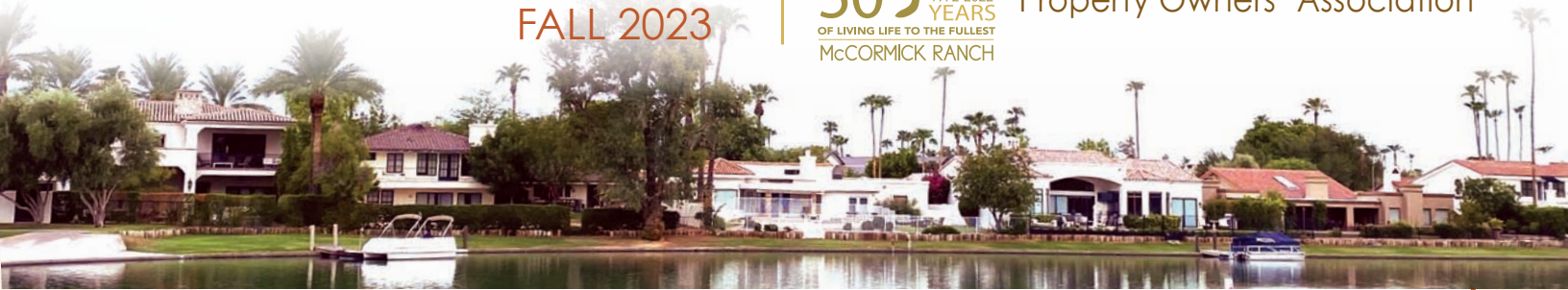


THE RANCHER

FALL 2023



McCormick Ranch
Property Owners' Association



CALLING ALL WATERCRAFT OWNERS ON LAKES MARGHERITE, NINO AND ANGELA ACTION IS REQUIRED BY SEPTEMBER 30, 2023

The Association Irrigation Department will be lowering the lakes north of Via de Ventura (Margherite, Angela and Nino) to install new pump equipment, repair erosion damage on Lake Angela and complete concrete work at Weir Dam. If you own a watercraft that is docked on any of the three lakes being lowered, your boat may need to be removed from the lake no later than September 30, 2023. Please call the Association at 480-860-1122, ext. 206, or email admin@mrpoa.com to determine if removal is necessary, and discuss storage options. Once the lake is lowered, you will be solely responsible for any damages that may result from not removing your watercraft.

LANDSCAPE COMMITTEE REMODEL UPDATE!

The first Landscape Committee meeting was held for the remodel of Hayden Road medians and east side rights-of-ways owned by MRPOA.

KEY ASPECTS OF PROJECT



WATER
CONSERVATION



AESTHETICS



MAINTENANCE
REQUIREMENTS



COST-
EFFECTIVENESS

As part of the Ten-Year Improvement Plan Projects, developed in 2012 and amended as necessary (COVID, weather, labor, etc.), a remodel of Hayden Road medians and MRPOA owned and/or maintained rights-of-ways north from Indian Bend to Via de Ventura will take place in 2024.

In 2023, the Board budgeted design fees for the project. The Landscape Committee has met and started the process for the remodel, which includes community input. Please take a few moments, follow the link below, and provide your feedback regarding landscape projects within McCormick Ranch.

YOUR INPUT IS IMPORTANT!

Please go online to read and fill out our survey at <https://www.surveymonkey.com/r/HSN7W9J> or scan the QR code on the right.

Thank you for taking the time to complete this survey. Your input is greatly appreciated and will help shape the remodel of City medians and common areas, enhancing and bringing value to our community.

If you have any additional comments or suggestions, please feel free to share them on the survey.



2023 MRPOA BOARD MEMBERS AND MEETINGS

MRPOA BOARD MEMBERS!



Rick Currey
President



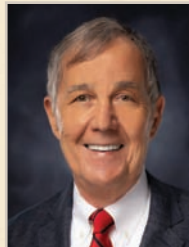
Fred "Sam" Luft
Vice-President



Jeffrey Steinberg
Treasurer



Gary Donahoe



George Fekas



Allan Friedman



Chris Mielke



Jim Vaughan

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

When: Wednesdays, September 27th,

October 25th, and November 15th. No meeting in December. (Please visit our website for the most up-to-date information.)

