

THE RANCHER

FALL 2018



McCormick Ranch
Property Owners' Association



MRPOA BEAUTIFICATION UPDATES

Paradise Park Trails Landscape Renovations are complete from Mountain View and Hayden to Gold Dust. The next phase has started and will go from Gold Dust to 87th St.

Signage:

- Hayden and Indian Bend complete
- Via De Ventura/Eastwood (conceptual) pending city approval
- Via De Ventura Landscape Remodel (Conceptual) Received City of Scottsdale Approval. Project will commence in December, and will continue through April 2019.



New signage at Hayden and Indian Bend

PERFECTING PAINT PALETTES ON THE RANCH!

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, MRPOA and SPS+ Architects will be 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 for updates.



REAL ESTATE UPDATE ON THE RANCH

Here is the Q2 - 2018 Marketwatch Report, provided by ARMLS for the McCormick Ranch zip code 85258.

85258	85258	85258	85258	85258
Median Sale Price:	Average Sales Price:	Pct. of List Price Received:	Days on Market:	Closed Sales:
Q2-2018: \$460,000	Q2-2018: \$502,543	Q2-2018: 96.9%	Q2-2018: 50	Q2-2018: 329
1-Yr Chg: +10.8%	1-Yr Chg: +15.4%	1-Yr Chg: - 0.1%	1-Yr Chg: - 27.3%	1-Yr Chg: +18.3%

JOIN US AT AN UPCOMING ACC MEETING

and check the MRPOA website at www.mrpoa.com for important updates

Our goal is to get your project approved and for YOU to understand the process. If you have not attended an ACC meeting, we would recommend you do, especially if you are contemplating a change to your property. Understanding the process, and the time the Committee members put into each submittal encourages an appreciation for the MRPOA architectural review process. ACC meetings are held on the 1st and 3rd Wednesday of each month at 1:00 PM, at the MRPOA office - 9248 N. 94th St., Scottsdale, AZ, 85258. Mark your calendar.

BE INSPIRED!

EXTRA, EXTRA, READ ALL ABOUT IT...

**LOOK FOR THE LATEST MRPOA ACC *BE INSPIRED!* NEWSLETTER
NEXT MONTH FEATURING OUR NEWEST HATS OFF AWARD WINNERS,
CONGRATULATIONS RANCHERS!**

Last year, the MRPOA ACC launched the *BE INSPIRED!* newsletter and HATS OFF awards program. The goal of our *BE INSPIRED!* ACC newsletter is to inspire and illustrate case studies in the Association that have successfully completed the ACC process.

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.

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 neighbors participated in. We challenge you to BE INSPIRED!



HOW TO ENTER YOUR PROPERTY AS A CASE STUDY AND HATS OFF AWARD CONTEST:

Enter to win at admin@mrpoa.com. When entering send before and after photos of your project. Once your application is approved, and you have a finished product that you are especially proud of, please enter to 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.



GET SOCIAL WITH US!

IT'S POPCORN TIME... THE MRPOA COMMUNITY VIDEO IS COMPLETE AND READY FOR VIEWING!



The MRPOA sizzle reel featuring Ranchers of all ages enjoying activities including living, shopping, working, and playing on McCormick Ranch is complete and available on: www.MRPOA.com and [fb@mccormickranchpoa](https://www.facebook.com/mccormickranchpoa)

The new community video promotes and showcases the Ranch's wonderful lifestyle! A special thank you to everyone who participated in the McCormick Ranch Community Video: Ranch Stars, four-legged family members, businesses and, of course, our beautiful wildlife. Thanks to our wonderful maintenance team, McCormick Ranch remains a timeless jewel in the desert.

For over 45 years McCormick Ranch has been world-renowned as one of the first Master-Planned communities in the United States, a place where Ranchers are proud to call home. So give a round of applause to all our MRPOA community STARS!

We are excited to share our video with you and invite you to share the video with your friends. Feel free to post the video on social media. If you don't have a way to view it online, please stop by the office and we will be happy to show the video to you.

WELCOME NEW BUSINESSES

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

MERCADO DEL LAGO — 8320 N. HAYDEN RD.

Butters Pancakes & Café
8300 North Hayden Road F104, (480) 629-4333

Dandelion Home and Gift
8300 North Hayden Road F103, (480) 494-5279

Ketty's International Fashion Boutique
8300 North Hayden Road F102, (480) 547-0828

Crust Simply Italian
8300 North Hayden Road F101, (480) 948-3099



Let's give each new business a big McCormick Ranch Welcome! Stop by and say hello today! If you have recently opened a new business on the Ranch, we would like to share your information with all of our residents. Please email us at commercial@mrpoa.com.

