



# THE RANCHER

SPRING | SUMMER | 2025



CELEBRATING 50+ YEARS OF LIVING LIFE TO THE FULLEST

[WWW.MRPOA.COM](http://WWW.MRPOA.COM)



## WHAT'S NEW AT THE RANCH? SEE INSIDE:

- 1 A Message From Rick Currey, Board President
- 2 2025 MRPOA Board of Directors, Meetings, and Office Closures
- 3 2025 Election Results  
New Office Hours
- 4 Pick Up After Your Pet, Women's Association, Be Firewise
- 5 New Shopping Center Directory and Retail Update

## GENERAL OFFICE INFORMATION:

**9248 NORTH 94TH STREET  
SCOTTSDALE, AZ 85258**

**Office Hours:** Monday – Thursday, 8:30 am – 5:00 pm, Closed Friday

**Office Phone:** 480-860-1122, ext. 200  
Emergency (After Hours): 602-757-2066

**Website:**  
[www.mrpoa.com](http://www.mrpoa.com)

**Member login:**  
[members.mrpoa.com](http://members.mrpoa.com)

**Executive Director:**  
[jaimeuhrich@mrpoa.com](mailto:jaimeuhrich@mrpoa.com)

**Board of Directors:**  
[board@mrpoa.com](mailto:board@mrpoa.com)

**Accounts Receivable:**  
[bpeterson@mrpoa.com](mailto:bpeterson@mrpoa.com)

**Architectural Control:**  
[vvenable@mrpoa.com](mailto:vvenable@mrpoa.com)

**Compliance Department:**  
[mrpoacompliance@mrpoa.com](mailto:mrpoacompliance@mrpoa.com)

**General Information:**  
[admin@mrpoa.com](mailto:admin@mrpoa.com)

**Irrigation & Emergency Concerns:**  
Text or Call 24 Hours, 602-757-2066

**Maintenance Department:**  
[maintenance@mrpoa.com](mailto:maintenance@mrpoa.com)

**McCormick Ranch Women's Assoc.:**  
Nan Falteisek, 509-393-9940

**Website Issues:**  
[website@mrpoa.com](mailto:website@mrpoa.com)



## REAL ESTATE UPDATE ON THE RANCH

### Q1 2025 MARKETWATCH REPORT

**MEDIAN SALES PRICE:**  
**\$870,000**  
+6.1% from Q1 2024

**AVERAGE SALES PRICE:**  
**\$1,030,814**  
+9.1% from Q1 2024

**PERCENT OF LIST PRICE  
RECEIVED: 94.4%**  
-0.6% from Q1 2024

**DAYS ON MARKET: 79**  
+33.9% from Q1 2024

**CLOSED SALES: 183**  
+10.9% from Q1 2024

Provided by ARMLS for the McCormick Ranch Zip Code 85258



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Celebrating 50+ Years of Living Life to the Fullest

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## MAINTAINING THE VISION OF McCORMICK RANCH

### A MESSAGE FROM RICK CURREY, PRESIDENT, McCORMICK RANCH PROPERTY OWNERS' ASSOCIATION



Dear McCormick Ranch Residents,

This year marks 53 years since the establishment of McCormick Ranch — a community

envisioned by its original developers in the mid-1970s as a place of lasting quality, timeless design, and shared pride. That vision still guides us today. The rules and architectural guidelines set forth decades ago weren't arbitrary; they were thoughtfully created to ensure that McCormick Ranch would remain a beautiful, safe, and cohesive community for generations.

As your Board of Directors, we take that responsibility seriously. Through diligent fiscal planning and strong financial stewardship, we've kept our operations debt-free, improved energy efficiency, invested in water conservation, and ensured the continued upkeep of our lakes, common areas, and even the city

medians are maintained by the Association. But while the Association manages these shared spaces, the responsibility for individual property upkeep lies with each of you, the homeowners.

