

THE RANCHER

WINTER 2022



McCormick Ranch
Property Owners' Association

THE MRPOA BIG 50 EVENT WAS A SMASH!



SPECIAL THANKS to all the Ranchers and Community members who joined MRPOA Board, Committee Members, and Staff in *Celebrating 50 Years of Living Life to the Fullest on McCormick Ranch.*

It was a perfect September day from start to finish... over 300 Ranchers attended including original homeowners and new families. Residents enjoyed taking selfies as they walked through the staged history of the Ranch, complete with lifestyle back-drops mimicking a perfect day on the lake.

Activities included putting for prizes, painting lucky horseshoes, and signing the McCormick Ranch cowboy hat. City of Scottsdale Mayor David Ortega presented a Proclamation to the Ranch and served up Anniversary cake to all the Ranchers. MRPOA Executive Director Jaime Uhrich and Board President Rick Currey, presented eight 2022 Hall of Fame Awards

to recipients who have made a significant impact and contribution to the MRPOA over the past fifty years, making McCormick Ranch what it is today.

Former Scottsdale Mayor Mary Manross and the Mayor Craig McFarland of Casa Grande were in attendance along with City of Scottsdale Council woman Linda Milhaven and other City of Scottsdale officials. There was an array of Ranch businesses who had booths and guests enjoyed the food trucks, salsa demonstration and samples courtesy of the Scottsdale Resort at McCormick Ranch, historical timelines complete with photos and fun facts, and memorabilia to take home — each Rancher received swag bags filled with goodies. (There are a few left, if you want to stop by and grab yours! They will make a great gift for out-of-town guests who love McCormick Ranch!)

2022 MRPOA HALL OF FAME RECIPIENTS*

Lee E. Esch, Lois McFarland, Garth E. Saager, Kuei Song, Jaime Uhrich,
Janet Wilson & the late Muray Wilson, and the late Dave Wood



**not all recipients pictured*

THANK YOU

McCORMICK RANCH PARTICIPANTS FOR YOUR GENEROSITY!!

50 YEARS • 50 YEARS • 50 YEARS • 50 YEARS • 50 YEARS • 50 YEARS

CYCLEBAR SEVILLE
CHOMPIE'S
CREATIVE COLOR ART STUDIOS
CRUST SIMPLY ITALIAN
D'AMBROSIO SALON
ELLIE MENTAL HEALTH
KETTEY'S INTERNATIONAL FASHION
LOIS McFARLAND,
JOURNALIST/PHOTOGRAPHER
MAYOR DAVID D. ORTEGA,
CITY OF SCOTTSDALE
McCORMICK RANCH GOLF COURSE
McCORMICK RANCH
WOMEN'S ASSOCIATION

PHOENIX BEER CO.
PUBBLICO ITALIAN EATERY
RANCH REALTY
RIDES N MOTION
ROYALTY & CO.
OLDE WORLD MARKETPLACE
ROCKFELLERS
RUMORS SALON
THE SCOTTSDALE RESORT
AT McCORMICK RANCH
TAZA BISTRO
THE AESTHETIC
WILDFLOWER
ZIPPS SPORTS GRILL


50 1972-2022
YEARS
OF LIVING LIFE TO THE FULLEST
McCORMICK RANCH
www.mrpoa.com

2022 MRPOA BOARD MEMBERS AND MEETINGS

MRPOA BOARD MEMBERS!



Rick Currey
President



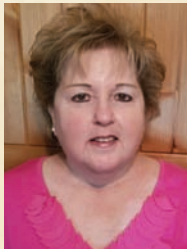
Jim Vaughan
Vice-President



Fred "Sam" Luft
Treasurer



Jeffrey Steinberg
Secretary



Nancy Bogardus



Gary Donahoe



George Fekas



Allan Friedman



Jonathan Paton

ASSOCIATION MEETINGS

Association Meetings are open to members of MRPOA only. An agenda for each Association Meeting is available by logging into your account at <https://members.mrpoa.com/> the Friday before the scheduled meeting.

