



# THE RANCHER

FALL | WINTER | 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:**

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**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:**  
[jaimuhrich@mrpoa.com](mailto:jaimuhrich@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.:**  
Hailee Viniotis, 206-948-6440  
[viniotis@msn.com](mailto:viniotis@msn.com)

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



**McCORMICK RANCH  
PROPERTY OWNERS' ASSOCIATION**

# THE RANCHER

Celebrating 50+ Years of Living Life to the Fullest

FALL | WINTER | 2025



## REAL ESTATE UPDATE ON THE RANCH

Q3 2025 MARKETWATCH REPORT

**MEDIAN SALES PRICE:**  
**\$822,500**  
-8.6% from Q3 2025

**AVERAGE SALES PRICE:**  
**\$923,472**  
-9.8% from Q3 2025

**PERCENT OF LIST PRICE  
RECEIVED: 92.9%**  
-0.2% from Q3 2025

**DAYS ON MARKET: 85**  
+19.7% from Q3 2025

**CLOSED SALES: 160**  
+11.1% from Q3 2025

Provided by ARMLS for the McCormick Ranch Zip Code 85258

### HOW THE INDIAN BEND WASH PROTECTS McCORMICK RANCH . . . AND KEEPS IT COOLER!

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



When big monsoon storms hit the Valley, many neighborhoods flood. McCormick Ranch, by contrast, has historically avoided neighborhood scale flood

damage. That is because we sit inside one of the country's smartest 'green infrastructure' systems: the Indian Bend Wash (IBW) Greenbelt. It was designed to slow, spread, filter, and store storm water using grassed corridors, lakes, parks, and golf courses, rather than a concrete channel.

**A Bit of History: Why the Indian Bend Wash Greenbelt Exists**

The wash that runs along our southern border, the Indian Bend Wash, was historically a floodplain, carrying storm runoff from north Scottsdale down toward the Salt River. In the 1960s, after severe flooding, Scottsdale voters approved a bond to build a multi-use greenbelt that became a national model for flood control through landscape design.

On September 8, 2014, "the '100-year' storm," Phoenix Sky Harbor recorded 3.30 inches in seven hours, the wettest calendar day on record. Highways closed and homes flooded, but McCormick Ranch remained largely dry thanks to the Indian Bend Wash flood-control system. This success highlights the importance of maintaining proper grading and drainage on individual lots.



**How Water Moves Through the Ranch**

Storm water from north Scottsdale flows through grassy greenbelts that slow and filter runoff before reaching lakes Angela, Nina, and Margherite. These lakes serve as detention basins, holding and releasing water gradually. The McCormick Ranch Golf courses provide additional storage, and flows ultimately enter the Indian Bend Wash where they are carried safely downstream.

**Cooling Benefits You Can Feel**

Beyond flood protection, our lush landscaping helps mitigate urban heat. Arizona State University's research found that for every 1% increase in tree canopy, neighborhoods are approximately 0.14°C (0.25°F) cooler, and increasing canopy from 10% to 25% can lower daytime air temperatures by up to 2°C (3.6°F). Scottsdale's heat-mapping data confirms that the Indian Bend Wash corridor shows some of the lowest surface temperatures in the city.

**Water, Landscaping, and Stewardship**

To keep our greenbelts and trees healthy during dry months, MRPOA irrigates with water from a well licensed in the 1970s. We encourage residents to use efficient irrigation systems, time watering appropriately, and consider shade landscaping to balance water use with cooling benefits.

**What Homeowners Can Do to Mirror Greenbelt Benefits**

Across McCormick Ranch, the greenbelt performs beautifully, but residents do not have to leave all the benefits to the common areas.

—continued on page 3

## 2025-2026 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

Please note that the dates below are provisional and subject to confirmation by the MRPOA. Per Association Documents, the MRPOA Board is required to meet at least quarterly. Requests to be added to the Board Agenda must be received by Thursday before the meeting, no later than 12 pm. Please email your request to [admin@mrpoa.com](mailto:admin@mrpoa.com). It is each member's responsibility to confirm that the Association has received the request.

