/ Don Ziemann	2 8 AM Shape-Up 9 AM Water Aero 10 AM Bible Study 1 PM Texas Hold Em 4 PM Game Night	3	4 8 AM Shape Up 9 AM Water Aero 9 AM Yoga 9 AM Beading 12:45 PM Mahjong	5 9 AM Yoga 9 AM Chair Yoga 10 AM Crafters 12:45 American Mahjong	6 9 AM Tai Chi 10-11 AM– Tai Chi By Appointment
7	8 9 AM Yoga 1 PM Bridge 1:30 PM Euchre 5 PM Sing Along w/ Don Ziemann	9 8 AM Shape-Up 9 AM Water Aero 9 AM Transition Comm 10 AM Bible Study 1 PM Texas Hold Em 4 PM Game Night	10 5 PM Quarterly Board Meeting	11 8 AM Shape Up 9 AM Water Aero 9 AM Yoga 9 AM Beading 9 AM DRC 12:45 PM Mahjong 5 PM Women's Bible	12 9 AM Yoga 9 AM Chair Yoga 10 AM Crafters 12:45 American Mahjong 2 PM Ladies Tea	13 9 AM Tai Chi 10-11 AM– Tai Chi By Appointment
14	15 9 AM Yoga 10 AM Chair Yoga 1 PM Bridge 1:30 PM Euchre 5 PM Sing Along w/ Don Ziemann	16 8 AM Shape-Up 9 AM Water Aero 10 AM Bible Study 1 PM Texas Hold Em 4 PM Game Night	17 12 PM Ladies Luncheon– Location TBD by host	18 8 AM Shape Up 9 AM Water Aero 9 AM Yoga 9 AM Beading 12:45 PM Mahjong 5 PM Women's Bible	19 9 AM Yoga 9:30 AM Capital Improvement Comm 10 AM Crafters 12:45 American Mahjong	20 9 AM Tai Chi 10-11 AM– Tai Chi By Appointment 5:00 PM Summer Concert
21	22 9 AM Yoga 10 AM Chair Yoga 1 PM Bridge 1:30 PM Euchre 5-7 Bunco 5 PM Sing Along w/ Don Ziemann	23 8 AM Shape-Up 9 AM Water Aero 10 AM Bible Study 1 PM Texas Hold Em 4 PM Game Night	24	25 8 AM Shape Up 9 AM Water Aero 9 AM Yoga 9 AM Beading 9 AM DRC 12:45 PM Mahjong 1 PM Finance Committee 5 PM Women's Bible	26 9 AM Yoga 9 AM Chair Yoga 10 AM Crafters 12:45 American Mahjong	27 7 AM– 5:30PM– P.A.I.S. Annual Iris Rhizome Sale 9 AM Tai Chi 10-11 AM– Tai Chi By Appointment
28	29 9 AM Yoga 10 AM Chair Yoga 1 PM Bridge 1:30 PM Euchre 5 PM Sing Along w/ Don Ziemann	30 8 AM Shape-Up 9 AM Water Aero 10 AM Bible Study 1 PM Texas Hold Em 4 PM Game Night	31			



ANNUAL IRIS RHIZOME SALE

One Day only - Saturday, July 27th, 2019 10:00 AM to 3:00PM

To be held at STONERIDGE COMMUNITY CENTER.

Join the Prescott Area Iris Society (PAIS) for our huge Annual Iris Rhizome Sale with hundreds of Iris varieties for sale, multitudes of colors and forms, recent introductions to historic. Come early for best selection. FREE ADMISSION. Planting and care instructions given. Portions of the proceeds are used to support numerous PAIS community outreach programs including, Yavapai College Horticulture Scholarships, Sharlot Hall Museum gardens and iris education programs in local schools.



Firewise Newsletter for July 2019

In recent years, there has been a lot of effort put into the creating defensible space (or fuel breaks) around communities with high fire hazard ratings – like StoneRidge. Fuel breaks are usually a strip of land where flammable vegetation has been removed. The StoneRidge Firewise Committee is recommending that initial mitigation involve creating “defensible space” around the perimeter of each of the five gulches (labeled as segments 1-5).

We are recommending that the five gulches (segments 1-5) be divided into three zones:

- Zone A – 1st Priority – all hazardous materials and/or brush will be removed from within **30 feet** of the StoneRidge individual property owner fence line (that portion of the perimeter of the segment with adjoining StoneRidge homes). Trees: an exception may be made for health trees separated by at least 18 feet and pruned up to 6 feet from the ground (not more than 1/3 of the tree).
- Zone B – 2nd Priority – approximately two-third (50-80%) of the zone will be free of hazardous materials and/or brush in the extending **70 ft.** (from 30 to 100 ft.) of the StoneRidge individual property owner fence line (that portion of the perimeter of the segment with adjoining StoneRidge homes). Only an individual bush, no clusters of brush. Trees: at least 18 feet separation of canopies and pruned up to 6 feet from the ground (not more than 1/3 of the tree).
- Zone C – 3rd Priority – approximately one-third (30-50%) of the zone will be free of hazardous fuels and/or brush in remaining segment. Small clusters of brush allowed. Trees: at least 6 feet separation of canopies. This interior treatment shall be completed **AFTER Zones A & B.**

We are recommending that Zones A & B within Segments 1-5 be the priority at this time. We are currently in the process of obtaining “Bid Proposals” from local companies/vendors to complete Firewise mitigation in Zone A & B in Segments 1-5. It is our vision/hope that this work will be completed by Thanksgiving 2019.

