

THE RANCHER

SUMMER 2020



McCormick Ranch
Property Owners' Association



WHICH RULES DO I HAVE TO FOLLOW?

Clarifying The Relationship between McCormick Ranch Property Owners' Association "MRPOA" and the Sub-Associations "HOA"

When you bought your home in McCormick Ranch Property Owners' Association, you may have become a member of not one but two community associations. Similar to a state with counties, McCormick Ranch is organized as one large community association that governs the entire community (a "master association") that we will refer to as "MRPOA", and smaller community associations that govern portions of the community ("sub-associations") that we will refer to as "HOA's". Each type of unit has different needs; therefore, it makes sense for each to have its own set of governing documents and rules. This type of organization creates an interesting dynamic that is important for homeowners in MRPOA to understand.

TO WHOM DO I OWE ASSESSMENTS?

If you are a member of an HOA, you must pay assessments to both MRPOA and your HOA. The governing documents for MRPOA and your HOA decide to whom homeowners must pay assessments and in what amounts. McCormick Ranch and the individual HOA's assess homeowners for their assessments directly.

MAINTENANCE OBLIGATIONS

Another significant aspect of the two Associations is in regard to maintenance obligations. There are common areas and amenities, like the greenbelts, fishing and boating, within MRPOA that are open to the use and enjoyment of all residents. Some common

areas and amenities are reserved for certain residents within an individual HOA. For example, some HOA's may have their own pool or clubhouse that only HOA members can use.

COVENANT ENFORCEMENT

When there is a master association and a sub-association, homeowners that are members of both associations are subject to two layers of covenant enforcement. MRPOA has its own covenants and restrictions, as well as rules and regulations and design guidelines, that apply to the entire community. HOA's also have their own documents, but they only apply to those owners who live in the HOA.

OTHER CONSIDERATIONS

In addition to the issues discussed above, there are some other things all parties should know about. For example, when a homeowner within MRPOA is selling his/her home, MRPOA and the HOA both need to provide their own resale disclosure packet to the prospective buyer in the sale. In addition, for business reasons, MRPOA and the HOA's are managed separately.

TAKEAWAY

When a community is organized into a master association and sub-associations, there are generally two layers of everything: two layers of assessments, two layers of maintenance responsibilities, two layers of enforcement, etc.

MRPOA STATISTICS

Single Family Units not in an HOA 2884
Single Family/Condo Units
in both the Master and an HOA 5167
Commercial Units. 331

Apartment Units. 912
Vacant Lots 7
Unbuilt Parceled Lots. 379
TOTAL UNITS 9680

TIMELESS ARCHITECTURE ENCOURAGES HARMONY

“Architecture should speak of its time and place, but yearn for timelessness.”

— Famed Architect Frank Gehry —

The McCormick Ranch Property Owners' Association has rules and regulations that were specifically developed for a Master Planned Community whose dominant objective has always been the creation of a unique environment for quality living. The original designers of McCormick Ranch made exhaustive efforts to use all proven principles of community planning, as well as new principles derived from the very character of McCormick Ranch, when developing the Association.

McCormick Ranch was originally established using design criteria relating to regional and ranch characteristics, site utilization, building designs and control boards (Committees) for implementing a program (rules) of harmony. Harmony was established through deed restrictions and covenants.

To establish a community of lasting quality, McCormick Ranch properties were approved using simple rather than complex designs, placing **importance upon proportion and eliminating frivolous and gaudy styles**. Details and embellishments which follow fashionable trends have unpredictable day to day appeal and therefore, were/are discouraged. **Designs which rely heavily upon simple building forms contribute to the timeless quality in McCormick Ranch.**

The rules and regulations provide for each individual owner a reasonable guarantee that their property, their way of life and the quality of the overall environment will be experienced through all neighborhoods within McCormick Ranch. **The design criteria found in the rules and regulations, therefore, outlines those characteristics which have created an individualistic community that has improved through the test of time** — rather than approve buildings and neighborhoods that become obsolete through following styles which do not respond to the special qualities of the region in which it is located.

The rules and regulations have placed first priority on establishing strict criteria using the word “shall” to regulate conditions which have impact on the overall aesthetics of the environment and the word “should” to provide advice to homeowners, contractors and designers relative to conditions affecting individual comfort.

Harmony, as required by the recorded documents, is guaranteed by prohibiting clashing styles, garish

material, gaudy colors, or bulldozed landscapes. On a larger scale, every effort is expanded to preserve the wholeness of the City of Scottsdale by keeping the open space of McCormick Ranch the perfect transition between the rancho estates of the north and the denser developments of the south.

In reviewing applications, THREE main criteria are employed:

- 1 The quality and appropriateness of the design
- 2 It's contribution to the harmony and integrity of surrounding spaces and buildings
- 3 The impact upon the character of McCormick Ranch as a whole

Underground utilities, concealed mechanical elements and off street parking, also make McCormick Ranch unique.

