



2024 ANNUAL ASSESSMENTS AND SPECIAL USE FEES

A Letter from the Board President, Richard Currey

WELCOME TO OUR LATEST NEWSLETTER UPDATE! As we gear up for the approaching year, the McCormick Ranch Property Owners' Association (MRPOA) is focused on ensuring our community's financial stability and effective management. In this edition, I am excited to share essential details regarding the upcoming 2024 Annual Assessments and Special Use Fees for both residential and commercial properties. (CONTINUED ON LEFT COLUMN.)

The Board of Directors has diligently reviewed our financial needs, rising utilities/wages/insurance/goods/gas costs, and a desire to protect property values, and voted to increase Assessments and Special Use Fees by 2%.

ANNUAL ASSESSMENT FOR RESIDENTIAL PROPERTIES

- The Annual Assessment for each dwelling unit other than rental apartments, will be **\$255.00**.
- The Annual Assessment for each rental apartment will be **\$127.50**.
- The Annual Assessment for each lot zoned for construction of a single dwelling unit will be **\$51.00**.

ANNUAL ASSESSMENT FOR COMMERCIAL (NON-RESIDENTIAL) PROPERTIES

The Annual Assessment for Commercial "Specified Association" properties will be calculated at a rate of **\$.4250 per \$100.00 of the 2023 Full Cash Value**, as assessed by the Maricopa County Assessor.

ANNUAL SPECIAL USE FEE

The Annual Special Use Fee for Commercial properties will be as follows:

- **Commercial:** \$.2125 per \$100 of the 2023 Full Cash Value*
- **Hospital:** \$.2125 per \$100 of the 2023 Full Cash Value*
- **Pima Buffer Zone:** \$.3188 per \$100 of the 2023 Full Cash Value*

**As assessed by the Maricopa County Assessor*

TRANSFER FEE

The Board of Directors approved adjustments to the transfer fee to sustain our financial well-being and safeguard property values. The transfer fee has been increased from \$600 to \$1000. This transfer fee will apply to all new buyers and will be collected at the closing of property transactions. The proceeds from the transfer fee will be allocated to support our Operating and Reserve Accounts, further fortifying our community's long-term stability and value.

DISCLOSURE FEE

The Disclosure Fee levied on sellers will be adjusted from \$300 to \$400 and will be collected at the closing of property transactions.

(CONTINUED ON PAGE 2.)

GET SOCIAL WITH US!

Visit our website at www.mrpoa.com



A MESSAGE FROM THE PRESIDENT CONTINUED FROM PAGE 1

McCORMICK RANCH WOMEN'S ASSOCIATION

2024 BUDGET

The 2024 budget, approved by the Board of Directors, reflects a total income of \$6,193,000 and total expenses of \$6,193,000, presenting a balanced budget. This budget has been carefully structured to ensure our community's sustained growth and well-being.

INCOME: Derived from the following sources

- Assessments & Special Use Fees: . . . \$ 4,929,000.00
- Maintenance Agreements: \$ 231,000.00
- Interest: \$ 148,000.00
- Transfer, Refinance, and Purchaser
Statement Fees: \$ 774,000.00
- Miscellaneous: \$ 111,000.00

EXPENSES: For the year 2024 encompass various essential categories

- Payroll (Wages & Salaries): \$1,987,000.00
- Employee Taxes, Worker's Comp,
Insurance & Benefits: \$ 767,000.00
- Transportation: \$ 128,000.00
- Supplies: \$ 349,000.00
- Utilities: \$ 780,000.00
- Postage & Communication: \$ 34,000.00
- Legal Services: \$ 160,000.00
- Contract Services: \$ 198,000.00
- Maintenance: \$ 407,000.00
- Equipment: \$ 227,000.00
- Real Property Taxes: \$ 4,000.00
- Insurance: \$ 193,000.00
- Improvement Projects: \$ 560,000.00
- Other Expenses: \$ 45,000.00
- Reserve Contributions: \$ 354,000.00

For a comprehensive overview of our budget, I invite you to access the complete budget by logging into your Member Account at members.mrpoa.com.

Annual Assessment and Special Use Fee statements will be mailed out the week of January 8th, 2024, with payment due no later than February 16th, 2024. Payment information will be included with your statement and on our website at www.mrpoa.com.

Should you have any inquiries or require further clarification regarding Assessments, Special Use Fees, the 2024 Budget, or any other community matters, please do not hesitate to contact the Board via email at board@mrpoa.com. We are here to assist and provide you with the necessary information.

Your participation and commitment to the betterment of our community are greatly appreciated.

Sincerely,

Richard Currey

Board President, board@mrpoa.com



Photo caption: The Thursday Bridge Group was formed in 2015. To begin there were 12 interested players. Today the game is played with six tables of 24 ladies at Orange Tree Golf Resort.