For the most accurate, up-to-date information, please contact the MRPOA directly at 480-860-1122 or visit their website at [mrpoa.com](http://mrpoa.com).

**When:** 4:00 pm

4th Wednesday of each month:  
Wednesday, November 19, 2025  
Projected 2026 meeting dates:  
January 28, February 25, March 25,  
April 22, May 27, June 24, July 22,  
August 26, September 23, October 28,  
November 25, December 23

**Where:**

MRPOA Office, 9248 N. 94th Street

### 2026 MRPOA ANNUAL MEETING

**When:** 7:30 pm  
Tuesday, February 17, 2026

**Where:** Scottsdale Resort at McCormick Ranch, 7700 East McCormick Parkway, Scottsdale

### MRPOA UPCOMING OFFICE AND MAINTENANCE CLOSINGS

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

- **Thanksgiving Holiday:**

Thursday, November 27th through Sunday, November 30th

- **Christmas Holiday:**

Thursday, December 25th through Sunday, December 28th

- **New Year's Day 2026:**

Thursday, January 1st through Friday, January 4th

### 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:** 1:00 pm

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

**Where:**

MRPOA Office, 9248 N. 94th Street

### 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

### OFFICE HOURS

Monday thru Friday 8:30 am – 5 pm  
Fridays by appointment only

### 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.

## McCORMICK RANCH WOMEN'S ASSOCIATION (MRWA)

### YOU'RE INVITED!

Interested in meeting your neighbors, making new friends and having fun?

Become a member of the MRWA today. Gather your friends and attend one of the monthly luncheons to see what you think. To get more information visit the Association's website: [www.mccormickranchwomen.com](http://www.mccormickranchwomen.com)

### UPCOMING LUNCHEONS

- **Thursday, November 20, 2025**

Persian Room  
17049 Scottsdale Road  
Program: Speaker Len Marcisz, Steward for the McDowell Sonoran Conservancy



Above photo: Annual coffee becomes a garden party during spring on the Ranch!

- **Thursday, December 11, 2025**

Pubblico Italian Eatery  
7001 N Scottsdale Road  
Program: Soprano, Anna-Lisa Hackett, Phoenix Symphony

- **Thursday, January 15, 2026**

California Pizza Kitchen  
10100 N Scottsdale Road  
Program: Speaker, Joan Fudala

The MRWA is a 501-C4 nonprofit organization.

### 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.

### ARE YOU INTERESTED IN RUNNING FOR THE McCORMICK RANCH 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, email us at [board@mrpoa.com](mailto:board@mrpoa.com).

All members interested in running must submit a petition online at [www.mrpoa.com](http://www.mrpoa.com) under the documents tap, and should submit to [admin@mrpoa.com](mailto:admin@mrpoa.com) or at the MRPOA office by **Wednesday, November 26<sup>th</sup>, 2025 before 4 pm.**

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.**

## PRESIDENT'S MESSAGE: — continued from page 1

Your own yard can contribute to cooling, flood mitigation, and property value if you take a few smart steps.

- Overseed or maintain turf in key zones. Turf acts as a living sponge, absorbing rainfall and slowing runoff while cooling surfaces.
- Plant deciduous and native shade trees to reduce solar gain and replicate the greenbelt's cooling effect.
- Use permeable surfaces and landscape swales to direct water away from foundations.
- Upgrade to smart irrigation systems and water during low evaporation hours.
- Consider rain harvesting and infiltration zones for runoff capture.
- Balance xeric and green areas for optimized beauty and water efficiency.

### A Call to Thoughtful Action

As you plan landscape changes, remember that green spaces do more than beautify, they protect against flooding, reduce heat, and enhance property values. Your Board remains committed to responsible water use and to maintaining our trees, lakes, and greenbelts that define McCormick Ranch's beauty and resilience.

Sincerely,  
President, McCormick Ranch Property Owners' Association

*Rick Currey*

## REMEMBERING LOIS McFARLAND

### McCORMICK RANCH'S BELOVED HISTORIAN



McCormick Ranch has lost one of its brightest lights. Longtime resident, journalist, and photo-journalist Lois McFarland passed away on August 5th at the age of 94.

