



# HATS OFF AWARDS

## EXCITING NEWS

The latest development for McCormick Ranch is a new era of refreshing and remodeling to many of the Ranch's commercial centers, homes and landscapes. We challenge you to BE INSPIRED!

Welcome to our Second Annual, *BE INSPIRED!* newsletter on behalf of the McCormick Ranch Property Owners' Association (MRPOA) and Architectural Control Committee, (ACC). It is with great excitement and enthusiasm that the ACC honors and presents our newest HATS OFF award winners. Since the launch of our HATS OFF Awards initiative and our 1st *BE INSPIRED!* newsletter, we have had over 870 submittals and the ACC has noticed an increase of adherence to the submittal process. MRPOA is very proud of how the submittal process has been improving and invites you to attend a meeting to learn and be a part of the process.

As you know, the latest development for McCormick Ranch is a new era of refreshing and remodeling to many of the Ranch's commercial centers, homes and landscapes. We challenge you to BE INSPIRED!

MRPOA is a Master-Planned Community with a strong commitment to protect and preserve the aesthetic values for all property owners, both residential and commercial. It is the intention of MRPOA that all aspects of every property on McCormick Ranch be aesthetically appealing.

We welcome your suggestions and input. Please email us at [admin@mrpoa.com](mailto:admin@mrpoa.com)

To oversee and enforce the Association's architectural requirements, the Association has created the ACC. The ACC is specifically charged with the responsibility for reviewing all architectural applications submitted by Property Owners before any changes are made to the property that can be seen from the street, common areas or neighboring views. Prior to any change, addition or alteration being made, an application must be submitted to the ACC containing all pertinent information as required in the Rules and Regulations Booklet and on each Application.

When reviewing architectural requests, the ACC's overall goal is to seek harmony of the external design and location in relation to surrounding structures and topography. Please keep in mind there are 68 subdivisions within McCormick Ranch; which means, they were built at different times and by different builders. Because of this, what may be in harmony in one subdivision does not necessarily mean it will be in harmony with another subdivision.

McCormick Ranch is a 46 year "young" Master-Planned Community, renowned for its rich heritage, grace and harmony which is leading the community and homeowners to a new era of revitalization. The improvements are enhancing the Association not only in a

renewed way, but updated and in some cases more efficient, increasing the value and legacy of the community.

This revitalization is leading the community and homeowners through the remodeling process which requires all McCormick Ranch Property Owners', both residential and commercial, to follow the ACC's submittal process.

With fresh updates of the Rules and Regulations Booklet in October 2016, March 2017 and the most recent updates in October 2018 which includes new rules regarding string lighting, more detailed submittals are required to ensure all aspects of potential changes are being addressed. Building materials, elevation changes, setbacks, landscape and colors, to name a few changes, are all important when considering harmony in a neighborhood.

The goal of our *BE INSPIRED!* newsletter is to inspire and illustrate case studies in the Association that have successfully completed the ACC process, and demonstrated harmony in their neighborhood.

The MRPOA ACC has also instituted an awards program and each of the winners will be featured in the newsletter and will be honored with a HATS OFF award. The ACC wants to make the remodeling process as easy as 1-2-3.

### ★ AWARD WINNERS ★

HATS OFF RANCHERS! THE AWARDS GO TO:

- The Chaudoin Residence:** Structural, paint, roofing, other exterior finishes, and landscaping
- The Masters Residence:** Home has been completely remodeled inside and out
- The Hunter Residence:** Structural, paint, roofing, other exterior finishes, removed pool and landscaping
- Las Palomas Community:** New entrance with landscape, water fountains and lighting upgrades



BE INSPIRED!

ACC NEWSLETTER  
SECOND EDITION – NO. 2 – 2018





**Mission:** The mission was to have a comfortable, down sized, empty nest home with a Santa Barbara architecture look and feel both inside and out.

