

THE RANCHER

SPRING 2022



McCormick Ranch
Property Owners' Association

2022 NEWLY ELECTED MRPOA BOARD OF DIRECTORS



Rick Currey
President



Jim Vaughan
Vice-President



Fred "Sam" Luft
Treasurer



Jeffrey Steinberg
Secretary



Nancy Bogardus
Director



Gary Donahoe
Director



George Fekas
Director



Allan Friedman
Director



Jonathan Paton
Director

During the Annual Meeting of the Members of the Association held February 15, 2022, absentee ballots were accepted, and the results of the directors' election were tabulated and announced at the meeting held at the McCormick Ranch Golf Club. *Thank you to all those who attended.* Board Officers were approved at the March 23, 2022.

MRPOA MISSION STATEMENT

The McCormick Ranch Property Owners' Association is dedicated to maintaining a safe and sustainable community, while increasing the value of its owners' property through the prudent use of resources for the benefit of all who live, visit or work in the Association.

McCormick Ranch Property Owners' Association, will adhere to and enforce the governing documents, while planning for the future.



MEET THE NEWEST BOARD MEMBER ALLAN FRIEDMAN



Allan Friedman is a resident of McCormick Ranch in Scottsdale, Arizona and is currently retired. Prior to his retirement in 2010, he was employed for five years as a Senior Computer Audit Specialist for the office of the Auditor General of the State of Arizona.

Before entering public service Allan owned and managed a 1.5 million 25 staff member specialty contracting business for 12 years. The business installed and serviced office and warehouse material handling and storage equipment. Allan held contractor's licenses in Arizona, Colorado, Nevada, and New Mexico.

Prior to his work in contracting, Allan managed a variety of domestic and international banking, audit, and compliance functions for Citicorp/Citibank (Arizona and New York), Deloitte Touché (New York Corporate Headquarters), and Bank Leumi Trust Company (New York).

He spent many years as an assistant dean and an assistant professor at Adelphi University's School of Business in New York teaching business management and information technology on the graduate and undergraduate levels.

His current civic involvement includes service on the Board of Directors of a student support group at ASU where he serves as Treasurer and Facilities Manager.

In addition, he was president of his Condo Association Board in Durango, Colorado for several years.

Allen holds a bachelor's degree from Penn State University and an MBA from Adelphi University. He completed all but his dissertation for his PhD at NYU.

He has been married to his wife Barbara for 52 years and has five grown children and 17 grandchildren.

ASSOCIATION MEETINGS

Association Meetings are open to members of MRPOA only. An agenda for each Association Meeting is available by logging into your account at <https://members.mrpoa.com/> the Friday before the scheduled meeting.

BOARD MEETINGS

If you have a request to be added to the agenda, it must be submitted the Thursday before the meeting by noon to be considered. Appeal requests must be submitted within 30 days of the denial date to be accepted. All requests should be emailed to board@mrpoa.com, or dropped off in person at the office. It is your responsibility to make sure your request has been received.

When: May 25th, September 28th, October 26th,
November 16th

(Additional meetings may be needed in June, July and August. Please visit our website for the most up-to-date information.)

Where: MRPOA Office – 9248 N. 94th St.

Time: 4:00 PM

ARCHITECTURAL CONTROL COMMITTEE MEETINGS

Applications for the ACC must be submitted by noon on the Thursday before the meeting.

When: 1st and 3rd Wednesdays of each month,
unless otherwise noted

Where: MRPOA Office — 9248 N. 94th St.

Time: 1:00 PM

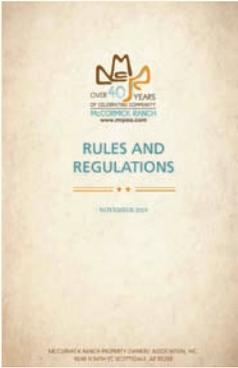
MRPOA UPCOMING OFFICE CLOSINGS AND MEETINGS

Always check our website, www.mrpoa.com, for the most up to date office closings and meeting information.

MRPOA Office and Maintenance Departments will be closed in observance of the following Holidays.

- Memorial Day: Monday, May 30th
- Independence Day: Monday, July 4th
- Labor Day: Monday, September 5th
- Columbus Day : Monday, October 10th

IMPORTANT REMINDERS



In the Rules and Regulations Booklet for McCormick Ranch the following rules exist regarding Perimeter Walls/Fence Additions and Maintenance of Perimeter Walls/Fences:

- 1 Maintenance of all walls and fences, interior and exterior, is the responsibility of the Property Owner.
- 2 All walls or fences shall be of brick, adobe, slump block or concrete block, with mortar wash or stucco, and shall match the building's architecture, stucco texture and pattern (unless otherwise directed or approved by the ACC), and color.
- 3 Additions to existing walls or fences shall be consistent in height with adjoining neighbors' walls and/or fences, when appropriate. Changes to party walls or fences shall receive the consent of any adjoining Property Owner.
- 4 Side wall additions cannot be higher than rear wall height regardless of a neighboring Property Owner's consent.
- 5 The finished texture after maintenance or on any addition to existing walls or fences must seamlessly match or blend in with the existing texture on the existing wall. If a seamless match or blend cannot be achieved, the entire wall must be restuccoed to create a uniform texture.
- 6 When changing the stucco texture on your residence, all walls or fences with the old texture

should match the new stucco pattern texture of the residence; unless otherwise directed or approved by the ACC.

