

2024 MRPOA BOARD OF DIRECTORS



Rick Currey
President
(2024-2027)



Sam Luft
Vice-President
(2022-2025)



Jeff Steinberg
Treasurer
(2023-2026)



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Secretary
(2022-2025)



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Director
(2023-2026)



Chris Mielke
Director
(2023-2026)



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Director
(2024-2027)



Andi St John
Director
(2024-2027)



Jim Vaughan
Director
(2022-2025)

IMPORTANT MRPOA BOARD UPDATES



The Board approved the following change to the Rules and Regulations effective December 1, 2024.

On September 25, 2024, the Board of Directors approved the following change to the Rules and Regulations regarding "Flagpoles". The update below is effective

December 1, 2024. For additional information regarding A.R.S. § 33-1808, visit <https://www.azleg.gov/ars/33/01808.htm>.

FLAGPOLES, FLAG HOLDERS AND FLAGS

1. Flagpoles and flag holders must be submitted and approved by the ACC.
2. Only one (1) flagpole or up to two (2) wall-mounted flag holders are permitted per lot and may be erected in the front or rear yards.
3. Flagpoles shall be made of metal.
4. Flagpoles are not to exceed the height of the house on a residential lot and the height of the primary building on a commercial Lot.
5. Lot owners may only display flags on approved flagpoles and flag holders. The flags permitted for display must align with those flags specified in A.R.S. § 33-1808, which the Association cannot restrict. No other flags may be flown within the McCormick Ranch Property Owners Association.
6. A maximum of two (2) flags may be flown at once.
7. Flags shall only be mounted on approved flagpoles and flag holders.
8. Using permitted flags to express political disagreement or protest in a manner inconsistent with proper flag etiquette is prohibited. Also, displaying flags containing offensive language or in a damaged or tattered condition is prohibited.

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

November 20, 2024

December: no meeting

January 22, 2025

February: No Board Meeting – Annual Meeting

March 26, 2025

April 23, 2025

May 28, 2025

(Visit our website for the most up-to-date information.)

Where: MRPOA Office – 9248 N. 94th Street

Time: 4:00 PM

ANNUAL MEETING

When: Tuesday, February 18, 2025

**Where: The Scottsdale McCormick Ranch Resort
7700 E. McCormick Parkway
Scottsdale, AZ 85258**

Time: 7:30 PM

ARCHITECTURAL CONTROL COMMITTEE MEETINGS

Applications for the ACC must be submitted by noon on the Thursday before the meeting. 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.

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

Where: MRPOA Office — 9248 N. 94th Street

Time: 1:00 PM

MRPOA UPCOMING OFFICE CLOSINGS & 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.

- Thanksgiving Holiday:
Thursday, November 28th
and Friday, November 29th
- Christmas Holiday:
Wednesday, December 25th
and Thursday, December 26th

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.

Join our committee!

The Board of Directors seeks a dedicated member of the Association in good standing to serve on the Architectural Control Committee "ACC". We are specifically seeking individuals with experience in:

- Landscape Architecture
- Building Architecture
- General Contracting
- Interior Design

As an ACC Member, you'll play a crucial role in maintaining the high standards of harmony within McCormick Ranch. We encourage you to apply if you have current or past experience in any of these fields.

To receive a volunteer application, please email us at admin@mrpoa.com.

Make a difference in our community — join us today!

MRPOA NEW OFFICE HOURS REMINDER

The McCormick Ranch Property Owners' Association is pleased to announce a change in our office hours to better address projects aimed at improving your Association's procedures. These new hours will enable our staff to focus on initiatives that will enhance the overall efficiency and effectiveness of services to the community.

THE ASSOCIATION'S OFFICE HAS NEW HOURS:

Monday through Thursday:
8:30 am to 5:00 pm

Friday: Closed

This schedule adjustment is designed to give our staff time to work on essential projects to streamline

operations and improve service delivery. These improvements will significantly benefit our members in the long run.

If you have an urgent matter and need a Friday appointment, we can accommodate requests on a case-by-case basis. Members may request a meeting by emailing admin@mrpoa.com. Our team will review these requests and arrange appointments as needed to ensure all critical issues are addressed promptly.