Lois and her husband Loren moved to the Ranch in 1979 and quickly became an integral part of the community. Over the decades, Lois chronicled McCormick Ranch's story through her writing and photography, documenting its growth, milestones, and people with unmatched dedication.

She created the official timelines for the Ranch's 40th and 50th anniversaries, supplied countless photographs, and donated historic articles and keepsakes that now form the heart of the Ranch's archives.

Her work also appeared in the City of Scottsdale's keepsake history books, and she was honored by the MRPOA during the Ranch's 50th Anniversary Celebration for her extraordinary contributions.

Lois's love for McCormick Ranch shone through everything she wrote and captured. Her legacy will continue to inspire all who call the Ranch home. She will be greatly missed.

## MRPOA 2024 AUDITED FINANCIALS

### 2024 BALANCE SHEET YEAR-END ACTUAL

Current Assets . . . . .	\$ 1,181,549
Investments . . . . .	1,291,750
Property and Equipment-Net . . . . .	<u>1,353,470</u>
<b>TOTAL ASSETS . . . . .</b>	<b><u>\$ 3,826,769</u></b>
Total Current Liabilities . . . . .	\$ 2,158,488
Fund Balances	
Undesignated . . . . .	<u>792,742</u>
Total Fund Balances . . . . .	<u>792,742</u>
Other Fund Equity	
Accumulated other comprehensive income . . . . .	(14,466)
Contributed by developer . . . . .	<u>890,005</u>
Total Other Fund Equity . . . . .	875,539
<b>TOTAL LIABILITIES AND FUND BALANCES . . . . .</b>	<b><u>\$ 3,826,769</u></b>

### 2024 ACTUAL REVENUES, EXPENSES, COMPREHENSIVE INCOME AND CHANGES IN FUND BALANCES SUMMARY

Revenues	
Member assessments . . . . .	\$ 4,453,698
Administration fees . . . . .	2,198
Assessment interest . . . . .	16,442
Investment earnings . . . . .	150,956
Maintenance contracts . . . . .	252,761
Other . . . . .	77,256
Statement fees . . . . .	<u>633,100</u>
TOTALS . . . . .	<u>5,586,411</u>
Operating Expenses	
Administrative . . . . .	1,706,666
Landscaping . . . . .	229,385
Maintenance . . . . .	2,486,077
Utilities . . . . .	<u>908,084</u>
TOTALS . . . . .	<u>5,330,212</u>
Excess (Deficiency) of Revenues Over Expenses Before Depreciation and Other . . . . .	256,199
Depreciation . . . . .	(96,119)
Gain (Loss) on Sale of Assets . . . . .	25,000
Realized gain/(loss) on investments . . . . .	<u>(702)</u>
Excess (Deficiency) of Revenues Over Expenses . . . . .	184,378
Fund Balances, Beginning of Year . . . . .	<u>608,364</u>
TOTALS . . . . .	<u>792,742</u>
Other Changes in Fund Balances	
Interfund transfers . . . . .	-
<b>Fund Balances, End of Year . . . . .</b>	<b><u>\$ 792,742</u></b>
Comprehensive Income	
Beginning Accumulated Comprehensive Income . . . . .	\$ (15,015)
Realized (gain)/loss on held investments . . . . .	702
Current Unrealized gain/(loss) . . . . .	<u>(153)</u>
Ending Accumulated Comprehensive Income . . . . .	<b><u>\$ (14,466)</u></b>

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

## 2026 BUDGET AT-A-GLANCE

### ASSESSMENTS AND SPECIAL USE RATES (2026)

- **Single-Family:**  
\$265.00 per unit
- **Improved Lots:**  
\$53.00 per lot
- **Vacant Residential Parcels:**  
\$53.00 per lot
- **Completed Apartments:**  
\$132.50 per unit
- **Specified Commercial/Association:**  
\$0.2208 per \$100 of 2025 FCV
- **Commercial/Hospital:**  
\$0.2208 per \$100 of 2025 FCV
- **Pima Buffer Zone:**  
\$0.3313 per \$100 of 2025 FCV