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 2024 line-up is outstanding! Hope to see you there.

Thursday, January 18th, 2024

McCormick Ranch Golf Club
7505 E. McCormick Parkway
Scottsdale, AZ 85258

Program:

Joan Fudala, City of Scottsdale Historian,
History of Baseball in Scottsdale

Thursday, February 15th, 2024

Orange Tree Golf Resort
10601 N. 56th Street
Scottsdale, AZ 85254

Program:

Annual Silent Auction

Thursday, March 21st, 2024

The Herb Box
7000 E. Shea Boulevard
Scottsdale, AZ 85254

Program:

Happy Entertainment/Magician Show

Thursday, April 18th, 2024

Maggiano's Little Italy
16405 N. Scottsdale Road
Scottsdale, AZ 85254

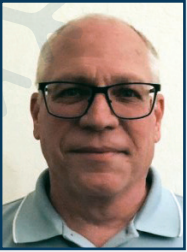
Program:

Charity Awards & Election of Officers

MEMBERSHIP

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

2024 MRPOA BOARD MEMBERS AND MEETINGS



Rick Currey
President



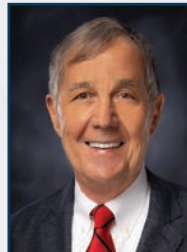
Fred "Sam" Luff
Vice-President



Jeffrey Steinberg
Treasurer



Gary Donahoe
Director



George Fekas
Director



Allan Friedman
Director



Chris Mielke
Director



Patrice Roy
Director



Jim Vaughan
Director

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.

MRPOA ANNUAL MEETING

When: Tuesday, February 20th, 2024

Where: The Scottsdale McCormick Ranch Resort
7700 E. McCormick Parkway
Scottsdale, AZ 85258
Located in The Pueblo I & II
Complimentary valet available.

Time: 7:30 PM

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: (No regular Board meetings in December or February.)
January 24th, March 27th, and April 24th
(Please visit our website for the most up-to-date information.)

Where: MRPOA Office – 9248 N. 94th Street

Time: 4:00 PM

ARCHITECTURAL CONTROL COMMITTEE MEETINGS

When: 1st and 3rd Wednesdays of each month, unless otherwise noted

Where: MRPOA Office — 9248 N. 94th Street

Time: 1:00 PM

Applications for the ACC must be submitted by noon on the Thursday before the meeting. All requests should be emailed to vvenable@mrpoa.com.

If you have an ACC submittal, you may drop it off at the office in the black mailbox by the front door, or email it to vvenable@mrpoa.com.

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 on the following days in December 2023 and January 2024.

- Monday, December 25th, 2023, and Monday, January 1st, 2024.

AFTER-HOUR EMERGENCIES

For maintenance and after-hour emergencies, including water-line breaks, broken sprinklers, fallen trees or any other safety hazard during this time, please call or text 602-757-2066 or email admin@mrpoa.com with "Urgent" in the subject line.

FOR UPDATED INFORMATION,

Please visit our website at www.mrpoa.com.

IMPORTANT UPDATE TO THE McCORMICK RANCH PROPERTY OWNERS' RULES AND REGULATIONS BOOKLET



At the recent Board of Directors meeting on September 27, 2023, a crucial update was made to Article III, specifically in Section F regarding Standards for Construction and Exterior Appearance, focusing on Landscape guidelines.

The amendment emphasizes the usage of decomposed granite or other landscape rock, emphasizing the importance of adhering to "earth tone" colors. The rules prohibit the use of bright hues such as white, green, blue, or any other vivid colors. Additionally, it specifies that predominantly gray, peach, and pink colored granite will not meet approval standards.

To provide clear guidance to our community members, the Board has compiled a list of recommended granite colors that align with the revised regulations. These include:

- Apache Brown
- Baja Brown
- Desert Brown
- Express Brown
- Express Carmel
- Express Gold
- Madison Gold
- Palomino Gold
- Saddleback Brown
- Table Mesa Brown

These selections have been deemed suitable for landscape usage and comply with our community's aesthetic standards.

