

# THE RANCHER

FALL 2020



McCormick Ranch  
Property Owners' Association



## RULES AND REGULATIONS BOOKLET

The Rules and Regulations of McCormick Ranch Property Owners' Association (MRPOA) have had revisions and clarifications.



The Rules and Regulations of McCormick Ranch Property Owners' Association (MRPOA) have had revisions and clarifications over the years. The Architectural Control Committee, Board and legal counsel have revised certain areas of concern when there are changes in federal and state laws, product availability and/or

technology changes relating to applications, just to name a few. It should be understood that the Rules and Regulations are a dynamic, ever-changing document.

**A sincere thank you is extended to all of our members for their cooperation with the Association's governing documents.** The primary purpose of the Rules and Regulations 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 the Association's 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.

**A huge thank you to the following Committee Members for the hundreds of hours they have volunteered this year, reviewing applications so homeowners may continue to improve their properties.**

### ARCHITECTURAL CONTROL COMMITTEE MEMBERS

- Jeffery Steinberg, Chairman
- Brian Calabro
- Alice Currey
- Bryan Grabow
- Alison Melnychenko
- Howard Pals
- Tania Ruiz
- Milena Saboya
- Gary Sauerman

### ARCHITECTURAL REVIEW COMMITTEE MEMBERS

- Ben Bottner, Chairman
- James Keen
- Keui Song
- Jaime Uhrich

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)

## 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 their 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.

*After 48 years, McCormick Ranch has established itself as one of the most desirable neighborhoods in the Valley thanks to our Midwestern-like greenbelts, parks and medians.*

## Dear McCormick Ranch Residents,

After 48 years, McCormick Ranch has established itself as one of the most desirable neighborhoods in the Valley thanks to our Midwestern-like greenbelts, parks and medians. McCormick Ranch residents take pride in the acres of green bike paths, green lake perimeters and green parkways that come with being a McCormick Ranch resident.

As part of the Landscape Master Plan for McCormick Ranch, the Board of Directors has instructed that the Association forego over seeding every five years to allow for trenching, valve replacement, new valve placement, drainage work, grading work, installation of new concrete pads for upgraded common area benches and installation of upgraded trash receptacles.

Another important benefit of not over seeding, is the Bermuda grass will be rejuvenated through dethatching and addressing the mulch build-up in the sod, both of which cannot be done if winter grass is planted. The result of this work will support acres of green grass now and in the future.

The areas north of Via de Ventura will be over seeded as usual.

## What to expect?

This fall the Association Landscape Department will focus on repairing and upgrading irrigation systems south of Via de Ventura to support on-going water conservation efforts around McCormick Ranch. The Facilities Department will install upgraded benches and trash cans south of Via de Ventura. No over-seeding will occur south of Via de Ventura. As soon as the temperatures are consistently below 65 degrees at night, expect the Bermuda grass to change color. This will not happen in areas north of Via de Ventura.

To assist property owners, a page has been added to the POA website listing the various landscaping improvement projects. Owners can go to <https://mrpoa.com/capital-improvement-2020/>.

If you have any questions regarding this project, please contact the Association office at [admin@mrpoa.com](mailto:admin@mrpoa.com) with the "over seeding" in the subject line, or call the office at 480.860.1122, ext. 200.

If you would like to add your suggestions or comments to this project, please call my office at or send me an email. It is my goal to read and respond to all emails and messages I receive.

Best Regards,

**Jaime Uhrich, CMCA** | Executive Director  
480-860-1122, ext. 206 | [jaimeuhrich@mrpoa.com](mailto:jaimeuhrich@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.



## MRPOA 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



GET SOCIAL WITH US!