**Project:** Remodel and expand

**Duration:** Approximately 10 months

**Completed:** March 2018

## CASE STUDY

**Scope:** Purchased a zero lot line property with about 1,950 square feet, two bedrooms and two baths. Remodeled to a 3 bedroom, 3.5 bath and 2,700 square foot house with Santa Barbara Architecture featuring high ceilings. This included: demolition of the entire inside of the house, removing 90% of the roof, adding 700 sq.ft. of new slab, installing new electrical, plumbing, HVAC, clay tile roof and fountains with saltillo tile inside and out.

### Details:

1. Finalized plans with the Architect and had two meetings with the City of Scottsdale to receive approval
2. Met with the MRPOA ACC for three consecutive meetings, each time new suggestions were given on what was needed to receive final approval
3. Began demolition of entire inside of the house

4. Selected a General Contractor
5. Began project build
6. Involved daily and consistently

Please note that the administrative staff at the MRPOA Office, who set up the monthly Architectural Review Meetings, were very thoughtful and helpful.

**Owner Comments/Advice:** In short, regardless of the topic or scenario, ALWAYS use the rule of "measure twice — cut once." Put another way, "plan your work and work your plan." Though it might seem like a pain on the front end, it will be worth it to you on the back end. Talk to people with real firsthand experience. Please feel free to give us a call if we can offer suggestions or answer questions for anyone.

Overall we thought the process was great. After many meetings with the ACC, the guidelines for submitting became very apparent and familiar to us. Diligence and concluding exactly what

items and topics were required by MRPOA was paramount. It is amazing to know, based on drawings, what the finished product is going to be. When it is finished and you are actually living in it, it is quite a cool feeling of accomplishment.

**MRPOA Comments:** The Chaudoins visited the MRPOA office many times during their project. Initially the Chaudoins received approval for structural changes. As the structural changes were nearing completion, they came in with paint, roofing and other exterior finishes. Once they were done with the house, they submitted for landscaping. By following the guidelines, submitting the required documents and samples, and being available for clarifications from the ACC, the Chaudoin's project received approvals. The order in which they submitted helped the ACC understand the vision of the Chaudoins.

## ★ HOW TO ENTER YOUR PROPERTY AS A CASE STUDY ★

ENTER TO WIN AT [WWW.ADMIN@MRPOA.COM](http://WWW.ADMIN@MRPOA.COM)

Please take photos of your process. Once your application is approved, and you have a finished product that you are especially proud of, please enter. Be amongst those who are helping to keep McCormick Ranch the beautiful, relevant, charming and harmonious community you desired to be part of when you purchased your property.

BE INSPIRED!

ACC NEWSLETTER  
SECOND EDITION — NO. 2 — 2018





**Mission:** To create a home with enough living space for kids and grandkids as well as long term guests. New landscape is intended to be very tasteful to match the neighbors who have updated their landscaping.

**Project:** Renovate and expand entire home

**Duration:** 13 months | **Completed:** June 2018

## CASE STUDY

**Scope:** Demo and remodel adding square footage, raising the ceilings/roof in most rooms and re-engineering the backyard to accommodate a pool.

**Details:** This project was the owners fourth house to own and their third remodel, all on McCormick Ranch. The Masters worked with a builder familiar with the Rules and Regulations of McCormick Ranch, who presented the plans on their behalf. The Masters love the walkability and sense of

community within McCormick Ranch. They, "wouldn't live anywhere else!"

**Results:** The end result was exactly how they dreamed it would be, and was made even better because of the smooth submittal and approval process.

**Owner Comments/Advice:** Work with a builder familiar with MRPOA ACC, read the CCRs and follow the guidelines.

**MRPOA Comments:** From start to finish, the Masters submitted over 12 applications. Prior to starting the project, their builder met with the ACC

and discussed what the Masters would like to do with the property. Their initial application demonstrated that they had reviewed the Rules and Regulations put forth to members for guidance. Each application was thorough. A few applications included unforeseen changes and other applications were minor details chosen after the initial submission. The final applications for landscape completed a year-long project, which is an asset to the neighborhood and the entire McCormick Ranch community.