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. All requests should be emailed to vvenable@mrpoa.com.

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

- Columbus Day: Monday, October 9th
- Thanksgiving Holiday: Thursday, November 23rd and Friday, November 24th
- Christmas Holiday: Monday, December 25th

FOR UPDATED INFORMATION,

please visit our website at www.mrpoa.com.

IMPORTANT ASSOCIATION REMINDERS TO STAY IN COMPLIANCE

The following are the most often and overlooked violations in the community. Please remember to stay in compliance, avoiding non-compliance letters, fines, and legal fees.

STRING LIGHTS

Any lighting selection must be approved in writing by the ACC. The ACC reserves all rights to approve, approve with stipulations or disapprove the use of string lights in its sole discretion on a case-by-case basis considering the unique aspects of each property. The use of string lights must be considered reasonable as determined by the ACC.

CONTAINER CRITERIA

The Association requires that all containers be stored in an inconspicuous location on non-collection days. For purposes of this rule, "stored in an inconspicuous location" means that the containers are stored so that they are not visible from neighboring properties, the street or the common area. Some limited visibility

may be allowed if the containers are screened by a wing wall or other similar structure constructed by the original builder for the purpose of screening the containers from view. Otherwise, any structure constructed for the purpose of screening containers must ensure that the containers are stored in an inconspicuous location, as defined above, and must be approved in writing by the Association prior to construction.

PAINT COLOR & TEXTURE CRITERIA... SCAN BEFORE YOU PLAN

Please scan the QR code below or go to www.mrpoa.com, Rules and Regulations, Paint Color and Texture Criteria, page 23.



All buildings and structures are to be kept in good condition and adequately painted as determined by the Association at all times, e.g., streaking, blotching, peeling, chipping, flaking, blistering, alligatoring, chalking, cracking, dirt pick-up, efflorescence, fading or mud cracking. Spot painting is not allowed.

REAL ESTATE UPDATE ON THE RANCH

Q2 2023 MARKETWATCH REPORT

Provided by ARMLS for the McCormick Ranch Zip Code 85258

MEDIAN SALES PRICE:
\$785,000+

1-Year Change:
-6.5%

AVERAGE SALES PRICE:
\$872,655+

1-Year Change:
-3.4%

PERCENT OF LIST PRICE RECEIVED: 93.8%

1-Year Change:
-7.9%

DAYS ON MARKET:
71

1-Year Change:
+153.6%

CLOSED SALES:
237

1-Year Change:
-0.8%

COMMUNITY INPUT REQUESTED ON FUTURE DEVELOPMENT WITHIN MRPOA COMMUNITY INPUT SURVEY

The MRPOA Board of Directors would like to gather your opinions and perspectives regarding the proposed development of high-density apartment and condo buildings on vacant land within our community. Your feedback is crucial in helping us understand the community's sentiments and make informed decisions. Your responses will remain anonymous and confidential. Thank you for your participation!



Please take a few minutes to read our survey below and then complete the survey online by scanning the QR code to the right or at <https://www.surveymonkey.com/r/SFDHVSN>.

1. How familiar are you with the proposed development of high-density apartment and condo buildings on vacant land within our community?

- Very familiar
- Somewhat familiar
- Not familiar at all

2. How do you feel about the proposed development of high-density apartment and condo buildings on vacant land within our community?

- Strongly support
- Support
- Neutral
- Oppose
- Strongly oppose

3. What are your main concerns or considerations regarding the proposed development? (Please select all that apply.)

- Increased traffic congestion
- Strain on existing infrastructure (schools, utilities, etc.)
- Impact on property values
- Loss of open space or green areas
- Aesthetics and architectural compatibility with the community
- Potential noise and disturbance
- Affordable housing options for community members
- Other (please specify)

4. Do you believe the proposed development aligns with the long-term vision and goals of our community?

- Yes
- No
- Unsure

5. In your opinion, what are the potential benefits of the proposed development? (Please select all that apply.)

- Increased housing options for community members
- Economic growth and job opportunities
- Revitalization of vacant land
- Enhanced community diversity
- Improved local amenities and services
- Other

6. Are there any specific design or planning considerations you would like to see addressed if the proposed development moves forward? (Please provide details.)