We deeply appreciate your understanding and cooperation as we implement these changes to better serve our community. Your support and patience are invaluable to us. For more information, don't hesitate to contact the McCormick Ranch Property Owners' Association office at admin@mrpoa.com or call 480-860-1122, ext. 200.

Thank you for your continued support.

Are you interested in running for the McCormick Ranch Board of Directors?

The MRPOA is seeking candidates to fill 3 open seats on the Board of Directors.

ELECTIONS



If you're interested in learning more about the responsibilities and time commitments involved or want to meet with the Election Committee in person, please email us at board@mrpoa.com.

All members interested in running must submit a petition.

Petitions are available online at www.mrpoa.com or at the MRPOA office and must be submitted by 4 pm on Wednesday, November 27, 2024.

Please keep in mind that the applicant must make sure the petition is complete and received by the deadline.

Late petitions will not be accepted.

WELCOME NEW BUSINESSES!

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

THE VILLAGE AT HAYDEN: 8210 NORTH HAYDEN ROAD

Okay Maguey

8390 East Via De Ventura, #108
480-248-6901
<https://magueytacobar.com>

Community Style House

8220 North Hayden Road, #C110
602-853-6100
<https://communitystylehouse.com/>

Indian King Indian Bistro

8140 North Hayden Road, #H115
480-590-0029
<https://indiankingindianbistro.com/>

Saint Urban

8260 North Hayden Road, #A100
<https://www.sainturbanaz.com/>

Campo Italian Bistro & Bar

8260 North Hayden Road, #A
480-607-1799
campoitalian.com

Collins Brothers Public House

8220 North Hayden Road, #C112
480-699-0811
<https://collinsbrothersaz.com/>

RANCH CENTER: 9393 NORTH 90TH STREET

XO Brows & Beauty

9394 North 90th Street, #108C
504-452-3818
<https://www.xobrowsbeauty.com>

REAL ESTATE UPDATE ON THE RANCH > Q3 2024 MARKETWATCH REPORT

PROVIDED BY ARMLS FOR THE McCORMICK RANCH ZIP CODE 85258

**MEDIAN
SALES PRICE:
\$900,000**

1-Year
Change:
+14.6%

**AVERAGE
SALES PRICE:
\$1,022,681**

1-Year
Change:
+16.7%