## ★ PERFECTING PAINT PALETTES ★

Having consistency and harmony on the exterior of the McCormick Ranch homes will truly make our community a place where our residents are proud to call home! MRPOA has engaged SPS+ Architects to provide a Master Plan Color Palette design to develop exterior paint standards for the various McCormick Ranch neighborhoods.

Homeowners will soon be able to utilize 3D Digital imagery to assist with conveying the various color palette options acting as a visual aid to assist the homeowners during the paint color selection process. Additionally, the MRPOA and SPS+ Architects will be sending out surveys and hosting workshops requesting feedback to assist with presenting what will be newly developed standards to the various neighborhoods. Stay tuned and visit [www.mrpoa.com](http://www.mrpoa.com) for updates.

\*\*Call the office at 480-860-1122, ext. 200 and make sure your email is on record and/or up to date to ensure you receive all notices.

# BE INSPIRED!

ACC NEWSLETTER  
SECOND EDITION — NO. 2 — 2018





- Mission:** Create a modern Mediterranean home.
- Project:** Remodel the entire home
- Duration:** 8 months
- Completed:** August 2018

## CASE STUDY

**Scope:** The home had good bones and a fabulous view of the lake, but it was very dated and did not have the flow that buyers today want for their living space. The home was planned with a potential buyer in mind; someone who wants to downsize but still wants to have all the luxury finishes, fixtures and appliances they are accustomed to.

**Details:** To achieve the goals within the scope, ceilings were raised in the great room and master bedroom, the third bedroom was converted into a master closet, powder room and wet bar; and the master and guest closets were all expanded. Upgrades include high-end natural quartzite

for the countertops, hardwood floors throughout, high end marble and top of the line plumbing fixtures for the bathrooms, smooth stucco exterior, new roof, new retaining wall, new high efficiency dual pane windows and doors; and a gas line brought in to feed the stove, fireplace and barbeque.

**Results:** A light and bright small luxury property with modern conveniences that frame a beautiful view of Lake Viento.

**Owner Comments/Advice:** Build in longer time for permits from the City of Scottsdale, they took longer than expected.

**MRPOA Comments:** The architect and owner came in for a pre-meeting prior to

moving forward with any plans and shared their ideas with the ACC. The owner received approval for structural changes. As the structural changes were nearing completion, they came in with paint, roofing and other exterior finishes.

Once they were done with the structural renovations, they submitted for landscaping. The owner had a mix-up with the builder, and the wrong color was painted on the house. Working with the Association, the owner was able to have the open house as scheduled and paint the approved color within a few months of completion.



## ★ WORD TO THE WISE ★

The overall theme from all candidates interviewed was to encourage everyone interested in making changes to their property to attend an Architectural Committee meeting to understand the process firsthand.

BEFORE  
AFTER

ACC NEWSLETTER  
SECOND EDITION – NO. 2 – 2018





- Mission:** Present an entryway residents of Las Palomas will be proud of every time they come home.
- Project:** Front entrance
- Duration:** 9 weeks
- Completed:** July 2018

## CASE STUDY

**Scope:** To create and update the Hayden entrance into our wonderful community by revamping old water features, installing new plants and adding new lighting. The new features will catch the eye of everyone that drives up and down Hayden and make them say, "Wow! What a beautiful entrance!"

### Process:

1. Hired an Architect to draw up the plans
2. Presented to Las Palomas HOA Board

3. Presented to the MRPOA ACC
4. Presented to the City for approval
5. Las Palomas Board voted to approve
6. MRPOA ACC voted to approve
7. City approved

**Results:** An entryway all owners love

**MRPOA Comments:** Prior to spending money with an architect on plans, Las Palomas HOA Members requested a preliminary meeting with the MRPOA ACC and the HOA Architect to discuss

the features the HOA wanted to have as part of their new sign. After that preliminary meeting, and using feedback from the MRPOA ACC, the HOA had plans drawn up and submitted them to the MRPOA ACC. After the first round, the ACC denied the plans and asked the HOA to address the turf areas. The HOA returned a second time to the ACC and received approval for the entryway renovations. The new entryway is an asset to McCormick Ranch.

