

# THE RANCHER

## WINTER 2019



McCormick Ranch  
Property Owners' Association



## HAVE YOU DRIVEN BY VIA DE VENTURA LATELY?



The new entrance sign is still in the works but worth a drive by! Landscaping will be done soon and at night the sign is lit up and looks spectacular.

## 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!



## 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!

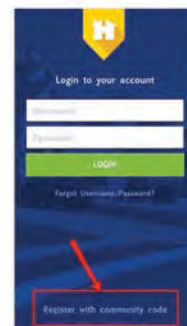
### STEP 1:

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)

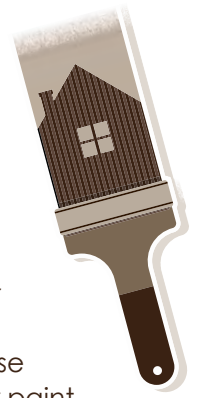
## OUR LOCAL DEALS FEATURE

### 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.

## CHECK OUT MRPOA'S REFRESHED WEBSITE WITH A NEW SPECIAL FEATURE . . . THE MASTER PLAN DIGITAL COLOR PAINT PALETTE



MRPOA's goal is to make it easier for you to be a part of the community. We are extremely excited about these new updates to our website and our paint palette and cannot wait for homeowners to be able to share in the new developments. Please visit [www.mrpoa.com](http://www.mrpoa.com) for updates!

## JOIN THE McCORMICK RANCH WOMEN'S ASSOCIATION THIS SEASON!

### LUNCHEONS & PROGRAMS EVENTS DECEMBER 2019 THROUGH MAY 2020

#### Thursday, December 12, 2019

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

#### Thursday, January 16, 2020

Gainey Ranch Golf Club  
7600 E. Gainey Club Drive, Scottsdale, AZ 85258  
PROGRAM: Lynn Bonnano, M.R.W.A.'s  
First President - 1978-79

#### Thursday, February 20, 2019

Grayhawk Golf Club  
8620 E. Thompson Peak Pkwy., Scottsdale, AZ 85255  
PROGRAM: "Have a Heart" Silent Auction

#### Thursday, March 19, 2020

TPC – Tournament Players Club  
17020 N. Hayden Road, Scottsdale, AZ 85255  
PROGRAM: Roger Enrico, Professional Musician

#### Thursday, April 16, 2020

The McCormick (Millennium)  
7421 N. Scottsdale Road, Scottsdale, AZ 85253  
PROGRAM: Annual Business Meeting

#### Thursday, May 21, 2020

Starfire Golf Club Grill  
11500 N. Hayden Road, Scottsdale, AZ 85260  
PROGRAM: Kilted Spirit, Two Piece Celtic Band

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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 Nan Falteisek, at 509-393-9940 or visit our website [www.mccormickranchwomen.com](http://www.mccormickranchwomen.com)

PHOTO: The MRWA ladies welcomed in our 41st Anniversary wearing their favorite hat and best smile!



## MEET THE BOARD MEMBERS!

### 2019 MRPOA BOARD MEMBERS



Rick Currey  
President



Janet Wilson  
Vice-President



Carrie Martin  
Treasurer



Fred "Sam" Luft  
Secretary



Benjamin Bottner



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.

### 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:** January 22nd, February 26th, March 26th

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

**Time:** 4:00 PM

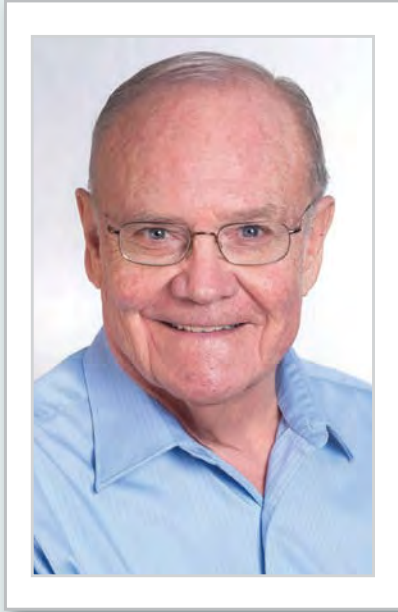
**MRPOA Office and Maintenance Department will be closed in observance of the following Holidays.**

- Thanksgiving Day – November 28th and 29th
- Christmas Day - December 24th and 25th
- New Years Day – January 1st