These fuel breaks are helpful, effective, and efficient first steps. The primary purpose of a fuel break is not necessarily to stop an oncoming fire. These fuel breaks are created to improve the ability of firefighters to control an advancing wildfire. A fuel break can reduce fire intensity, provide an area to light a backfire, improve access for firefighters, and improve the effectiveness of fire retardants dropped from aircraft. While community fuel breaks are important in reducing the wildfire threat, they are not enough. Wind driven embers can be transported over the fuel break and ignite new fires on the other side. StoneRidge residents must continue to do their part by applying ember awareness guidelines around their home and making their properties less vulnerable to ignition from embers.

Further mitigation action is required and will be planned as we obtain more grant dollars in the future. Additionally, the initial Firewise efforts must be followed by frequent maintenance, especially within Zone A, to keep brush from growing back and re-creating the fuel hazard.

ENGAGEMENT: StoneRidge resident engagement is important because engaging in Firewise activities counts toward grants for our community. We need over 1,200 hrs/yr for Firewise USA© recognition and influence toward potential grants. When you engage in Firewise yard cleanup, please email your full name, address, phase-lot#, dates & total time per date, plus expense (if any) to FirewiseSR@yahoo.com

StoneRidge Committee Meetings:

All committee meetings are open to Stoneridge HOA Members.

Transition Committee

Meeting Time: Tuesday July 9th 9 AM

Design Review Committee

Meeting Time: Thursday July 11th and 25th 9 AM

Capital Improvement Committee

Meeting Time: July 19th 9:30 AM

Finance Committee

Meeting Time: Thursday July 25th 1:00 PM



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National Night Out

Tuesday, August 6, 2019

5:00 - 7:00pm

StoneRidge Community Center



Welcome our Honored Guests

- Prescott Valley Police
- Central Yavapai Fire
- Prescott Valley Town Officials

Come out and mingle with members of the Prescott Valley Police Dept., Central Arizona Fire Dept. and Town Officials. It is a great time to introduce your children to local responders to help them feel more connected to the men and women who serve our community.

Refreshments include sandwiches, chips, cookies and Culvers Custard Cups, courtesy of our local Culvers Restaurant! Balloons and face painting for the kids.

National Night Out is an annual community event to encourage police-community partnerships and neighborhood camaraderie to make neighborhoods a safer, more caring place to live. Celebrated by millions of people across the U.S., National Night Out enhances the relationship between neighbors and law enforcement while bringing back a true sense of community. For more information, visit www.NATW.org.



Terri Chase

REALTOR®, AHWD, CRS, GRI

Cell: 928-925-9366

The Chase Report



RESIDENTIAL BROKERAGE

914 E Gurley St. Prescott AZ

July 2019 Beautiful Homes & Custom Lots For Sale and For Lease!

StoneRidge Golf Villa



Gorgeous Panoramic Golf & Mtn. Views! Better than New, StoneRidge Dream Home! Single Level Home, 2122 SqFt, 2BD+Office/Den, 2.5BA, 2 Car Garage, Over 50K in NEW UPGRADES! Great Room w/Floor to Ceiling Stacked Stone Fireplace, Stunning Wall of Windows Panoramic Golf & Mountain Views, Designer Plank Tile Flooring, Custom Window Treatments, Gourmet Granite Kitchen, Staggered Hardwood Cabinetry, Stainless Appliances, Gas Cook Top, Wall Convection Oven & Microwave, Pendant & Recessed Lighting, Under Counter & Floor Lighting, Soft Touch Faucet & Pantry. Spacious Master w/View Windows, French Door to Patio, High Ceiling, Plush Carpet Flooring, New Designer Barn Door to Bath, Upgraded Walk In Tiled Shower w/Privacy Spa Glass, Long Granite Vanity w/Dual Under-mount Sinks, Brushed Nickel Fixtures & Lighting, Mirrored Medicine Cabinets, Custom Slide Out Shelves, Private Toilet Rm, Linen Cabinets, Heat Lamp & Walk In Closet w/Extra Shelving. Executive Style Built In Office/Den with Twin Desks, Storage Cabinets, Shelving, Plantation Shutters, NEW Plank Tile Flooring, Lighted Ceiling Fan & Recessed Lighting. Pretty Laundry Rm w/NEW Cabinetry, Slide Out Shelves, Laundry Hang Bar & Granite Counter w/Stainless Utility Sink. 2 Car Garage has 2' Extended Length w/Storage Cabinets, Storage Racks, Water Softener & 50 Gallon Water Heater. Entertain Here from your Amazing View Rear Yard & Covered Paver Patio, Serene Pro Landscaping, Faux Grass, Boulders, Trees, Flowers, Ceiling Fan, Recessed Lighting, Sun Screens & BBQ stub. 1554 N Range View Circle, Prescott Valley AZ

July 2019 Beautiful Homes & Custom Lots For Sale and For Lease!