## ★ JOIN US AT AN UPCOMING ACC MEETING ★

OUR GOAL IS TO GET YOUR PROJECT APPROVED AND FOR YOU TO UNDERSTAND THE PROCESS

**ACC Committee meets the 1st and 3rd Wednesday of each month at 1:00 PM  
in the Board Room at the MRPOA Office at 9248 N 94th Street.  
Check [www.MRPOA.com](http://www.MRPOA.com) for important updates.**

Any submittals **MUST** be turned in the Thursday **BEFORE** the meeting, no later than 1:00 PM.  
Incomplete submittals will not be accepted. Information for submitting an item is available on our website  
at <http://mrpoa.com/documents/architecturalcontrol/>

If you have not attended an ACC meeting, we recommend that you do, especially if you are contemplating a change to your property. Understanding the process, and the time that the Committee members put into each submittal encourages an appreciation of the McCormick Ranch Architectural process.

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## ★ WE VALUE YOU, OUR RANCHERS! ★

The McCormick Ranch Property Owners' Association Architectural Control Committee has prepared a brief survey on the Architectural Request Form and Submittal Process. Please let us know how we are doing!

[Click here to take the survey.](#)

The survey is also available at the MRPOA office and can be emailed and mailed to you, upon request.

Thank you very much for your time and cooperation. Feedback from YOU, our residents is very important to us.



# ACC RULES, REGULATIONS & COMMITTEE

## TOP 10 THINGS TO REMEMBER before embarking on a Remodel or Refresh:

1. Both residential and commercial properties must submit to the appropriate Architectural Committee before any changes can be made to the property that can be seen from the street, common areas or neighboring views.
2. Not sure if you need approval? CALL THE OFFICE! Your knowledgeable Association staff is always happy to answer questions. 480-860-1122, ext. 200.
3. Review the requirements that are specific to your project. This information is in the updated Rules and Regulations booklet; which you can read and/or download from our website under the "Documents" tab.
4. Log into mrpoa.com and print the appropriate ACC application forms at <http://mrpoa.com/documents/architecturalcontrol>. Still have questions? Contact the MRPOA staff.
5. Please do not assume if your neighbor got approval you are automatically approved. Everyone is required to receive approval from the MRPOA. Also, harmony does not necessarily mean all houses should look the same.
6. ACC meetings are held on the 1st and 3rd Wednesday each month at 1:00 PM. Submittals must be turned in by noon the Thursday prior to the meeting. No exceptions. Incomplete submittals will not be accepted. Certain projects may require disclosure and may not be heard at the next meeting. All submittals will be addressed within 30 days.
7. We invite you to attend an ACC meeting to learn and understand the process.
8. If you live in a Sub-Association you must obtain approval from them first, BEFORE you submit to MRPOA.

9. When submitting a project, consider the impact on your neighbors and reach out to them for comments and input that you may have missed.

10. Wait for written approval from the ACC before you begin work! Approval and denial letters are sent for every submittal. If you do not receive a response, please call the office!

## ASSOCIATION RULES AND ARCHITECTURAL CONTROL

### IMPORTANT:

Any change that affects the exterior of a property (including structures and landscape) must be approved in advance.

Following the guidelines does not eliminate the need to submit requests for PRIOR approval.

No installation or commencement of any work is permitted until approval is obtained.

Approval from MRPOA does not constitute approval from a Sub-Association. Before submitting to MRPOA, you must first receive permission from your Sub-Association (if any).

Any modification not specifically approved in writing will be required to be modified or removed at the Property Owner's expense if approval is not received once submitted. There is also a \$250 fine for all unapproved architectural changes.

The primary responsibility of the Architectural Control Committee ("ACC") is to ensure community compliance with the Covenants, Conditions, and Restrictions ("CC&Rs") of MRPOA. The ACC is comprised of member volunteers who reside in McCormick Ranch, a requirement of the MRPOA CC&R's and an MRPOA Board Member, a requirement of Arizona State Statutes. The Rules and Regulations provide the interpretive guidelines and explanation of the CC&Rs.

# ★ BE INSPIRED!