**FOR UPDATED INFORMATION,**

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

# *in Loving Memory*



## MRPOA BOARD OF DIRECTORS MEMBER

### MIKE HART WILL BE GREATLY MISSED

Mike Hart Sr., 80, of McCormick Ranch in Scottsdale, AZ passed away peacefully on October 24, 2019. Mike was born on January 29, 1939 in Cleveland, OH, the 2nd of three children. He graduated from the University of Notre Dame with a BBA in Finance and received his MBA from the Wharton School. He arrived in Scottsdale for the third and final time in 1981 following a career with the Ford Motor Company. He joined the Board of Directors with the McCormick Ranch Property Owners' Association in 2006 and worked to beautify his subdivision for more than a dozen years. Mike married his college sweetheart, Dottie, and shared 57 years together. They were blessed with six children, Chris (Jim), Mike (Lori), Tom (Kaia), Bob, Mark (Melanie) and John (April), along with 13 grandchildren. Mike will be remembered for his devotion to family, love of God and passion for everything Notre Dame!

## JOIN US

### AT AN UPCOMING ACC MEETING

AND CHECK THE MRPOA WEBSITE AT  
[WWW.MRPOA.COM](http://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 Street, Scottsdale, AZ, 85258. Mark your calendar.



## NEW BUSINESSES

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

### **Celebrity Marketing:**

8989 E Via Linda

### **Loma's Skin & Laser:**

480-747-4748 • 8989 E Via Linda, #216

### **Nutrition Head 2 Toe:**

480-951-5250 • 8989 E Via Linda, #113

### **STAT Courier Service:**

972-479-9260 • 8989 E Via Linda, #212

Let's give each new business a big McCormick Ranch Welcome! Stop by and say hello today! If you recently have 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](mailto:commercial@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.

Please join us 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**



## BRUSH AND BULK COLLECTION SCHEDULE



The City of Scottsdale asks that you have your items out for collection no later than **5:00 AM on the Monday** of the week they are scheduled to come. Residents cannot place brush or bulk items out for collection **more than 48 hours prior to the Monday scheduled.** Your items will be collected sometime during the week. Please do not place your brush or bulk item on your neighbors piles.

The pick-up week schedule for 2019 is as follows: December 9th. Visit <https://www.scottsdaleaz.gov/solid-waste/brush-bulk-collection> for the 2020 schedule.

For more information please call: 480-312-5600.

## ROOF RATS



Roof rats in the MRPOA community cause problems and spread quickly. Every property owner needs to have information to make the proper decisions regarding roof rats in the MRPOA community. Please follow these simple steps to prevent the spread of roof rats:

- Check your home for openings where roof rats might gain entry into your home.
- Check exterior sheds for signs of rat entry.
- Clean up all debris on your property such as landscape debris, underneath hedges, wood piles, and any other storage area that rats can use as a nesting area.
- Trim trees off your home and fences.
- Do not leave pet food outside, remove all ripe citrus, and clean up any and all food that may attract roof rats.

More information on roof rats is available at [www.roofrat.net](http://www.roofrat.net).

## MRPOA WINS TREE CARE AWARD

**CONGRATULATIONS McCORMICK RANCH PROPERTY OWNERS!**

Arizona Landscape Contractors Association (ALCA) has awarded McCormick Ranch's Camelback Corridor as an award winner for the category of "Tree Care." The Association's policies and vendor practices helped McCormick Ranch stand out! ALCA's awards program is the largest and most prestigious event in the Arizona landscape industry promoting excellence and professionalism to those inside and outside of the industry.



# RULES AND REGULATIONS BOOKLET



Over the years, the Rules and Regulations of McCormick Ranch Property Owners' Association (MRPOA) have had revisions and clarifications. The latest edition, approved by the Board of Directors in November 2019, incorporates all of the changes, plus adds or deletes other components that address our community in today's legal environment.

The Architectural Control Committee, Board and legal counsel have revised certain areas of concern. It should be understood that the Rules and Regulations are a dynamic, ever-changing document. Therefore, as the next several years proceed, you can expect to see individual clauses, paragraphs, or even entire sections subject to additional change.

Most often, these changes will come about as a result of modified state law and the need for MRPOA to comply with those changes. We hope you will understand the necessity of such revisions.

A sincere thank you is extended to all of our members for their cooperation with our governing documents. The primary purpose of this set of rules is to maintain and enhance the appearance, living standard, and economic value of our property and to strive to retain our community in a beautiful condition.