MEET CHRIS LAND LANDSCAPER SUPERVISOR OF MRPOA

Chris is responsible for the beautiful and well-maintained landscaping throughout the Ranch. During his off time, Chris is an award winning "competitive logger." Chris travels around the Western United States and competes in races with chain saws, log cutting, throwing axes and more.

Most recently, Chris won competitions in Arizona, Colorado and New Mexico. His goal is to continue winning and to be the number one "old school lumber jack" in Arizona. One day, Chris aspires to be on ESPN or the Lumber Jack sports channel. Chris loves to win! When you see Chris around the Ranch be sure to ask him to share his competition videos with you.



BOARD MEETINGS

Board meetings are held the fourth Wednesday of most months, excluding June, July, August and December, at the MRPOA office. 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 jaimeuhrich@mrpoa.com or the board members at board@mrpoa.com. The item should be submitted the Thursday before the meeting to make sure that it gets on the agenda.

MEET THE BOARD MEMBERS!

2018 MRPOA BOARD MEMBERS



Brian Calabro
President



Carrie Martin
Treasurer



Richard Currey
Vice-President



Peggy Ullmann
Secretary



Patrice Roy



Mike Hart



Frederick
"Sam" Luft, III



Jonathan
Paton



Janet Wilson

MRPOA UPCOMING OFFICE CLOSINGS AND MEETINGS

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

ARCHITECTURAL CONTROL COMMITTEE MEETINGS

Note new deadline for submitting information for the ACC meeting is Thursday before noon.

When: November 7th, December 5th, December 19th,
January 2nd, January 16th,
February 6th, and February 20th

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

Time: 1:00 PM

BOARD MEETINGS

Submittal deadline is noon on the Thursday before the meeting.

When: October 24th, November 28th, no meeting in December, January 23rd

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

Time: 4:00 PM

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

Veteran's Day - Monday, November 12th

Thanksgiving Holiday - Thursday, November 22nd, and Friday, November 23rd

Christmas Eve and Christmas Day - Monday, December 24th, and Tuesday, December 25th,

New Year's Day - Tuesday, January 1st.

Annual Meeting February 19th, 7:30 PM–9:00 PM

Note new location at The Scottsdale Resort at McCormick Ranch in the Pima Room. The Pima Room is a separate building from the resort near the entrance with its own parking.

THE SCOTTSDALE RESORT AT McCORMICK RANCH
7700 East McCormick Parkway, Scottsdale AZ, 85258

2019 BOARD ELECTIONS

Petitions for the 2019 Board Elections will be available at the MRPOA Office and online November 1, 2018, and **MUST** be returned no later than November 30th at 4:00 PM. Election information can be found on the MRPOA website at <http://mrpoa.com/documents/election-information/>

This year, three McCormick Ranch Property Owners' Association Directors will be elected. Ballots will go out the first week of January 2019.

OPEN HOUSE!



There will be a Board Member Open House Thursday, November 15th at 6:00 PM at the MRPOA office—9248 N 94th St, to learn more about the responsibilities of an MRPOA Board Member and to ask questions of Staff and current Board Members about Board functions.

HAVE YOU DOWNLOADED THE MRPOA APP?

ITS TIME! DOWNLOAD TODAY AND YOU WILL HAVE ALL THESE FEATURES AT YOUR FINGERTIPS!

MyHOA® offers community members numerous features in the palm of their hand, including emergency notifications, announcements, dues/assessment payments, maintenance issues, property violations, contact MRPOA forms, community specific events, access to their financial account data, community documents, digital newsletters, and more!

ANOTHER FEATURE FOR MRPOA BUSINESSES ON THE RANCH IS LOCAL DEALS:

Advertise your business to the people around your community through the Local Deals section of the app! All that is required, is for you to provide the homeowners in the communities with a continuous VIP discounted price that is equal to, or greater than 20% off your standard pricing.

Sign up to advertise your business TODAY by going to <https://www.myhoapro.us/mrpoa-local-deals>

After you've completed the form and purchase, an email will be sent to request the graphics and description for your Local Deal to be created.

Download The McCormick Ranch POA App
Sign Up For A Chance To Win A \$50 Gift Card!

Win A \$50 Gift Card!

QUICKSTART
TO DOWNLOADING The McCormick Ranch POA app

STEP 1 Download the app from the Apple Store or Google Play by tapping on MRPOA app.

STEP 2 Register your account using the service Community Email ADDRESS and your VMS account number.