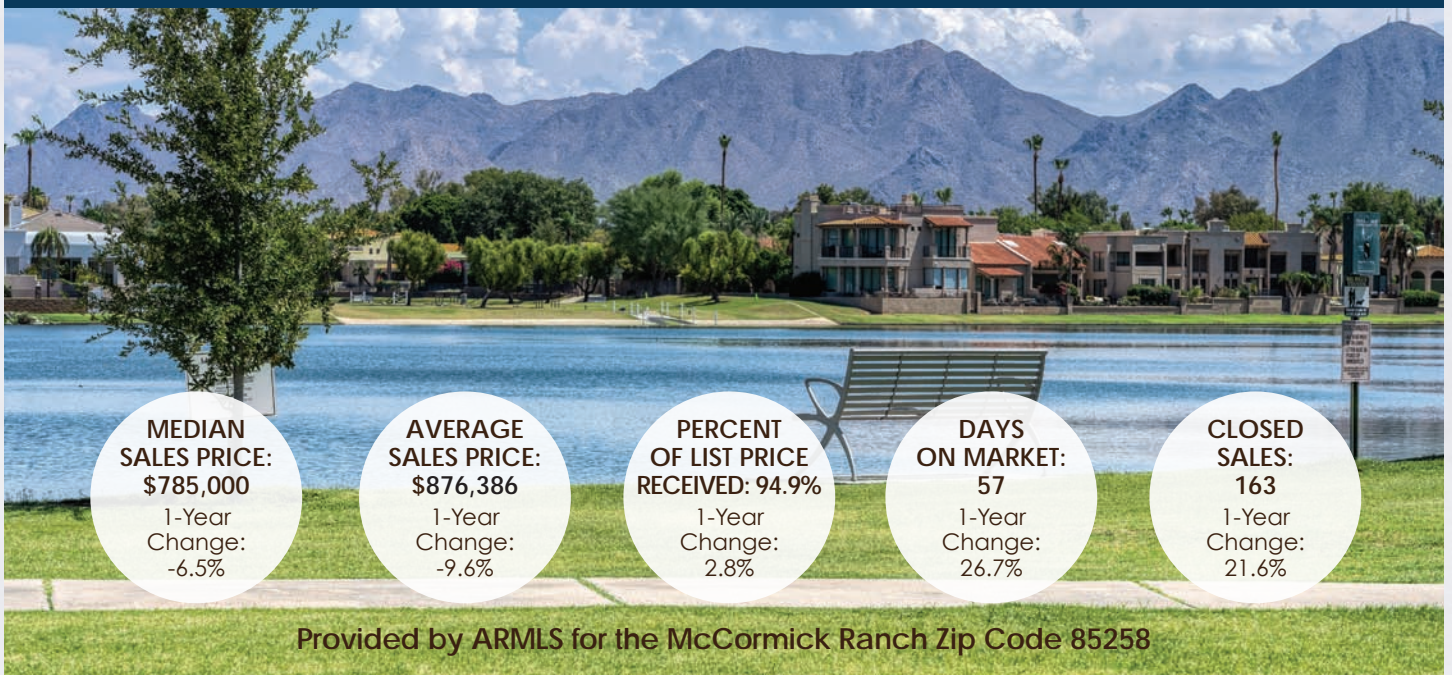
Decomposed granite should be ½", ¾", or 1" screened in size and spread a minimum of two inches (2") thick.

All property owners should take note of these updated guidelines when considering landscape modifications or enhancements. If you have any questions or need clarification, please do not hesitate to contact the association staff at admin@mrpoa.com.

It is important to remember that even if you choose to use the rock colors mentioned above, you must submit a Landscape Application before making any changes. Any owner who makes alterations without approval will face a fine of at least \$250 for the first occurrence and will be required to bring the property into compliance at their own expense. Additionally, payment of the fine does not grant a variance for the violation. All violations must be corrected to come into compliance.

Your cooperation in ensuring our community's visual harmony and adherence to these revised landscape regulations is greatly appreciated.

REAL ESTATE UPDATE ON THE RANCH Q3 2023 MARKETWATCH REPORT



HAVE YOU DOWNLOADED THE MRPOA APP?

MyHOA® offers community members numerous features in the palm of their hand, including emergency notifications, announcements, dues/assessment payments, maintenance issues, property violations, contact MRPOA forms, community specific events, access to their financial account data, community documents, digital newsletters, and more!

Below you will find the Quick Start instructions to download the mobile app. 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

STEP 1: Download the app from the Apple Store or Google Play by typing: MRPOA. QR codes are provided here.



STEP 2: Register your account using Community Code: m22c520

ANOTHER FEATURE FOR MRPOA BUSINESSES ON THE RANCH IS LOCAL DEALS:

Advertise your business to the people around your community through the Local Deals section of the app! All that is required, is for you to provide the homeowners in the communities with a continuous VIP discounted price that is equal to, or greater than 20% off your standard pricing. ("Local Deals" is not managed by the Association.)

SIGN UP TO ADVERTISE YOUR BUSINESS BY GOING TO <https://www.myhoapro.us/mrpoa-local-deals>

After you've completed the form and purchase, an email will be sent to request the graphics and description for your Local Deal to be created.



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?

Volunteer Applications are always accepted for review. The Board will reach out, should an opening arise.

- 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 under the "documents" tab.

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.