The careful planning and rules that make McCormick Ranch exceptional, and maintain property values, must be respected by all owners. **Property Owners must submit an application to the ACC for any changes** proposed to be made to the exterior of the Property Owner's property that will be visible from the street, common areas or neighboring properties, including but not limited to any changes to or the construction of any structure, changes to landscaping, and repainting (including repainting with the existing colors).

Property Owners who live in a HOA **must obtain HOA approval of a project** before the ACC will consider such Property Owner's application at the Association level. In addition, City of Scottsdale permits may also be required.

With no exceptions to this rule, those who do not follow it will face fines of \$250 – \$2,000. Payment of the fine does not grant a variance for the violation. All violations must be corrected to come into compliance. If your project is not approved, it will have to be removed at your cost.

When in doubt it is always best to check with the Association prior to beginning any work. Let's work together to support the goals of McCormick Ranch — maintaining the harmony and timeless qualities that make and keep McCormick Ranch special.

MEET THE NEW BOARD MEMBERS!

2020 MRPOA ELECTED BOARD MEMBERS



Rick Currey
President



Fred "Sam" Luft
Vice-President



Carrie Martin
Treasurer



Patrice Roy
Secretary



Benjamin Bottner



George Fekas



Jonathan Paton



Jeffery Steinberg



Jim Vaughan

The Annual Meeting of the Members of the Association was held February 18, 2020, at the Scottsdale Resort at McCormick Ranch. Absentee ballots were accepted, and the results of Board of Directors' election were tabulated and announced. Thank you to all those who attended.

NEWLY ELECTED ACC BOARD MEMBERS

Jeffery Steinberg, Chair, Brian Calabro, Alice Currey, Bryan Grabow, Alison Melnychenko, Tania Ruiz, Milena Saboya, Howard Pals

NEWLY ELECTED ARC BOARD MEMBERS

Benjamin Bottner, Chair, Darrel Negri, Keui Song, Jaime Uhrich

BOARD MEETINGS

Board meetings are held the fourth Wednesday of most months, excluding 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.

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

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: Wednesdays, September 23 and November 18, 2020

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.

- Labor Day – September 7th
- Columbus Day – October 12th
- Thanksgiving, November 26th and 27th

FOR UPDATED INFORMATION,

please visit our website at www.mrpoa.com

ABOUT THE NEW BOARD MEMBERS



GEORGE FEKAS

My wife, two daughters and I moved from New Jersey to McCormick Ranch after being employed for 18 years with Johnson & Johnson. Our daughters graduated from U of A and ASU. We have 5 wonderful grandchildren.

My professional career with Johnson & Johnson included a progression of management positions involving national sales, marketing and manufacturing, in addition to being responsible for six separate operating centers.

While living in New Jersey my wife and I were very active in community service. I was elected twice as a Clinton Township Councilman and served for nine years.

Prior to my move to Scottsdale I had accepted employment with Blood System, Inc. as Director of Operations and Vice President – United Blood Services. I retired from Blood Systems.

I continue to maintain an active professional network within the BioPharm industry involving new business development.

I grew up in Tidewater Virginia and attended Virginia Polytechnic Institute as a member of the Corps of Cadets and earned my BS in Horticulture. I also attended Iowa State University for Graduate Studies in Entomology.

Over the past five years I have had the opportunity to serve on the Landscape Committee, which is responsible for completing the 10 Year Landscape Master Plan in addition to serving on the Architectural Control Committee that developed a new Master Paint Palette. Both of these projects were achieved with the important participation of McCormick Ranch residents. I have also been a member of the Personnel Committee.

I want to maintain the beautiful trees and green grass throughout McCormick Ranch to ensure we have an exceptional community.

I am confident that my knowledge and proven abilities will contribute to the McCormick Ranch Board of Directors.



JONATHAN PATON

I currently serve on the McCormick Ranch Property Owners' Board of Directors, working hard to preserve the beautiful greenbelt.

I served as a member of the Arizona State Legislature from 2004-2010, including both the House and the State Senate. During that time, I served as chair of the AZ Senate Judiciary Committee.

I am currently the President of Paton & Associates, a political consulting firm. In 2015, I was appointed to the Arizona Appellate Court Commission by Gov. Doug Ducey.

I am a combat veteran from Operation Iraqi Freedom (2006-2007) and a U.S. Army intelligence officer.

A Tucson native, I am a graduate of the University of Arizona and have studied abroad in Germany, Russia and Kazakhstan.

My wife Angie and I have lived in McCormick Ranch since 2013.



JEFFERY STEINBERG

Hello, my name is Jeffery Steinberg. I moved to Scottsdale in 1986 and my family had a home in McCormick Ranch from the early 80's until they passed a few years ago. My wife Leslie, daughter, and I decided to make the move to McCormick Ranch this year from the Arcadia area. We have always been drawn to the community and all it has to offer. McCormick Ranch has remained a stable, safe, and engaged community since it was established. That sense of community is very important to us as we raise our 6 year old daughter here.

As soon as we closed on our home, I knew I wanted to be involved in the community. I currently serve on the Architectural Control Committee. During this time, I have not only enjoyed serving the community, but I have developed relationships with other community members that share my common interest in preserving the character of the association and the reputation of the area.

Professionally I have served on numerous boards of trade organizations in my industry.