- 7 The standard height of party walls shall be measured from the higher of the two grade levels on each side of the wall and shall be six feet, plus or minus two inches.
- 8 Front yard courtyard or pony walls shall not exceed three (3) feet in height.
- 9 All exterior changes to walls and fences must be approved in writing by the ACC.
- 10 While Property Owners are required to apply primer, the Association may paint the exterior surface (that portion facing away from the Lot) of brick, adobe, slump block or concrete block perimeter walls adjacent to Association owned or maintained common areas. The color and finish used is at the sole discretion of the Association. (The Association does not own or maintain {beyond paint} perimeter walls.)

IN 2022, McCORMICK RANCH PROPERTY OWNERS' ASSOCIATION WILL HAVE BEEN IN EXISTENCE FOR FIFTY YEARS!

This means that many of the homes and fences within the Association are also 50 years old. If you notice staining, leaning, holes, water damage, crumbling, etc., of your walls, please submit a Modification Application to the ACC with information on how you will address the issue. If you receive a non-compliance notice for your wall, and need additional clarification, please follow the directions on your notice for contacting the Association or email mrpoacompliance@mrpoa.com

GET SOCIAL WITH US!

Visit our website at www.mrpoa.com



MARK YOUR CALENDAR AND SAVE THE DATE

50TH ANNIVERSARY CELEBRATION!

YOU ARE INVITED TO
McCORMICK RANCH'S OPEN HOUSE

SATURDAY, SEPTEMBER 24TH

9 AM – 2 PM

COME CELEBRATE
LIVING LIFE TO THE FULLEST
ON McCORMICK RANCH

ENJOY FESTIVITIES AT THE MRPOA OFFICE
9248 N 94TH ST, SCOTTSDALE, AZ 85258

INVITATION TO FOLLOW



“

McCORMICK RANCH 1972–2022

THOUGHTS ON OUR WONDERFUL COMMUNITY

shared by Lois McFarland — resident of McCormick Ranch for 35 years.

Is it possible that McCormick Ranch, the city of Scottsdale's first planned community is reaching its 50th anniversary?

That means 50 years ago Kaiser-Aetna builders for saw an up-scale livable community complete with golf courses, luxury resorts surrounded by lakes, a state-of-the art hospital with every conceivable medical facility close-by, shopping

centers, a nationally acclaimed railroad park and luxury homes, condos, patio homes and apartments for every kind of living one might desire. The Ranch is truly a dream come true — a city within the City of Scottsdale. It's hard to believe that more than 3,000 acres of desert and Arabian horse property in 1972 has become one of the state's most desirable places to live in 2022.

Lois McFarland is an award winning journalist and she covered McCormick Ranch for over 10 years for the *Scottsdale Progress* and the *Tribune* for 21 years.

REAL ESTATE UPDATE ON THE RANCH

Q4 2021 MARKETWATCH REPORT

Provided by ARMLS for the McCormick Ranch Zip Code 85258

**MEDIAN
SALES PRICE:**
\$675,000+

1-Year
Change:
+20.1%

**AVERAGE
SALES PRICE:**
\$785,556+

1-Year
Change:
+28.5%

**PERCENT
OF LIST PRICE
RECEIVED: 99.2%**

1-Year
Change:
+2.1%

**DAYS
ON MARKET:**
33

1-Year
Change:
-38.9%

**CLOSED
SALES:**
234

1-Year
Change:
-13.7%

SAFETY TIPS

- 1 Lock all your doors and windows. At the minimum ensure that the front door has a good deadbolt lock, 3-inch screws in the hinges and strike plate, and a peephole. If you can afford it, get a security door and make sure it is properly installed.
- 2 Put a lock on your side yard gate or any gates that lead to the backyard. Eliminating access to an area of your house that watchful neighbors can't see suspicious people around helps reduce your chances. If you have service personnel who use the gate, make sure it is locked immediately after they leave.
- 3 Keep your garage door closed always, even if you are just inside for a short time. It does not take long for someone to enter your garage and grab items from inside your car or garage and leave. It is easy to get distracted when unloading kids, groceries, etc but take a few extra seconds to make sure the door closes all the way when you leave and when you arrive home.
- 4 Put your vehicles in the garage. If you must park in the driveway or outside, lock the doors and have windows rolled up all the way. Do not leave any valuables inside car or even bags that look like they may have something of value inside them, this is an easy opportunity for someone walking or biking by to break in.
- 5 Leave your front door and exterior garage lights on all night, from sundown to sunrise. Get a timer or timer switch if unable to remember or for out-of-town trips⁶. If an unknown person comes to the door, do not open the door, talk through the door and ask what they want. If they persist on you opening the door or refuse to leave, call police. Do not ignore the knock or doorbell ring.

