

# THE RANCHER

FALL 2019



McCormick Ranch  
Property Owners' Association



## MRPOA LAUNCHES REFRESHED WEBSITE WITH A NEW SPECIAL FEATURE

### THE MASTER PLAN DIGITAL COLOR PAINT PALETTE

The MRPOA website had a makeover and it's coming to a screen near you. It's clean, consolidated design makes it easier to navigate and learn about your Association. The new website was designed to include the most important information on the homepage — announcements, documents, meetings and forms. Association Rules and Regulations all with easy forms and applications to submit seamlessly.

**MRPOA's goal is to make it easier for you to be a part of the community.**

There is a full-sized calendar with board, committee and annual meetings in addition to community events.

McCormick Ranch Property Owners' Association Exterior Paint Visualizer Portal is the newest feature of the MRPOA website redesign. Homeowners will now be able to utilize 3D Digital imagery to assist with conveying the various color palette options. Gone are the days of physically looking through paint swatches, as this new tool acts as a digital visual aid to assist homeowners during the paint selection process.

We are extremely excited about these new updates to our website and paint palette and cannot wait for homeowners to be able to share in the new developments. Please stay tuned and visit [www.mrpoa.com](http://www.mrpoa.com) for updates!

## QUICK START INSTRUCTIONS TO THE MRPOA APP

Below you will find the Quick Start instructions to download the mobile app. You are going to love the convenience!

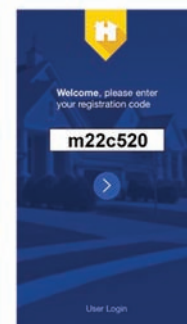
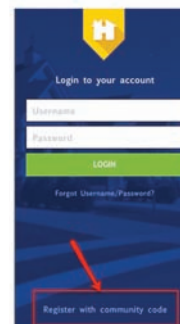
### STEP 1:

Download the app from the Apple Store or Google Play by typing: MRPOA



### STEP 2:

Register your account using Community Code: m22c520



NOTE: You will need your account number to register. Please call the MRPOA office 480-860-1122, ext. 200, if you do not know your property account number. Renters do not need an account number to register, limiting their interaction to important community notifications.

Customer Support: [www.myhoasupport.com](http://www.myhoasupport.com)

## FEEL LIKE YOU'RE MISSING OUT ON EVERYTHING MRPOA HAS TO OFFER?

Download the **MRPOA App** today and never feel out of the loop again! The MRPOA App offers community members numerous features such as:

- emergency notifications
- announcements
- dues/assessment payments
- maintenance issues
- property violations
- MRPOA contact forms
- community specific events
- digital newsletters, and more!



## CHECK OUT OUR LOCAL DEALS FEATURE

**AND ADVERTISE YOUR BUSINESS TO THE MRPOA COMMUNITIES!**

The *Local Deals* feature of the mobile app provides homeowners in McCormick Ranch with continuous VIP discounted prices that are equal to, or greater than 20% off the standard pricing and your business will receive advertisement through the Local Deals Feature of the APP.

Go to <https://www.myhoapro.us/mrpoa-local-deals> to complete the sign-up form. After you complete the form and purchase, an email will be sent to request the graphics and description for your *Local Deal* to be created.

## VIA DE VENTURA ENHANCEMENT PROJECT IS IN FULL SWING!

Your Board of Directors is continuing to move forward with the implementation of the City of Scottsdale and McCormick Ranch Property Owners' Association (MRPOA) Board approved Landscape Master Plan. An integral part of this plan are the medians and right-of-ways along Via de Ventura, from Pima Road to Eastwood Lane and signage at Eastwood and Via de Ventura. This project is creating a visually impressive thoroughfare highlighting the extensive pride held by McCormick Ranch residents to the many users of this key connecting road.



1) Median Renovation, 2) Right-of-Way Renovation, 3) Sign Renovation

The medians on Via de Ventura are owned by the City of Scottsdale and maintained by MRPOA through a maintenance agreement. The medians on Via de Ventura were minimally landscaped using turf and sparsely planted trees. The now removed trees were one of two species, Eucalyptus or Sumac. The Eucalyptus trees had outgrown the available space and were encroaching on the lanes of traffic. The Sumac trees, which were labor intensive, had begun to die as they have reached, and in some cases, surpassed, their useful life expectancy.