7. How would you rate the overall impact of the proposed development on our community?

- Very positive
- Positive
- Neutral
- Negative
- Very negative

8. Is there any additional feedback or comments you would like to share regarding the proposed development? (Please provide details.)

McCORMICK RANCH WOMEN'S ASSOCIATION (MRWA)

MARK YOUR CALENDARS FOR UPCOMING SEASON EVENTS!



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, September 21st

Bucca di Beppo
3828 N. Scottsdale Road Scottsdale, AZ 85251
Program: Mind Mapping with John Diggs

Thursday, October 19th

McCormick Stillman Railroad Park
16405 N. Scottsdale Road Scottsdale, AZ 85254
Program: Box lunches, Bingo & other park activities

Thursday, November 16th

Maggiano's Little Italy
16405 N. Scottsdale Road Scottsdale, AZ 85254
Program: Shields for Paws

Thursday, December 14th

The Herb Box
7000 E Shea Blvd.
Scottsdale, AZ 85254
Program: Dueling Pianos

MEMBERSHIP

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.

Photo caption: In between monthly luncheons, there's an opportunity for women to make a culinary field trip to places like historic Lon's Hermosa Inn. The smiles in this photo confirm a good time enjoyed.

RETAIL ROUNDUP

WELCOME NEW BUSINESSES

STOP BY AND SAY HELLO TODAY!

McCormick Ranch is constantly growing and changing! MRPOA would like to welcome the new businesses who have recently opened in the community

VILLAGE AT VIA LINDA:

- **JUST MY OFFICE**
8989 E. Via Linda, #117A
480-200-7127
- **PHOENIX MOBILE VETERINARIANS**
8989 E. Via Linda, #104
480-233-7276
<https://phxdvm.com/>
- **SPIRITUALLY FIT CO-OP**
8989 E. Via Linda, #212
<https://spirituallyfitco-op.com>

PASEO VILLAGE:

- **GENERAL MICHAEL BARBER SHOP**
7349 N. Via Paseo Del Sur, #520

Let's give each new business a big McCormick Ranch Welcome!

If you have recently opened a new business on the Ranch, we would like to share your information with all our residents. Please email us at commercial@mrpoa.com.

MRPOA 2021 FINANCIALS

2022 BALANCE SHEET YEAR-END ACTUAL

CURRENT ASSETS	\$ 1,629,972
INVESTMENTS	1,258,157
PROPERTY AND EQUIPMENT-NET	1,259,734
TOTAL ASSETS	\$ <u>4,147,863</u>
TOTAL CURRENT LIABILITIES	\$ 1,977,517
FUND BALANCES	
Undesignated	1,358,650
TOTAL FUND BALANCES	<u>1,358,650</u>
OTHER FUND EQUITY	
Accumulated other comprehensive income	(78,309)
Contributed by developer	890,005
TOTAL OTHER FUND EQUITY	<u>811,696</u>
TOTAL LIABILITIES AND FUND BALANCES	\$ <u>4,147,863</u>

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

GET SOCIAL WITH US!

Visit our website at
www.mrpoa.com



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

REVENUES		
Member assessments	\$ 4,172,535	
Administration fees	1,762	
Assessment interest	7,452	
Investment earnings	46,168	
Maintenance contracts	183,043	
Other	105,113	
Statement fees	547,292	
TOTALS	<u>5,063,365</u>	
OPERATING EXPENSES		
Administrative	1,567,755	
Landscaping	226,805	
Maintenance	2,198,675	
Utilities	779,333	
TOTALS	<u>4,772,568</u>	
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES BEFORE DEPRECIATION AND OTHER		290,797
Depreciation	(102,571)	
Realized gain/(loss) on investments	(152,824)	
	<u>(255,395)</u>	
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES		35,401
FUND BALANCES, Beginning of Year		1,323,248
TOTALS		<u>1,358,650</u>
OTHER CHANGES IN FUND BALANCES		
Interfund transfers		-
FUND BALANCES, End of Year		<u>\$ 1,358,650</u>
COMPREHENSIVE INCOME		
Beginning Accumulated Comprehensive Income	\$ (40,904)	
Realized (gain)/loss on held investments	152,824	
Current Unrealized gain/(loss)	(190,229)	
Ending Accumulated Comprehensive Income	<u>\$ (78,309)</u>	

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.