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

## BOARD MEETINGS

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Board meetings are held the fourth Wednesday of most months, excluding 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](mailto:jaimeuhrich@mrpoa.com) or 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 & 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: Wednesdays,  
November 18, 2020 and January 27, 2021  
(There is no meeting in December, 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.**

- Veterans Day:  
Wednesday, November 11
- Thanksgiving:  
Thursday, November 26 and  
Friday, November 27, 2020
- Christmas Day:  
Friday, December 25, 2020
- New Years Day:  
Friday, January 1, 2021

**FOR UPDATED INFORMATION**, please visit our website at [www.mrpoa.com](http://www.mrpoa.com).



## 2021 BOARD ELECTIONS

Petitions for the 2021 Board Elections are available at the MRPOA Office and online and MUST be returned no later than Monday, November 30, 2020, at 4:00 PM. Completed petitions should be emailed to [admin@mrpoa.com](mailto:admin@mrpoa.com) or dropped off at the Association office – 9248 N. 94th St., Scottsdale, AZ 85258. Late petitions will not be accepted under any conditions. Election information can be found on the MRPOA website at <http://mrpoa.com/documents/> under the *Election Information* tab.

This year, three McCormick Ranch Property Owners' Association Directors will be elected. Ballots will go

out the first week of January 2021, and will be due February 12, 2021.

**ANNUAL MEETING:  
FEBRUARY 16<sup>TH</sup>, 7:30 PM–9:00 PM**

The Annual Meeting will be held 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

## Q3 2020 MARKETWATCH REPORT REAL ESTATE UPDATE ON THE RANCH

**MEDIAN  
SALES PRICE:  
\$549,000+**  
1-Year  
Change:  
+19.3%

**AVERAGE  
SALES PRICE:  
\$613,274**  
1-Year  
Change:  
+23.6%

**PERCENT  
OF LIST PRICE  
RECEIVED: 98%**  
1-Year  
Change:  
+0.9%

**DAYS  
ON MARKET:  
48**  
1-Year  
Change:  
-31.6%

**CLOSED  
SALES:  
295**  
1-Year  
Change:  
-16.6%



# 2021 BUDGET, ASSESSMENTS AND SPECIAL USE FEES

At their meeting held on October 28, 2020, the McCormick Ranch Property Owners' Association Board of Directors set the following:

- 2021 Annual Assessment Rate at **\$222.00**
- Special Use Fees were set at the following rate:
  - **Commercial = \$ .1850 per \$100 of 2020 FCV**
  - **Pima Buffer Zone = \$ .2775 per \$100 of 2020 FCV**
  - **Specified Association = \$.37 per \$100 of the 2020 FCV** (2020 FCV = assessed by the Maricopa County Assessor)

Total income projected for 2021 is \$4,674,000 with operating and capital expenditures budgeted at \$4,674,000, resulting in a balanced budget.

On the right is an abbreviated listing of Income and Expenses approved by the Board for 2021.

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.

## 2021 PROJECTED INCOME, EXPENSES AND RESERVES

### Income

Assessments .....	1,905,000
Special Use Fees.....	1,898,000
Maintenance Agreements .....	192,000
Interests.....	9,000
Transfer, Refinance and Purchaser Statement Fees .....	634,000
Miscellaneous .....	36,000
<b>Total Income .....</b>	<b>4,674,000</b>

### Expenses

Payroll – Administration .....	367,000
Payroll – Maintenance .....	1,141,000
Employee Taxes and Worker's Comp Ins. ....	184,000
Employee Benefits.....	609,000
Transportation .....	64,000
Supplies – Office .....	77,000
Supplies – Maintenance Landscape .....	130,000
Supplies – Maintenance Grounds.....	60,000
Utilities – Water.....	436,000
Utilities – Electric.....	87,000
Utilities – Lake Electric .....	34,000
Postage and Communications .....	33,000
Legal Services.....	98,000
Contract Services.....	178,000
Maintenance – Sprinklers .....	60,000
Maintenance – Vehicles and Equipment.....	52,000
Maintenance – Other Expenses .....	96,000
Lake Maintenance – Golf Course .....	48,000
Lake Maintenance – Chemicals and Fish .....	30,000
Equipment – Rental.....	4,000
Capital Equipment.....	119,000
Improvement Projects .....	575,000
Property Taxes.....	4,000
Property/Liability/D&O Insurance/ELP/Fiduciary .....	121,000
Other Expenses.....	34,000
Reserve Contributions.....	33,000
<b>Total Expenses .....</b>	<b>4,674,000</b>