The proposed median landscape project involves the

removal of ALL existing trees and ALL existing turf. The new landscaping will consist of lushly planted xeriscape compatible trees and vegetation with year-round color, which will provide an unparalleled aesthetic beauty while reducing the overall consumption of water by approximately 8-10 million gallons per year.

Once the project is completed, there will be an estimated 263 trees, 1918 shrubs and 971 accent plants planted. This represents an approximate 750% increase in the tree population and almost 3,000 new plants. In addition to the MRPOA/COS medians and right-of-ways, plans are in place, should the private owners choose to participate, which would bring an additional 93 trees and 698 shrubs and accent plant materials.

As part of the project, the irrigation system is being replaced, which will significantly reduce water usage and costs. New decomposed granite and boulder accents will be installed as finishing touches to the project. To complete the project, the sign at Eastwood and Via de Ventura was completely removed, and a new sign, with a botanical garden behind it, is being built in its place. Residents will enjoy new benches and sidewalks in the beautifully planned gardens. The MRPOA/Public right-of-ways (those not privately owned) were landscaped using decomposed granite and some vegetation.

If you have any questions regarding this project, please contact Chris Campbell, MRPOA Director of Operations, at 480-860-1122 Ext 205 or at [ccampbell@mrpoa.com](mailto:ccampbell@mrpoa.com).

## MEET THE BOARD MEMBERS!

### 2019 MRPOA BOARD MEMBERS



Rick Currey  
President



Janet Wilson  
Vice-President



Carrie Martin  
Treasurer



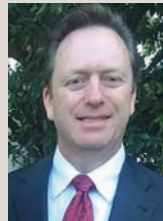
Fred "Sam" Luft  
Secretary



Benjamin Bottner



Mike Hart



Jonathan Paton



Patrice Roy



Jim Vaughan

## BOARD MEETINGS

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Board meetings are held the fourth Wednesday of most months, excluding June, July, August and December, at the MRPOA office. The November meeting will be held on the 3rd Wednesday of the month. These meetings are open to members of MRPOA only. An agenda for each Board Meeting is available by logging into your account at <https://members.mrpoa.com/> the Friday before the scheduled meeting. If you have an item for the agenda, please submit the item to the Executive Director at [jaimuehrich@mrpoa.com](mailto:jaimuehrich@mrpoa.com) or to the board members at [board@mrpoa.com](mailto:board@mrpoa.com). The item should be submitted the Thursday before the meeting to make sure that it gets on the agenda.

#### MRPOA UPCOMING OFFICE CLOSINGS AND MEETINGS

Always check our website [www.mrpoa.com](http://www.mrpoa.com) for the most up to date office closings and meeting information.

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

- Columbus Day – October 14th
- Veterans' Day – November 11th
- Thanksgiving Day – November 28th and 29th

#### 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

#### BOARD MEETINGS

Requests to be on agenda must be submitted by noon on the Thursday before the meeting.

**When:** September 25th, October 23rd, November 20th

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

**Time:** 4:00 PM

#### FOR UPDATED INFORMATION,

please visit our website at [www.mrpoa.com](http://www.mrpoa.com).



## HOW TO ENTER YOUR PROPERTY REMODEL TO BE CONSIDERED FOR THE HATS OFF AWARD CONTEST:

Enter to win by submitting your property remodel to [admin@mrpoa.com](mailto:admin@mrpoa.com). When entering send before and after photos and a description of your project. Once your application is approved, and you have a finished product that you are especially proud of, you will 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.

The Architectural Control Committee wants to make the remodeling process as easy as 1-2-3. Award winners will be highlighted in a special newsletter with a description of their architectural journey including their personal feedback on the process. These case studies highlight outstanding remodels which include a description of the process with time frame, photos and results. As members, you will have an inside view into the process and the procedures your neighbor's properties in upcoming *Be Inspired* newsletter.