***We want to take a moment to thank the many residents who dedicate their time and care to maintaining their homes.***

Well-maintained landscapes, freshly painted exteriors, well-maintained walls and fences, and properly screened sheds and mechanical equipment all contribute to the exceptional appearance and value of our community. When properties are maintained to our shared standards, everyone benefits — from aesthetics to property values to community pride.

However, we continue to see properties fall out of compliance due to unapproved modifications, faded or peeling paint, sparse or decomposed granite, dead or missing plants, or perimeter walls that have not been properly maintained. These issues not only violate

the governing documents but also detract from the overall aesthetics of McCormick Ranch.

As we transition into a new season, we encourage all homeowners to take a walk around your property. Look at the sides of your house, the condition of your fence walls, your landscape, and any accessory structures. Ask yourself: "If I were buying this home today, would it reflect the standard I expect from McCormick Ranch?" If not, it may be time to plan for some updates.

Pride of ownership is visible. It's in the attention to detail, the commitment to maintaining what you have, and the willingness to follow the rules that were designed to preserve the integrity of this community. We're all stewards of this shared legacy, and together, we can ensure that McCormick Ranch remains as beautiful and relevant today as it was when it was first built.

Thank you for your continued support and commitment to our community.

Warm regards,  
*Rick Currey*

## 2025 MRPOA BOARD OF DIRECTORS



**Rick Currey**  
President  
(2024 – 2027)



**Sam Luft**  
Vice-President  
(2025 – 2028)



**Michael Nelson**  
Treasurer  
(2024 – 2027)



**Allan Friedman**  
Secretary  
(2025 – 2028)



**George Fekas**  
Director  
(2023 – 2026)



**Chris Mielke**  
Director  
(2023 – 2026)



**Andi St John**  
Director  
(2024 – 2027)



**Jeff Steinberg**  
Director  
(2023 – 2026)



**Jim Vaughan**  
Director  
(2025 – 2028)

## MRPOA ASSOCIATION MEETINGS AND CLOSURES

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](mailto: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:

No board meetings in June, July, or August unless needed.

- Wednesday, September 24th
- Wednesday, October 22nd
- Wednesday, November 19th

#### Where:

MRPOA Office, 9248 N. 94th Street

**Time:** 4:00 PM

### MRPOA UPCOMING OFFICE CLOSINGS

Always check our website for the most up-to-date office closings and meeting information: [www.mrpoa.com](http://www.mrpoa.com).

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

#### Office/Maintenance Department closed these days:

- Thursday, July 3rd & Friday, July 4th
- Monday, September 1st
- Monday, October 13th
- Tuesday, November 11th

### FOR UPDATED INFORMATION

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

### 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](mailto: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 COMMITTEE MEMBERS

#### Architectural Control Committee:

Sam Luft, Co-Chair  
Allan Friedman, Co-Chair

Alice Currey  
Brian Grabowy  
Eric LaBourdette / Andrew Hilton  
Howard Pals  
Tania Ruiz  
Milena Saboya

#### Election Committee:

Sam Luft, Chair  
George Fekas  
Chris Mielke

#### Finance Committee:

Mike Nelson, Chair  
Rick Danis  
Allan Friedman  
Patrice Roy  
Jeff Steinberg  
Peggy Ullmann

#### Landscape Committee:

George Fekas, Chair  
Allan Friedman  
Andi St. John  
Jim Vaughan  
Alice Currey  
Debbie Granite  
Peggy Ullmann

### 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](mailto:admin@mrpoa.com) with "Urgent" in the subject line.

## 2025 ELECTION RESULTS

At the 2025 Annual Meeting of Members on February 18, 2025, three individuals were elected to serve on the McCormick Ranch Property Owners' Association Board of Directors.

The meeting was held at The Scottsdale Resort and Spa, where absentee ballots were accepted and the election results were officially tabulated and announced.

## CONGRATULATIONS TO:



*We extend our sincere thanks to all who attended and took part in the election process. Your participation is what makes our community strong.*

ADDITIONALLY, THE PARKING VOTE PASSED . . .