Such a lofty goal can only be accomplished with your cooperation.

A copy of the Rules and Regulations can be found on our website at <https://mrpoa.com/documents/>. If you would like a hard copy mailed, send your name, property address and mailing address to [admin@mrpoa.com](mailto:admin@mrpoa.com) with *Rules and Regulations* in

the subject line. If you prefer an electronic copy, send your name, property address to [admin@mrpoa.com](mailto:admin@mrpoa.com) with *Email Rules and Regulations* in the subject line.

## ARCHITECTURAL CONTROL COMMITTEE MEMBERS

Sam Luft, Chairman	Alison Melnychenko
Alice Currey	Howard Pals
George Fekas	Gary Sauerman
Bryan Grabow	Jeffrey Steinberg

## ARCHITECTURAL REVIEW COMMITTEE MEMBERS

Ben Bottner, Chairman	Keui Song
Darrel Negri	Jaime Uhrich

## \*\*AN IMPORTANT REMINDER\*\*

To achieve the goal of harmony, Property Owners are required to obtain the prior approval of the Association for many things, primarily changes to a Property Owner's exterior property and even re-painting a home the same color it is currently painted. If approval is not received for a change to the property, **a monetary penalty of at least \$250 will be added to the owners account** – regardless of approval or disapproval after the fact by the appropriate architectural committee. Additionally, you may be required to remove the improvement at your own expense if it is not approved.

Please review the Rules and Regulations, and the Association website for the most up-to-date information regarding submittal forms, requirements, colors, etc. [www.mrpoa.com](http://www.mrpoa.com).

## REAL ESTATE UPDATE ON THE RANCH

Here is the Q3 2019 Marketwatch Report, Provided by ARMLS for the McCormick Ranch Zip Code 85258

85258	85258	85258	85258	85258
Median Sales Price:	Average Sales Price:	Pct. of List Price Received:	Days on Market:	Closed Sales:
Q3 2019: \$460,000	Q3 2019: \$493,227	Q3 2019: 97.2%	Q3 2019: 70	Q3 2019: 252
1-Year Chg: -3.2%	1-Year Chg: -6.4%	1-Year Chg: -0.1%	1-Year Chg: -3.7%	1-Year Chg: +18.3%

## 2020 BUDGET, ASSESSMENTS AND SPECIAL USE FEES

At their meeting held on November 20, 2019, the McCormick Ranch Property Owners' Association Board of Directors set the 2020 Annual Assessment Rate at **\$222.00**.

### Special Use Fees are set at the following rate:

- Commercial = + \$.185 per \$100 of 2019 FCV,
- Pima Buffer Zone = \$.2775 per \$100 of 2019 FCV and
- Specified Association = \$.37 per \$100 of the 2019 FCV (2019 FCV = assessed by the Maricopa County Assessor)

Total income projected for 2020 is \$4,352,000 with operating and capital expenditures budgeted at \$4,352,000 resulting in a balanced budget.

On the right is an abbreviated listing of Income and Expenses approved by the Board for 2020.

The Transfer Fee will remain at \$600 and will be charged to all new buyers and is to be collected at closing. The Transfer Fee is used to fund the Operating and Reserve Accounts. The Disclosure Fee, charged to sellers, will remain at \$300.

2019 Projected Income and Expenses	
<b>INCOME:</b>	
Assessment and Special Use Fees	3,590,000
Maintenance Agreements	191,000
Interest	13,000
Transfer, Refinance and Purchaser Stmt Fees	516,000
Miscellaneous	40,000
<b>Total Income</b>	<b>4,350,000</b>
<b>EXPENSES:</b>	
Payroll - Administration & Maintenance	1,489,000
Employee Taxes & Worker's Comp Ins.	180,000
Employee Insurances & Benefits	536,000
Transportation	60,000
Supplies	232,000
Utilities - Water	436,000
Utilities - Electric	115,000
Postage & Communications	30,000
Legal Services	98,000
Contract Services	178,000
Maintenance	190,000
Lake Maintenance/Fish	80,000
Equipment - Rental	4,000
Capital Equipment	356,000
Improvement Projects	213,000
Property Taxes	3,000
Property/Liability/D&O Insurance/ELP/Fiduciary	120,000
Other Expenses	30,000
<b>Total Expenses</b>	<b>4,350,000</b>

# GET SOCIAL WITH US!