**Residential Assessments (total):**  
\$2,544,000

**Commercial/Special Use (total):**  
\$2,713,000

**Total Net Assessment Revenue:**  
\$5,257,000

### HOW THE 2026 BUDGET IS ALLOCATED (rolled-up view)

To keep it simple for members, the many operating lines are grouped into broad categories:

- Landscape, Irrigation & Grounds (field crews, water, repairs,

seasonal work, tree care, medians/greenbelts, equipment): included in total below

- Infrastructure & Repairs (paths, walls, lakes systems, storm response, signage): included in total below
- Contracts & Services (security, janitorial, technology, software, professional/legal, auditing): included in total below
- Insurance, Utilities & Taxes: included in total below
- Administration (office, billing, printing/postage, compliance program, communications, community events): included in total below

**Total Budgeted Uses**  
(Operations + Capital/Projects):  
\$6,482,000

**Budget is balanced:**  
\$0 remaining (planned sources/uses net to zero).

### Other planned sources/uses (for Board detail):

- \$229,800 (reserve contribution)
- \$(756,000) (reserve projects)
- \$1,937,733 (projected reserve/cash position)

## KEY DATES AND PAYMENT INFO

- **ACH auto-draft: Jan 10, 2026.**
- If you use bank bill-pay, update your payment to the 2026 rate.
- To add ACH info, update your mailing address, or add an email for e-statements and newsletters, log in at members.mrpoa.com or download the Vu App. (Details on Page 1.)
- Credit card payments may be available at a later date. Return often to our website for details.

## WHY IT MATTERS

The Board's 2026 plan funds:

- Consistent landscape quality and water-wise irrigation management
- Timely maintenance of paths, medians, lakes, and signage
- Adequate insurance and reserves for long-term stability
- Proper enforcement of recorded legal documents.

## QUESTIONS?

Call (480) 860-1122, ext. 200.

## IMPORTANT NEWS: MRPOA LAUNCHES NEW AND IMPROVED APP TO COMMUNICATE WITH RANCHERS . . .

# Village Vü

DOWNLOAD THE APP. It's as easy as 1-2-3!

Village Vü allows users to easily view account information, submit forms, pay assessments, search for documents and FAQs, and communicate with McCormick Ranch Property Owners' Association.

**1 Search & Download.** See screenshots to the right. Go to the Google Play Store or Apple App Store and search for Village Vü. Look for the VMS "Swishy" icon (as shown below), and tap Download to install the app. Tip: On Android, it appears as \*Village Vü — Team Soft Solutions (Early Access).

**2 Enable Auto-Updates.** Turn on auto-update to have the latest version and new features automatically. If you already have the app, check for updates today!

**3 Log In:** When prompted, enter Client ID # 77530. Then use your usual homeowner Username and Password (the same as the VMS Resident Portal). Once installed, go to log in, use 77530 as the Client ID, and then the Username and Password will be your normal homeowner credentials used for the VMS Resident Portal.

You're all set to enjoy a faster, easier MRPOA experience on the go!



## SHOPPING CENTER NEIGHBORHOOD DIRECTORY AND UPDATE

### McCORMICK RANCH IS CONSTANTLY GROWING AND CHANGING!

MRPOA would like to welcome the new businesses who have recently opened on the Ranch, or are opening soon. *They are listed in orange in the list below.* 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).

#### 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

#### X-Golf Scottsdale

8140 North Hayden Road Suite H-110  
Scottsdale, Arizona 85258  
480-219-5423

<https://playxgolf.com/locations/scottsdale/>

#### 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

#### Milkshake Factory

7001 N Scottsdale Rd #D162  
540-529-5985  
<http://milkshakefactory.com>

#### Toastique

7001 N Scottsdale Rd #A100  
602-620-3668  
<https://toastique.com/pages/scottsdale-az>

#### The Yard Gym

7001 N Scottsdale Rd #E185  
520-313-7881  
<http://theyardgym.com>

#### 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).