BOARD MEETINGS

If you have a request to be added to the agenda, it must be submitted the Thursday before the meeting by noon to be considered. Appeal requests must be submitted within 30 days of the denial date to be accepted. All requests should be emailed to admin@mrpoa.com, or dropped off in person at the office. It is your responsibility to make sure your request has been received.

When: January 25th, February 22nd, March 22nd

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

Time: 4:00 PM

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

MRPOA UPCOMING OFFICE CLOSINGS AND MEETINGS

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

MRPOA Office and Maintenance Departments will be closed in observance of the following Holidays:

- Monday, December 25th
- Monday, January 1st
- Monday, February 20th
- Friday, April 7th

MRPOA ANNUAL MEETING

When: Tuesday, February 14th

Where: **New Location**

Scottsdale Resort at McCormick Ranch
Pueblo Room (off of the lobby)
7700 E McCormick Parkway,
Scottsdale, Arizona 85258-3431

Time: 7:30 PM

FOR UPDATED INFORMATION,

please visit our website at www.mrpoa.com.

RATE INCREASE UPDATE

2023 PROJECTED INCOME, EXPENSES AND RESERVES

MRPOA BOARD VOTES TO INCREASE 2023 ASSESSMENT/SPECIAL USE FEE RATES

For the past 50 years, assessment and special use fees for McCormick Ranch have remained low and have rarely increased more than 3% annually. The MRPOA Board of Directors purposely avoids large, unexpected increases. In 2022, the Association experienced rising costs in utilities, insurance, labor, materials, gas, etc., with more increases expected in 2023. To cover the increasing expenses of the Association, and continue funding the Reserve Study, the Board voted to increase assessments and special use fees in 2023 at their meeting on October 26, 2022.

It is not always the most popular decision to raise fees; however, it is one that sometimes must be made to maintain the high standards of Association common areas, right-of-ways, lakes, greenbelts, and administration, as well as plan for future replacements including; lake edges, sidewalks, signs, landscaping, building repairs, vehicles, and equipment. The increases will allow the MRPOA Board to protect the assets for which the association was created, avoid deferred maintenance costs and administer the strategic plan.

THE BOARD OF DIRECTORS SET THE 2023 RATES AS FOLLOWS:

Annual Assessment Rate: \$250.00

Special Use Fees:

- Commercial = \$.2083 per \$100 of 2022 FCV
- Pima Buffer Zone = \$.3125 per \$100 of 2022 FCV
- Specified Association = \$.4167 per \$100 of the 2022 FCV (2022 FCV = assessed by the Maricopa County Assessor)

The Transfer Fee will remain at \$600, and is 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. A complete budget is available by logging into your account at members.mrpoa.com. If you have any questions regarding the increase, or budget line items, please email the Board and/or Executive Director at admin@mrpoa.com.

Annual Assessment statements will be mailed out the second week of January for those homeowners who requested a physical statement. Accounts set up for automatic payment will be deducted on January 13, 2023, unless otherwise directed. If you would like to set your account for automatic payment, with no processing fees, forms are available online at www.mrpoa.com.

INCOME

Assessments	2,151,000
Special Use Fees.....	2,260,000
Assessment/Special Use Fee Interest	000
Maintenance Agreements	221,000
Interests	50,000
Transfer, Refinance and Purchaser Statement Fees	526,000
Miscellaneous	88,000
Total Income	5,296,000