**Net Income/(Loss)..... 0**

**Reserve Balance (2019 Audited Balance)..... 1,587,721**

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

### LUNCHEONS & PROGRAMS EVENTS

#### NOVEMBER/DECEMBER 2020

#### THURSDAY, November 19, 2020

TPC – Tournament Players Club  
17020 N. Hayden Road, Scottsdale, AZ 85255  
PROGRAM: Singer/Entertainer Jim Whitaker

#### THURSDAY, December 10, 2020

TPC – Tournament Players Club  
17020 N. Hayden Road, Scottsdale, AZ 85255  
PROGRAM: Alicia Gonzalez Cotton, Gifted Soprano

Upcoming programs planned for 2021 include: Musician/singer, Alan Harkrader, Annual Silent Auction, Celtic musician group, Kilted Spirit, Charity Celebration, Speaker, Andrea Riley, PT/ DPT from Mayo Clinic

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)



Ladies enjoying time together before COVID-19's arrival.

# WHY DO HOMEOWNERS NEED TO TRIM OR PRUNE THEIR MATURE TREES?

Within McCormick Ranch there are thousands of mature trees in common areas and homeowners yards. The Association has a complete list of all trees in common areas, which are trimmed on a routine basis to ensure that these trees remain beautiful, healthy and do not become safety issues. As a McCormick Ranch member, this may be your first time owning a home with mature trees and you may not be aware of the maintenance that is required for them. You may have even received a non-compliance notice that your trees are not being properly maintained. There are some homeowner trees that have never had any pruning or trimming at all, or have been allowed to “self-prune” — which often leads to extensive damage to landscape and structural damage to property.

Pruning is used to remove unnecessary branches. Trimming promotes healthy growth. Both services are performed at separate times of the year, using different pieces of equipment, to provide a better aesthetic and healthier landscape.

There are many reasons to prune or trim your trees other than for safety reasons or aesthetics. The McCormick Ranch Landscape Committee asked local arborists for advice on, “Why do homeowners need to prune and/or trim their trees?” The information below is general information that was shared with the Committee, providing basic guidance for tree owners.



A good rule of thumb when it comes to pruning, is to always have a purpose. Pruning a tree to remove it away from a structure or traffic, reducing tip weight to prevent breakage, or to eliminate dead material from a tree to control disease, are all great reasons to prune a tree. It is important to remember that every cut is considered a wound. Wounding a tree increases its vulnerability to disease and the natural elements, and induces a stress response by the tree. Selecting the right season to prune, proper watering and fertilization practices, and pruning with a purpose are just a few ways you can ensure that your tree has the best opportunity to heal after it is wounded.



The following pruning types are common and recommended pruning options:

- **Crown reduction:** Removal of tip-weight, long and over-extended branches forming a new reduced crown.
- **Crown raising:** Eliminate low hanging branches to promote vertical growth and provide clearance from walkways and structures.
- **Crown cleaning:** Eliminates dead and broken branches from your tree.
- **Crown thinning:** Removal of a small percentage of live secondary branches to reduce density and improve structure (includes crown cleaning).

Trimming trees will help keep them strong and healthy. Depending on the type of tree you have and the desired effect, trimming may help with:

- **Increased structural stability:** Trees can become top heavy or heavy on a single side. This make them more prone to losing branches or falling after natural events like windstorms or tree diseases. Removing these branches restores a tree's stability.
- **Reducing disease:** If your tree has dead or rotting branches then disease may set in. Identifying harmful areas early, you can limit the damage to your tree and give it the chance to become healthy once again.
- **Controlling growth:** By carefully trimming specific branches you can control the intake of energy-producing light your tree receives. This can be beneficial for a tree when it needs to enter a dormant state. It can also help thin a tree and avoid wind damage.
- **Getting a better view:** If your tree is blocking your view or stopping sunlight from entering your home, you may choose to trim it.

There are many on-line resources that you can refer to when deciding who should prune and/or trim your trees and how/when to trim your trees. A great place to start is the Arizona Community Tree Council at <https://www.aztrees.org/Tree-Info>. If you have received a notice from the Association regarding your tree and need additional guidance or time to address the notice, please email [compliance@mrpoa.com](mailto:compliance@mrpoa.com).