STEP 3 After logging in, create your MRPOA account through the app. For a chance to win a \$50 Gift Card!

Customer Support: help@mrpoa.com
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NEW LOCATION

The Holiday Magic event has been moved to an all new location
Hayden Road and Via De Ventura Road in the Mercado Shopping Center

WE WARMLY INVITE YOU

Saturday **1st** December

7TH ANNUAL

Holiday MAGIC

- ❄️ Snow Play
- ❄️ Face Painting
- ❄️ Carriage Rides
- ❄️ Free Picture with Santa
- ❄️ DJ / Choirs
- ❄️ Princesses/Heros
- ❄️ And so much more
- ❄️ Claus' Kitchen:

Featuring: Grass Roots, Twisted Grove, Wally's, Sweet Provisions, and more

Saturday, December 1st
5:00pm - 8:00pm

8140 N. Hayden Rd. Scottsdale AZ, 85258

Free entry all night

Presented by:



GET SOCIAL WITH US!



The McCormick Ranch Women's Association (M.R.W.A.) has been on the Ranch serving up social and philanthropic opportunities for 40 years!

LUNCHEONS AND PROGRAMS FOR NOVEMBER THROUGH FEBRUARY:

THURSDAY, November 15th, 2018

McCormick Ranch Golf Club

7505 E McCormick Pkwy
Scottsdale, AZ 85258

PROGRAM:

Rosie Romero from
Rosie On The House

THURSDAY, December 13th, 2018

The McCormick

7401 N Scottsdale Road
Scottsdale, AZ 85258

PROGRAM:

Cordially Yours, Ladies singing troupe

THURSDAY, January 17th, 2019

TPC Golf Club

17020 N. Hayden Road
Scottsdale, AZ 85255

PROGRAM:

Bill Harrison, Arizona Historian

THURSDAY, February 21st, 2019

Grayhawk Golf Club

8623 E. Thompson Peak Pkwy
Scottsdale, AZ 85255

PROGRAM:

Silent Auction

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 or Betty Clow, at 480-998-4258, or Marcia Walker at marciaaw@cox.net



M.R.W.A. Out and About



M.R.W.A. Out and About



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, Inc., will adhere to and enforce the governing documents, while planning for the future.

2017 FINANCIALS

McCORMICK RANCH
PROPERTY OWNERS' ASSOCIATION, INC.

Balance Sheet Year-end Actual

	<u>2017</u>
CURRENT ASSETS	\$ 646,906
INVESTMENTS	1,054,925
PROPERTY AND EQUIPMENT-NET	1,040,502
TOTAL ASSETS	\$ <u>2,742,333</u>
TOTAL CURRENT LIABILITIES	\$ 215,166
FUND BALANCES	
Undesignated	171,301
Designated	<u>1,490,341</u>
TOTAL FUND BALANCES	<u>1,661,642</u>
OTHER FUND EQUITY	
Accumulated other comprehensive income	(24,480)
Contributed by developer	<u>890,005</u>
TOTAL OTHER FUND EQUITY	<u>865,525</u>
TOTAL LIABILITIES AND FUND BALANCES	\$ <u>2,742,333</u>

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

2017 FINANCIALS (continued)

McCORMICK RANCH
PROPERTY OWNERS' ASSOCIATION, INC.

Actual Revenues, Expenses, Comprehensive Income
and Changes in Fund Balances Summary For 2017

REVENUES	
Member assessments	\$ 3,385,146
Administration fees	6,175
Assessment interest	14,134
Investment earnings	29,210
Maintenance contracts	185,131
Other	32,061
Statement fees	595,328
TOTALS	<u>4,247,185</u>
OPERATING EXPENSES	
Administrative	1,358,962
Landscaping	619,973
Maintenance	1,409,553
Utilities	626,623
TOTALS	<u>4,015,111</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES BEFORE DEPRECIATION AND OTHER	
	232,074
Depreciation	(93,979)
Gain (Loss) on Sale of Assets	
Realized gain/(loss) on investments	(23)
	<u>(94,002)</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES	
	138,072
FUND BALANCES, Beginning of Year	
TOTALS	<u>1,523,570</u>
	1,661,642
OTHER CHANGES IN FUND BALANCES	
Interfund transfers	<u>-</u>
FUND BALANCES, End of Year	
	<u>\$ 1,661,642</u>
COMPREHENSIVE INCOME	
Beginning Accumulated Comprehensive Income	\$ (22,736)
Realized (gain)/loss on held investments	23
Current Unrealized gain/(loss)	(1,767)
Ending Accumulated Comprehensive Income	<u>\$ (24,480)</u>

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