EXPENSES

Payroll – Administration	415,000
Payroll – Maintenance	1,470,000
Employee Taxes and Worker's Comp Ins.	194,000
Employee Benefits.....	622,000
Transportation.....	108,000
Supplies – Office	73,000
Supplies – Maintenance Landscape	177,000
Supplies – Maintenance Grounds.....	71,000
Utilities – Water	609,000
Utilities – Electric.....	81,000
Utilities – Lake Electric	42,000
Postage and Communications	32,000
Legal Services.....	80,000
Contract Services.....	176,000
Maintenance – Sprinklers	72,000
Maintenance – Vehicles and Equipment.....	77,000
Maintenance – Other Expenses	174,000
Lake Maintenance – Golf Course	60,000
Lake Maintenance – Chemicals and Fish.....	39,000
Equipment – Rental.....	4,000
Capital Equipment.....	237,000
Improvement Projects	134,000
Property Taxes.....	4,000
Property/Liability/D&O Insurance/ ELP/Fiduciary.....	178,000
Other Expenses.....	46,000
Reserve Contributions.....	121,000
Total Expenses	5,296,000

NET INCOME/(Loss).....0

Reserves:

Reserve Contributions/Interest	157,000
Reserve Expenditures.....	(1,617,680)

RESERVE BALANCE **927,378**

THINKING OF MAKING CHANGES TO YOUR YARD OR HOME EXTERIOR?

DON'T FORGET...

MRPOA requires Property Owners to submit an application to the ACC/ARC 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:



- Exterior painting (for new or existing colors)
- Replacing, repairing, or repainting fences
- Planting or removing trees
- Adding a shed or pergola to your back yard

Review guidelines (Rules and Regulations) by scanning the above QR code or download applications online at:

<https://mrpoa.com/rules-and-regulations/>

WANT TO HELP KEEP McCORMICK RANCH A GREAT PLACE TO LIVE?

Volunteers needed to serve on these committees:

- Architectural Control Committee
- Architectural Review Committee
(Commercial property owner east of the 101)
- Landscape Committee

Download an application from our website at:

www.mrpoa.com.

McCORMICK RANCH WOMEN'S ASSOCIATION (MRWA)

Looking for a way to meet new friends and reacquaint yourself with other Ranchers? Mark your calendars and join the McCormick Ranch Women's Association (MRWA) for one of their upcoming events. The MRWA 2023 line up is outstanding! Hope to see you there.

Thursday, January 19th, 2023

McCormick Ranch Golf Club
7505 E. McCormick Pkwy., Scottsdale, AZ 85258
Program: Bruce Wall City of Scottsdale History

Thursday, February 16th, 2023

Orange Tree Resort
10601 N. 56th St., Scottsdale, AZ 85254
Program: Silent Auction

Thursday, March 16th, 2023

Collins Bros. Chop House
8220 N. Hayden Road, Scottsdale, AZ 85258
Program: "Policy Circle"

Wednesday, April 12th, 2023

Members Spring Coffee

Thursday, April 20th, 2023

TPC – Tournament Players Club
17020 N. Hayden Road, Scottsdale, AZ 85255
PROGRAM: Business Meeting & Charity Awards

Thursday, May 18th, 2023

Maggiano's Little Italy
16405 N. Scottsdale Rd., Scottsdale, AZ 85254
PROGRAM: Debbie Offenhauser, pianist

MEMBERSHIP in the MRWA is OPEN to those ladies who live on or off the Ranch. The annual dues are \$45.00. For additional information contact Linda Blanton, at 305-401-2270 or visit our website www.mccormickranchwomen.com.



On occasion, the members of the Association up-
their-game in fashion knowledge and trends.

REAL ESTATE UPDATE ON THE RANCH

Q3 2022 MARKETWATCH REPORT

Provided by ARMLS for the McCormick Ranch Zip Code 85258

**MEDIAN
SALES PRICE:
\$850,000+**

1-Year
Change:
+24.5%

**AVERAGE
SALES PRICE:
\$973,319+**

1-Year
Change:
+34.2%

**PERCENT
OF LIST PRICE
RECEIVED: 92.3%**

1-Year
Change:
-6.7%

**DAYS
ON MARKET:
45**

1-Year
Change:
+40.6%

**CLOSED
SALES:
133**

1-Year
Change:
-36.1%

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



GET SOCIAL WITH US!

Visit our website at www.mrpoa.com