**THE MRPOA WILL RETAIN CONTROL OVER ON-STREET PARKING!**

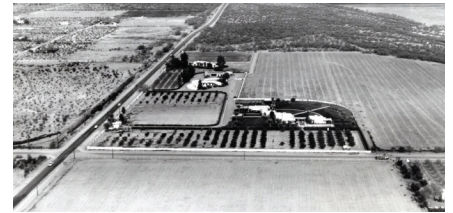
*Your participation is what makes our community strong. Thanks so much for participating in this important vote and keeping McCormick Ranch beautiful.*



## McCORMICK RANCH IS 50+ YEARS

McCormick Ranch is a fully developed Master Planned Community renowned for its beautiful parkways, lakes, golf courses, shopping areas and medical center.

### THEN:



### NOW:



## MRPOA NEW OFFICE HOURS REMINDER

**Monday through Thursday: 8:30 am to 5:00 pm, Friday: Closed**

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.

## FREQUENTLY REQUESTED PHONE NUMBERS:

### CITY OF SCOTTSDALE

- Fire Department . . . . . 480-312-8000
- Information Line . . . . . 480-312-2414
- Parks Department . . . . . 480-312-2722
- Police Non-Emergency . . . . . 480-312-5000
- Sanitation Department . . . . . 480-312-5600
- Hopi Post Office Sub Station . . . . . 800-275-8777
- McCormick Ranch Golf Course . . . . . 480-948-7010
- Scottsdale Healthcare Hospital . . . . . 480-323-3400

## SOCIAL CONNECTION

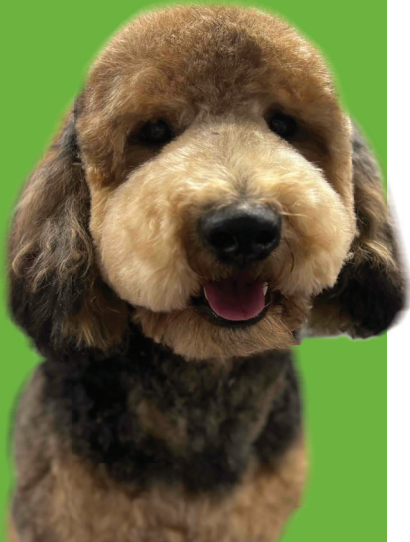
### Get social with us!

You can also follow us on facebook or instagram, or visit our website: [www.mrpoa.com](http://www.mrpoa.com).



## PICK UP AFTER YOUR PET!

BEING A RESPONSIBLE PET OWNER MEANS PICKING UP AFTER YOUR DOG . . . EVERY TIME!



**Left behind, pet waste isn't just unpleasant; it is harmful to the environment and public health.**

Waste left on sidewalks, streets, yards, parks, or driveways can be carried by rain into storm drains and end up in the lakes and waterways of the MRPOA community. This leads to pollution and increases the risk of spreading disease.

While it might not seem important if one dog or cat leaves waste behind, the combined effect of all pet waste — along with droppings from livestock and waterfowl — can seriously impact water quality and pose health risks. Pet waste can be carried by wind, flies, or even toys and balls, spreading germs that can infect humans and animals alike.

There is also the risk of physical injury — no one wants to slip on a

mess someone did not clean up. Everyone benefits from a cleaner, safer neighborhood.

### WHAT YOU CAN DO

- **Pick up after your pet** — in your yard and on walks. Pet waste is not fertilizer.
- **Always carry a bag.** Even a simple sandwich or newspaper bag will do. There are also convenient pet-waste bags and scoopers available for purchase.
- **Use MRPOA's designated pet waste stations.**
- **Follow the City of Scottsdale's Animal Waste Ordinance** and kindly encourage others to do the same.

Let's all do our part to keep McCormick Ranch clean, safe, and enjoyable for everyone.

## INTERESTED IN MAKING NEW FRIENDS AND HAVING FUN?

Become a member of the McCormick Ranch Women's Association today.