Even though the temperatures are 100+, volunteers are busy working on plans for the 8th Annual Holiday Magic on McCormick Ranch event. This year's event is scheduled for Saturday, December 7th at The Mercado on Hayden and you have three more hours to enjoy the event, from 3:00pm-8:00pm. Admission to Holiday Magic and all of the snow play, concerts, rides and games is FREE. Many of your favorite McCormick Ranch restaurants will be selling delicious food and drinks

Holiday Magic is a family-friendly, outdoor event and a chance for McCormick Ranch residents, neighbors and friends to get together and enjoy great food, music, fun and 60+ tons of SNOW! In 2019 we have more, larger snow play areas, more kids activities, more costumed characters, more stage performances, more food and more sponsorship opportunities and booth space. Don't forget photos with Santa and Mrs. Claus and visits from the Scottsdale Mounted Police Unit and Fire Department.

In order for us to keep McCormick Ranch Holiday Magic a free entry and activity event, we rely on the support from local businesses. To see photos from last year's event and learn more about all of the McCormick Ranch Holiday Magic sponsorship opportunities visit the website, [www.mrholidaymagic.com](http://www.mrholidaymagic.com), the Facebook page, @HolidayMagicMR, or contact the Holiday Magic committee at [mrholidaymagic@gmail.com](mailto:mrholidaymagic@gmail.com)

# Holiday MAGIC

**McCormick Ranch 8th Annual Event**  
**DECEMBER 7th 3:00 - 8:00pm**  
**Mercado on Hayden**  
8140 N. Hayden Rd. Scottsdale, AZ 85258



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# McCORMICK RANCH LOVES OUR PETS!

MAKE SURE YOU KEEP THEM SAFE.



As an animal advocate, I appreciate the opportunity to share educational content about pet issues to my neighborhood. The first topic I'd like to address is Lost and Found pets. This platform is a great way to help pets reunite with their owners in the neighborhood.

**My #1 TIP is that all pets should have a Microchip and collar with a current ID tag to get them home quickly!**

If you find a lost pet, the first thing you should do is post on [Nextdoor.com](https://www.nextdoor.com) and take the pet to a veterinarian's office to check for a microchip. Nextdoor is THE best resource to help locate pets for the neighborhood. To subscribe, you may reach out to me, a neighbor or MRPOA office for an email invite. This online classified resource has posts on recommendations, lost/found pets, for sale, emergencies, and announcements from multiple departments within the City of Scottsdale. The daily digest email arrives around 2:20 pm along with all the recent posts for McCormick Ranch. There are several animal welfare people who monitor posts to help.

Confused on how to post? View the video I created to walk you through the process or read the guidelines below.

[www.loom.com/share/814272952fc940d3bc143c0f08855162](https://www.loom.com/share/814272952fc940d3bc143c0f08855162)

## 1 Category:

Choose Lost/Found and tag the category DOG if it shows up for you.

## 2 Neighborhood:

If puppy or cat, choose McCormick Ranch only. If adult dogs regardless of size, post in all connecting neighborhoods. When in doubt, post in all.

## 3 Header:

Should be the Lost/Found Dog/Cat, and the Address and Time found or last seen.

## 4 Message:

Post details about the situation. Running dog? What direction and approximate time you saw it; if you have the pet, exactly where you found it; if you lost the pet, post your address or nearest cross streets; status of the pet's health if an issue; collar or ID; M/F; color; if you can keep the pet until owners found; if you can't, ask for help in your post and list any deadline.

## 5 Post a photo.

6 **Check back** often to read and respond to posts and give updates. Alerts are sent via email so check often.

7 **Please don't** post more than once to keep communications on one thread. Any comment will boost the post to top of the feed.

8 **When pets are reunited**, please edit post and edit the content in the header.

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For an extensive to-do list for lost/found pets, or with any questions, email me at [sbutler@slbcom.com](mailto:sbutler@slbcom.com).

I am here to help! Thank you for caring for the pets of McCormick Ranch!