Move In Ready! Spacious Summit Plan, 2866 SqFt, 4BD/3.5BA/2Car Garage, Granite Kitchen w/Stainless Appliances, Inviting Great Rm w/Wall of Sunny Sliding Doors, Private Tranquil Rear Yard, Water Feature, Built In BBQ, Pro Landscaped Yards, Private Gated Courtyard, Beautiful Stacked Stone Accents & Many More Upgrades!

Priced to Sell at \$534,000.

7494 E Traders Trail, PV



2 Story English Goldenrod Plan, 4BD/3BA/2Car Garage, 1966 SqFt, Granite Kitchen w/Bisque Appliances, Refrig, Under Counter Lighting & Dining Area. Great Location, Across from the Park & Clubhouse! Master BD w/Sunny Windows, Walk In Closet, Marble Exec Height Counter, Dual Sinks & Clear Glass Step-In Shower. Nice Pro Landscaping, Stacked Stone Entrance, Split Bedrooms, Garage Cabinets, Covered Porch & Patio. Laundry wRm w/Washer, Dryer & Utility Sink.

Priced to Sell at \$347,000.

7206 E Night Watch Wy, PV



AMAZING STONERIDGE GOLF & MOUNTAIN VIEWS HERE! Resort Style Hm with Upgrades Everywhere! Big 3549 SqFt, 6BD/4BA+ GreatRoom + Formal Living & Dining Rooms + Game Room + Loft/Family Rm. Really Nice Open Concept Granite Kitchen w/Views, Upgraded Stainless Appliances, Granite Butlers Counter, Big Double Door Pantry. Tiled GreatRoom w/Gorgeous Floor to Ceiling Stacked Stone Cozy Fireplace, Sunny Wall of Windows w/Breathtaking Views!

7617 E Bravo Lane Prescott Valley AZ 86314

\$ 600,000.



Move in Today! Fantastic & Spacious Ash Plan, 2045 SqFt, 3BD + Lrg Bonus Rm/2BA/3Car Garage. Granite Open Kitchen w/Stainless Appliances + Refrig, Slide-out Shelves, Double Oven & Convection, Under Counter Lighting, Great Room, Fireplace & Tiled Dining Area. Split Floor Plan & Upgrades Throughout! Pro-Landscaped Yards, Privacy, Paver Patio, Double Gate, Garage Cabinets, Water Softener & Concrete Tiled Roof.

Priced at to Sell at \$419,900.

1088 N Rigo Ranch Rd, PV



I just Sold These STONERIDGE Homes & Can Help you Too!

1016 N Wide Open Trail, StoneRidge 7675 E Bravo Lane, StoneRidge

7155 E Grass Land Drive, StoneRidge 7962 E Thistle Drive, StoneRidge

7916 Crooked Creek Trl, StoneRidge 7715 Crooked Creek Trl, StoneRidge



Beautiful Yards Here! 1957 SqFt, Single Level, 3BD/2BA/3GAR, Lrg GreatRm w/Vaulted Ceilings, Granite Kitchen Has Stainless Appliances + Refrig, Alder Cabinetry. New Interior & Exterior Paint, Garage Cabinets, Big Double Gated Rear Yard w/Full Covered Patio + 2nd Huge Open Patio w/Built In BBQ, Outdoor Fireplace, Planters & NEW Paver Walkways. Beautiful Relaxing Park like Yards, Mature Trees, Black Berries, Pines & Willows! Move in Ready, Owner/Agent.

Priced to Sell at \$419,900.

7557 N Paradise Found, PV



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Featured Listing



15945 E James Town Ridge
Dewey
\$489,000
3 bed, 2 bath

1203 N Stillness Dr
Stoneridge
\$550,000
5 bed, 3 bath



SOLD!

6297 E Boothwyn
Granville
\$310,400
3 bed, 2 bath



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MARKET TRENDS IN STONERIDGE

Properties for Sale	35
New on Market	14
Average Asking Price Per Sq.Ft.	\$201
Average Sales Price	\$425,681
Average Sale Price as % of Asking Price	98.8%
Average Sale Price Per Sq.Ft.	\$205
Average Days on Market of Sold	92



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