I operate a manufacturing business locally with around 100 employees. I have a well-rounded business background that includes extensive experience in management, sales, operations, quality control, purchasing, analytics, and process effectiveness. This experience will be beneficial to the role of Board Member for the McCormick Ranch Property Owners' Association.

In my spare time I enjoy spending time with my family, traveling, boating, fishing, and enjoying the amazing food scene the Phoenix/Scottsdale area has to offer.

My family and I truly love McCormick Ranch and are proud to call it home. As a Board Member I will remain committed to serving the community and actively preserve the charm and integrity of the Ranch.

ABOUT THE NEW ACC BOARD MEMBERS



TANIA NELSON RUIZ

Tania moved with her family to the town of Scottsdale in 1960 when the population in this small desert community was a little over 10,000. Her father had followed his older brother to Arizona to establish his new medical practice. She started her education at the newly constructed elementary school Hohokam. Then finished her early education at Kiva elementary when the family moved to their newly built home on the north side of Mummy Mountain. From that advantage point the family watched the earth movers sculpt the land for what was to become the McCormick Ranch development. Tania was in one of the first classes to graduate from Saguaro High School. Northern Arizona University was one of a handful of universities in the west with a four-year degree program for interior design. Tania went into college with as a declared interior design major and graduated four years later in 1975 with a BS in design.

The bulk of her early design experience was in residential design, helping clients with their home projects. However, the principle of the design firm she worked for landed a project that was new to

the firm. She was thrilled to be assigned her first new construction hotel. This began a career that specialized in hospitality design. Over the course of her career she did a number of hospitality projects including new construction and remodel projects for both employers and her own firm. Later in her career she worked with an international hospitality chain where she had the opportunity to travel throughout north America working with properties on design issues.

Tania lives on McCormick Ranch with her husband, Benny and border terrier, Merlin.



MILENA SABOYA

Milena Saboya is a native of Bogota, Colombia. She is a partner consultant for Microsoft Azure team and has previously worked at REDFIN, Amazon.com, travel startup Utrip, and Dell. Milena holds a MBA from Duke's Fuqua School of Business and an undergraduate computer science degree from the University of the Andes. She has lived in five countries and is an avid traveler who has visited 50 countries. Milena loves living in McCormick Ranch with her husband Land and dog Mia.

REAL ESTATE UPDATE ON THE RANCH

Q1 2020 MARKETWATCH REPORT

Provided by ARMLS for the McCormick Ranch Zip Code 85258

MEDIAN SALES PRICE:
\$515,000
1-Year Change: +7.3%

AVERAGE SALES PRICE:
\$561,755
1-Year Change: +9.8%

PERCENT OF LIST PRICE RECEIVED:
97.9%
1-Year Change: +1.0%

DAYS ON MARKET:
46
1-Year Change: -8.1%

CLOSED SALES:
215
1-Year Change: -5.3%

MRPOA 2019 FINANCIALS

2019 BALANCE SHEET YEAR-END ACTUAL

CURRENT ASSETS	\$	465,333
INVESTMENTS		1,329,953
PROPERTY AND EQUIPMENT-NET		1,045,786
TOTAL ASSETS	\$	<u>2,841,072</u>
TOTAL CURRENT LIABILITIES	\$	1,704,409
FUND BALANCES		
Undesignated		257,768
Designated		
TOTAL FUND BALANCES		<u>257,768</u>
OTHER FUND EQUITY		
Accumulated other comprehensive income		(11,110)
Contributed by developer		890,005
TOTAL OTHER FUND EQUITY		<u>878,895</u>
TOTAL LIABILITIES AND FUND BALANCES	\$	<u>2,841,072</u>

ACTUAL REVENUES, EXPENSES, COMPREHENSIVE INCOME AND CHANGES IN FUND BALANCES SUMMARY

REVENUES		
Member assessments	\$	3,782,429
Administration fees		1,915
Assessment interest		5,738
Investment earnings		51,114
Maintenance contracts		197,645
Other		8,318
Statement fees		641,579
TOTALS		<u>4,688,738</u>
OPERATING EXPENSES		
Administrative		1,588,006
Landscaping		682,101
Maintenance		1,454,034
Utilities		622,323
TOTALS		<u>4,346,464</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES BEFORE DEPRECIATION AND OTHER		342,274
Depreciation		(114,641)
Gain (Loss) on Sale of Assets		(699)
Realized gain/(loss) on investments		171
		<u>(115,169)</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES		227,105
FUND BALANCES, Beginning of Year		30,663
TOTALS		<u>257,768</u>
OTHER CHANGES IN FUND BALANCES		
Interfund transfers		-
FUND BALANCES, End of Year	\$	<u>257,768</u>
COMPREHENSIVE INCOME		
Beginning Accumulated Comprehensive Income	\$	(38,020)
Realized (gain)/loss on held investments		(171)
Current Unrealized gain/(loss)		27,080
Ending Accumulated Comprehensive Income	\$	<u>(11,110)</u>

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



GET SOCIAL WITH US!

Visit our website at
www.mrpoa.com

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