**PERCENT
OF LIST PRICE
RECEIVED: 93.1%**

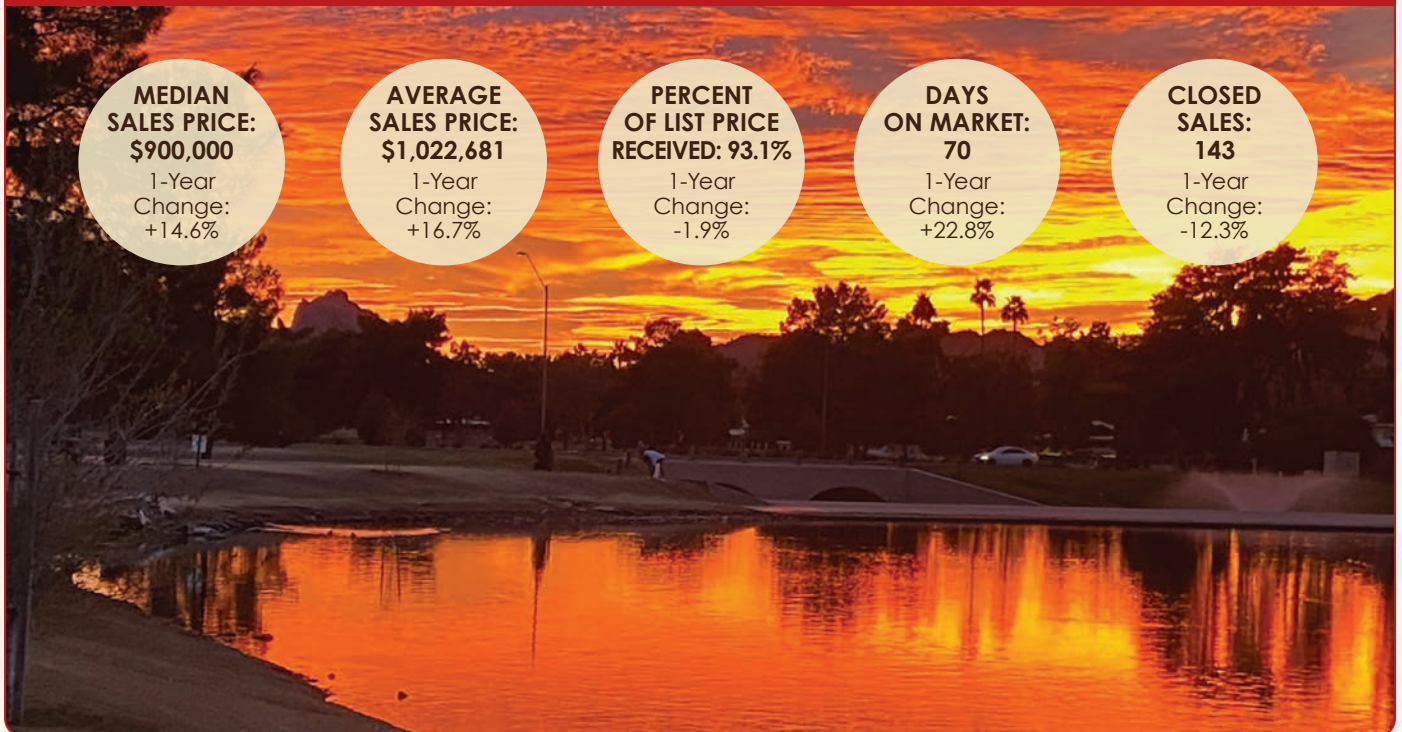
1-Year
Change:
-1.9%

**DAYS
ON MARKET:
70**

1-Year
Change:
+22.8%

**CLOSED
SALES:
143**

1-Year
Change:
-12.3%



MRPOA 2023 AUDITED FINANCIALS

2023 BALANCE SHEET, YEAR-END ACTUAL

CURRENT ASSETS	\$ 453,000
INVESTMENTS	1,851,890
PROPERTY AND EQUIPMENT-NET	1,174,372
TOTAL ASSETS	\$ <u>3,479,262</u>
TOTAL CURRENT LIABILITIES	\$ 1,995,908
FUND BALANCES	
Undesignated	<u>608,364</u>
TOTAL FUND BALANCES	<u>608,364</u>
OTHER FUND EQUITY	
Accumulated other comprehensive income	(15,015)
Contributed by developer	<u>890,005</u>
TOTAL OTHER FUND EQUITY	<u>874,990</u>

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

REVENUES	
Member assessments	\$ 4,660,508
Administration fees	10,778
Assessment interest	9,808
Investment earnings	125,959
Maintenance contracts	235,703
Other	173,378
Statement fees	<u>465,060</u>
TOTALS	<u>5,681,194</u>
OPERATING EXPENSES	
Administrative	1,748,885
Landscaping	818,645
Maintenance	2,885,478
Utilities	<u>848,753</u>
TOTALS	<u>6,301,761</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES BEFORE DEPRECIATION AND OTHER	(620,567)
Depreciation	(85,362)
Realized gain/(loss) on investments	<u>(48,357)</u>
	<u>(129,719)</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES	(750,286)
FUND BALANCES, Beginning of Year	<u>1,358,650</u>
TOTALS	<u>608,364</u>
OTHER CHANGES IN FUND BALANCES	
Interfund transfers	<u>-</u>
FUND BALANCES, End of Year	\$ <u>608,364</u>
COMPREHENSIVE INCOME	
Beginning Accumulated Comprehensive Income	\$ (78,309)
Realized (gain)/loss on held investments	(546,167)
Current Unrealized gain/(loss)	<u>609,461</u>
Ending Accumulated Comprehensive Income	\$ <u>(15,015)</u>

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

2025 ANNUAL ASSESSMENT RATE SET AT \$260

At its October 23, 2024, meeting, the McCormick Ranch Property Owners' Association (MRPOA) Board of Directors approved the 2025 Annual Assessment Rate, setting it at **\$260.00** per residential unit. This reflects an increase of less than 2%, below the 3% annual increase permitted by the Association's governing documents.