MARK YOUR CALENDAR

McCORMICK RANCH WOMEN'S ASSOCIATION (MRWA)

MARK YOUR CALENDAR FOR THE UPCOMING EVENT

THURSDAY, May 19, 2022

McCormick Ranch Golf Club
7505 E McCormick Pkwy, Scottsdale, AZ 85258
PROGRAM: Andrea L. Rosie Romero, Radio Host

The MRWA was founded in 1978 over a simple in-home coffee among ladies relocating from the Midwest and both the east and west coasts. These "settlers" shared a common interest in having good social fun and supporting philanthropic causes. Today the group offers its members 10 different activities and monthly luncheons with programs 9 months of the year. This September the MRWA will be celebrating its 44th anniversary.

MEMBERSHIP in the MRWA is OPEN to those ladies who live on or off the Ranch. The annual dues are \$40.00. For additional information contact Nan Falteisek, at 509-393-9940 or visit our website at <https://mccormickranchwomen.com/>



MRWA's ladies enjoying a wonderful tea.



PICKING UP DOG WASTE IS THE NEIGHBORLY THING TO DO.

Pet waste that is left on sidewalks, roads, driveways, parks, and yards can mix with rainfall and travel to storm drains and MPROA lake waters causing pollution and an increased risk of disease.

It may be difficult to picture how one dog or cat depositing a small amount of animal waste here and there can result in potential water pollution, but studies have shown that the cumulative impact of water from all the pets, livestock, and resident waterfowl with a watershed can have a significant impact on water quality and may also cause human health risks. The diseases can also be carried by flies and other insects, wind and dust, or balls and toys that come into contact with "pet" dirt. The germs can be ingested by people and begin to grow in the body, where infections where infection continues to spread.

There are other hazards to leaving pet droppings behind. Injuries could result from slipping on a pet's mess. The entire community will benefit when dog waste is picked up and disposed of properly.



WHAT CAN YOU DO:

- 1 Pick up pet waste from your yard. It is not a fertilizer.
- 2 A plastic bag, such as a sandwich bag or newspaper bag, is all you need to keep the neighborhoods clean and free of disease. Each time you take your pet out for a walk, make sure you have a bag in your pocket. There are also commercial products available specifically designed for picking up pet waste.
- 3 Use the pet waste stations MRPOA and City of Scottsdale have installed in Ranch common areas and parks.
- 4 Follow the City of Scottsdale's Ordinance regarding animal waste and take care to keep an eye out for others to do the same.

STOP BY AND SAY HELLO TODAY!

McCormick Ranch is constantly growing and changing! MRPOA would like to welcome the new businesses who have recently opened to the Ranch.



VILLAGE AT VIA LINDA

A to Z Pharmacy:

8989 E. Via Linda,
Suite 160
480-500-1235
www.atozpharmacy.com

Eastside Microblading & Beauty:

8989 E. Via Linda
Suite 107
425-876-0805

The Local Dog:

8989 E. Via Linda,
Suite 103
480-564-1165

RANCH AUTO CENTER

All Valley Car Care:

9550 N 90th St.,
Suite D101
480-284-5488

94 HUNDRED SHEA

Urban Italian:

9343 E Shea Blvd.,
Suite B100
480-451-1850

The Maggiore Group

Commissary Event Center:

9343 E Shea Blvd.,
Suite B135

MERCADO DE LAGO

Z'Tejas

8300 N Hayden Rd.,
Suite D101
602-767-4790
www.ztejas.com

Yasuo Sushi & Tapas

8300 N. Hayden Rd.,
Suite E108
480-702-0916

Froyo Maya

8300 N Hayden Rd.,
Suite E100
480-590-0700

MERCADO ON HAYDEN

Campo Italian Bistro & Bar

8260 N. Hayden Rd.
480-597-9195
www.campoitalian.com

The Rockefeller

8260 N. Hayden Rd.,
Suite A100
480-687-3757
www.rockefellersscottsdale.com/

Let's give each new business a big McCormick Ranch Welcome!

If you have recently opened a new business on the Ranch, we would like to share your information with all our residents. Please email us at commercial@mrpoa.com