The MRWA is a 501-C4 nonprofit organization dedicated to encouraging friendships and offering activities, luncheons and programs you might enjoy. **Gather your friends** and **attend one of the monthly luncheons** to see what you think. To **get more information** visit the Association's website at [www.mccormickranchwomen.com](http://www.mccormickranchwomen.com) or contact Lorraine Fischer at 480-948-7691 or [c2comcreat@aol.com](mailto:c2comcreat@aol.com).

PHOTOS: ① MRWA volunteers and Scottsdale's Vice Mayor Jan Dubauskas enjoying the joy of giving to others in need. ② Director of Scottsdale Community Partners, Jenny Adams receiving a check for \$5,000.



**The membership of 130 MRWA members raised \$5,000 for their chosen charity of Scottsdale Community Partners**

The two programs receiving the collected funds are "Healthy Packs" — a week's worth of nourishment for school-age youngsters and their family and "Beat the Heat" — providing summer visits to Seniors needing additional support services during AZ's high temps.

## BE FIREWISE WITH YOUR LANDSCAPE

### WITH SUMMER COMES THE HEAT — BE FIREWISE!

As temperatures rise, so does the risk of wildfire. Protect your home and loved ones by practicing Firewise Landscaping:

#### CREATE A FUEL-FREE ZONE

Clear all flammable material within 3 to 5 feet of your home's perimeter.

#### EXTEND THE SAFETY ZONE

From 5 feet to at least 30 feet out, thin and space vegetation, remove dead leaves and pine needles, and prune shrubs and tree limbs.

#### CLEAR AROUND STRUCTURES

Keep the areas around decks, fences, sheds, and playsets free of dry debris and overgrown plants.

#### Be smart. Be safe. Be Firewise

Every step helps reduce wildfire risk.

## SHOPPING CENTER NEIGHBORHOOD DIRECTORY AND UPDATE

### 1 Mountain View Plaza

Hayden and Mountain View Roads, 9699 N. Hayden Road

### 2 SHOPS ON HAYDEN

Hayden and Royal Palm Roads to Via De Ventura

#### The Village on Hayden:

Hayden and Via De Ventura, 8120 Hayden Road

#### Mercado on Hayden:

Hayden and Royal Palm Roads, 8320 Hayden Road

### 3 PASEO VILLAGE AND THE GROVE AT McCORMICK

Hayden Road and McCormick Parkway

#### Paseo Village:

7361 Via Paseo Del Sur

#### The Grove at McCormick:

7300 Via Paseo Del Sur

### 4 SCOTTSDALE SEVILLE

Scottsdale and Indian Bend Roads, 7001 Scottsdale Road

#### Artesia Village:

7293 Scottsdale Road

### 5 SHOPS ON VIA LINDA

90th Street and Via Linda to Shea Boulevard

#### Village at Via Linda:

8989 East Via Linda

#### Bowlero Plaza:

9015 East Via Linda

#### Ranch Center:

9393 North 90th Street

#### Ranch Plaza:

9030 East Via Linda

#### Fry's Marketplace Plaza

90th Street and Via Linda, 8910 East Via Linda

#### Ranch Auto Center:

90th Street and San Vincent Drive, 9550 North 90th Street

### 6 SCOTTSDALE FIESTA SHOPPING CENTER

90th Street and Mountain View Road to Shea Road, 9890 North 90th Street

### 7 SHOPS ON SHEA

#### Mercado Del Rancho:

9301 East Shea Boulevard

#### 94 Hundred Shea:

9343 East Shea Boulevard

Please check the MRPOA website for the most up-to-date shopping directory at [www.mrpoa.com](http://www.mrpoa.com).

## RETAIL UPDATE

### 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](mailto:commercial@mrpoa.com).

## WELCOME NEW BUSINESSES

### PASEO VILLAGE

7363 North Via Paseo Del Sur

#### Enlight Collective Salon

7353 N. Via Paseo Del Sur, #480, (480) 227-3239

[www.enlightcollectivesalon.com/](http://www.enlightcollectivesalon.com/)

### MERCADO DEL RANCHO

9301 E. Shea Boulevard

#### Italiano

9301 East Shea Boulevard, #137 480-770-1700

[www.italiano.com/](http://www.italiano.com/)