BREAKDOWN OF 2025 ASSESSMENT AND SPECIAL USE RATES:

Residential (Assessments):

- Single Family Units: \$260.00 per unit
- Improved Lots: \$52.00 per unit
- Vacant Lots: \$52.00 per unit

Commercial (Special Use Fee):

- Specified Commercial: \$0.2167 per \$100 of 2024 assessed FCV
- Commercial: \$0.2167 per \$100 of 2024 assessed FCV
- Pima Buffer Zone Commercial: \$0.3250 per \$100 of 2024 assessed FCV

A detailed breakdown of the 2025 budget will be available online for members at members.mrpoa.com on November 21, 2024.

If you have authorized the Association to withdraw funds directly from your account, the deduction will occur on **January 10, 2025**. If you use bill payment or similar services, please remember to update the payment amount to reflect the new assessment rate. To add ACH information, update your mailing address, or include an email to receive statements, notices, and newsletters, log in to your account at members.mrpoa.com.

The Board remains committed to maintaining high property values, beautifully landscaped common areas, and a strong financial foundation through solid reserves. By responsibly managing assessments and keeping increases minimal, the Board ensures that McCormick Ranch continues to be one of Scottsdale's premier communities.

For any questions or further information, please contact the Association office at (480) 860-1122, extension 200.

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



Ladies enjoying a tour of the commissioned art and architecture of the Franciscan Renewal Center.

MARK YOUR CALENDARS FOR UPCOMING EVENTS

Thursday, December 12th, 2024

Pubblico Italian Eatery
7001 N. Scottsdale Rd.
Scottsdale, AZ
PROGRAM:
Dickens Carolers

Thursday, January 16th, 2025

Persian Room
17040 N. Scottsdale Rd.
Scottsdale, AZ
PROGRAM: Former
Maricopa County
Prosecutor

Thursday, February 20th, 2025

Orange Tree Golf Club
10601 North 56th Street
Scottsdale, AZ
PROGRAM: Auction

Thursday March 20th, 2025

Frasher's Tavern
4180 N. Drinkwater Blvd.
Scottsdale, AZ
PROGRAM:
Elvis Impersonator

Thursday, April 17th, 2025

Maggiano's
16405 N. Scottsdale Rd.
Scottsdale, AZ
PROGRAM:
Business Meeting

Thursday, May 15th, 2025

Orange Tree Golf Club
10601 N. 56th Street
Scottsdale, AZ
PROGRAM:
Mariachi band

MEMBERSHIP in the MRWA is OPEN to ladies who live on or off the Ranch. Those residing outside the Ranch can be sponsored by a current member. Annual dues for MRWA membership are \$45.00 for ALL members. For additional questions contact Membership Chair, Rosellen, at 480-215-2882, rosellensb@gmail.com or President, Lorraine Fischer, 480-296-6163, c2comcreat@aol.com or visit www.mccormickranchwomen.com.

PAINT COLOR & TEXTURE CRITERIA

DON'T FORGET TO SCAN BEFORE YOU PLAN!

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:

- Roofs (for all replacement or repairs of existing roofs, even when using like for like)
- 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

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, alligating, chalking, cracking, dirt pick-up, efflorescence, fading or mud cracking. Spot painting is not allowed.

Review guidelines (Rules and Regulations, Paint Color and Texture Criteria, page 23) by scanning the above QR code or download applications online at: <https://mrpoa.com/rules-and-regulations/>



SOCIAL CONNECTION

Get Social with us!

Stop by the office during our new hours from 8:30 am to 5:00 pm Monday through Thursday. Note that we're closed on Friday. You can also follow us on facebook, twitter or instagram, or visit our website at www.mrpoa.com.