— Sherry Butler, McCormick Ranch Pet Resource —

# McCORMICK RANCH WOMEN'S ASSOCIATION

## MEETING DATES ARE AS FOLLOWS:

### Thursday, September 19, 2019

The Scottsdale Resort at McCormick Ranch,  
7700 E. McCormick Parkway, Scottsdale, AZ 85258  
PROGRAM: Scottsdale Mayor Jim Lane

### Thursday, October 17, 2019

Starfire Golf Club,  
11500 N. Hayden Road, Scottsdale, AZ 85260  
PROGRAM: McDowell Sonoran Preserve  
Conservancy

### Thursday, November 21, 2019

DoubleTree Resort in Scottsdale/Paradise Valley,  
5401 N. Scottsdale Road, Scottsdale, AZ 85250  
PROGRAM: Alan Harkrader, Singer and Musician

### Thursday, December 12, 2019

The McCormick (Millennium),  
7421 N. Scottsdale Road, Scottsdale, AZ 85258  
PROGRAM: Dickens Carolers Quartet



PHOTOS: Spouses who occasionally attend our luncheons and our Mahjongg group that meets each Friday at 9:30 am at the Sprout's store cafe at Scottsdale and Doubletree Roads

MEMBERSHIP in the M.R.W.A. is OPEN to those ladies who live on or off the Ranch.  
The annual dues are \$40.00. For additional questions contact Barbara Paisant, at 480-991-3744,  
Nan Falteisek, at 509-393-9940 or visit our website at [www.mccormickranchwomen.com](http://www.mccormickranchwomen.com)

## GET SOCIAL WITH US!



# MRPOA 2018 FINANCIALS

## 2018 Balance Sheet Year-end Actual

## Actual Revenues, Expenses, Comprehensive Income and Changes in Fund Balances Summary For 2018

CURRENT ASSETS	\$ 476,237
INVESTMENTS	1,291,863
PROPERTY AND EQUIPMENT-NET	1,034,255
<b>TOTAL ASSETS</b>	<b>\$ 2,802,355</b>
TOTAL CURRENT LIABILITIES	\$ 270,354
FUND BALANCES	
Undesignated	30,663
Designated	1,649,353
TOTAL FUND BALANCES	1,680,016
OTHER FUND EQUITY	
Accumulated other comprehensive income	(38,020)
Contributed by developer	890,005
TOTAL OTHER FUND EQUITY	851,985
TOTAL LIABILITIES AND FUND BALANCES	\$ 2,802,355

REVENUES	
Member assessments	\$ 3,579,100
Administration fees	3,195
Assessment interest	9,212
Investment earnings	40,714
Maintenance contracts	176,777
Other	3,700
Statement fees	557,596
<b>TOTALS</b>	<b>4,370,294</b>
OPERATING EXPENSES	
Administrative	1,505,464
Landscaping	750,330
Maintenance	1,417,342
Utilities	558,927
<b>TOTALS</b>	<b>4,232,063</b>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES BEFORE DEPRECIATION AND OTHER	138,231
Depreciation	(116,147)
Gain (Loss) on Sale of Assets	4,600
Realized gain/(loss) on investments	(8,310)
	<u>(119,857)</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES	18,374
FUND BALANCES, Beginning of Year	1,661,642
<b>TOTALS</b>	<b>1,680,016</b>
OTHER CHANGES IN FUND BALANCES	
Interfund transfers	-
FUND BALANCES, End of Year	\$ 1,680,016
COMPREHENSIVE INCOME	
Beginning Accumulated Comprehensive Income	\$ (24,480)
Realized (gain)/loss on held investments	8,310
Current Unrealized gain/(loss)	(21,850)
Ending Accumulated Comprehensive Income	<u>\$ (38,020)</u>

(figures obtained from audited financial statements by Jensen CPA Firm, PLLC)

## REAL ESTATE UPDATE ON THE RANCH

Here is the Q2 2019 Marketwatch Report, Provided by ARMLS for the McCormick Ranch Zip Code 85258

<b>85258</b>	<b>85258</b>	<b>85258</b>	<b>85258</b>	<b>85258</b>
<b>Median Sales Price:</b>	<b>Average Sales Price:</b>	<b>Pct. of List Price Received:</b>	<b>Days on Market:</b>	<b>Closed Sales:</b>
Q2 2019: \$463,700	Q2 2019: \$509,138	Q2 2019: 97.5%	Q2 2019: 56	Q2 2019: 289
1-Year Chg: +0.8%	1-Year Chg: +1.3%	1-Year Chg: +0.6%	1-Year Chg: +10.8%	1-Year Chg: -12.2%