



# THE RANCHER

SPRING | SUMMER | 2026



CELEBRATING 50+ YEARS OF LIVING LIFE TO THE FULLEST

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



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Scan Before You Plan

**OFFICE: 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

**ADDITIONAL EMAIL CONTACT INFORMATION:**

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**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 Association:**

Hailee Viniotis,

206-948-6440

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**Website Issues:**

[website@mrpoa.com](mailto:website@mrpoa.com)

### JOIN THE ARCHITECTURAL CONTROL COMMITTEE

HELP PRESERVE THE CHARACTER OF McCORMICK RANCH



*McCormick Ranch is known for its timeless character, thoughtful design, and architectural harmony.*



### THE ASSOCIATION IS CURRENTLY SEEKING RANCH RESIDENTS TO SERVE ON THE ARCHITECTURAL CONTROL COMMITTEE (ACC).

The ACC helps uphold the Association's Rules and Regulations by reviewing modification requests and ensuring improvements remain in harmony with the established character of McCormick Ranch.

**PREFERRED QUALIFICATIONS INCLUDE:**

- Experience in construction, architecture, design, landscaping, planning, engineering, or related fields
- Respect for the Association's Rules and Regulations
- An appreciation for consistency, fairness, and architectural harmony
- A thoughtful and objective approach to decision-making
- A long-term interest in preserving the character of McCormick Ranch

Committee members should expect to **invest approximately four hours every two weeks** reviewing applications, driving properties, and attending meetings. The ACC meets on the first and third Wednesdays of each month at 1:00 p.m. Two owners may also share one seat, reducing attendance to once per month.

**Interested owners should contact [admin@mrpoa.com](mailto:admin@mrpoa.com).**

# THE RANCHER

Celebrating 50+ Years of Living Life to the Fullest

SPRING | SUMMER | 2026



Enjoy walking paths for over 20 miles, 11 lakes, and 15 pocket parks with endless views!



## HAYDEN ROAD LANDSCAPE IMPROVEMENTS MOVING FORWARD

### 2026 CAPITAL IMPROVEMENT PROJECT INFORMATION

Over the past two years, MRPOA has worked through the design, review, and permitting process for the Hayden Road landscape improvements. After extensive coordination and revisions, the Association obtained the permit for the project in the fourth quarter of 2025. This work was planned and budgeted as part of the Landscape Master Plan previously approved by the City of Scottsdale.

We understand that some owners are concerned about the removal of portions of turf and a limited number of trees. The purpose of this project is not to diminish the beauty of McCormick Ranch, but to strengthen it for the future. The Hayden Road improvements are part of MRPOA's long-term effort to modernize irrigation, improve plant health, reduce turf directly against homeowner walls, and continue building shade canopy across the Ranch.

According to the approved landscape plan, the project covers approximately 1.25 miles from Indian Bend Road to Via de Ventura Road.

The plan states that the design approach is to modernize the street median landscape, reduce irrigation demands, preserve significant existing trees and turf where appropriate, and enhance the corridor with additional trees and low-water-use plantings. The plan also provides for redesigning and reducing turf in select areas, installing new concrete headers,



improving irrigation efficiency, and enhancing portions of the east side of Hayden Road with additional trees, shrubs, groundcover, and accent plants.

The approved plant schedule shows that the project includes the installation of 144 new trees, made up of a diverse palette including mulga, willow acacia, smoothie cascalote, fruitless olive, blue palo verde, red push pistache, and Joan Lionetti live oak.

### IN ADDITION, THE PLAN INCLUDES:

- 359 shrubs
- 280 accent plants
- 703 groundcover plants
- 10 large boulders
- 151,931 square feet of decomposed granite
- 2,087 square feet of stabilized decomposed granite

The plan also shows that a substantial amount of turf is being retained. Within the right-of-way, 64,594 square feet of turf remains out of 73,864 square feet existing. Outside the right-of-way, 183,381 square feet of turf remains out of 229,805 square feet existing. Altogether, that is 247,975 square feet of turf remaining, or about 82% of the total turf currently in the project area.

This project is also part of MRPOA's broader tree succession and shade canopy plan. As older trees become diseased or reach the end of their useful life, the Association's goal is to already have younger trees planted and growing so that shade canopy is maintained and expanded over time. Rather than waiting until canopy is lost, MRPOA is working proactively to establish the next generation of trees now.

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## 2026-2027 MRPOA BOARD OF DIRECTORS



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



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



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



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



**Paul Falbo**  
Director  
(2026 – 2029)



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



**Jeff Steinberg**  
Director  
(2026 – 2029)



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



**Mark Zimmerman**  
Director  
(2026 – 2029)

## 2026 MRPOA BOARD OF DIRECTORS ELECTED

At the 2026 Annual Meeting of Members on February 17, 2026, three individuals were elected to serve on the McCormick Ranch Property Owners' Association Board of Directors. **We extend our sincere thanks to all who attended and took part in the election process: Paul Falbo, Jeff Steinberg, and Mark Zimmerman.**

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

We also extend our sincere appreciation to outgoing Board Member Chris Mielke for his service and contributions to McCormick Ranch, and remember with gratitude George Fekas for his many years of dedicated service as both an ACC and Board Member.

### MEET YOUR NEW 2026 BOARD MEMBERS:

#### PAUL FALBO

Paul Falbo and his wife, Patricia, moved to McCormick Ranch in 1988 and have proudly called the community home ever since. Over the years, Paul has owned multiple homes in the Ranch, reflecting his deep appreciation for its mature trees, greenbelts, strong architectural standards, and exceptional quality of life.

Paul brings over 50 years of experience in construction, construction management, project development, and property management. Throughout his career, he has overseen the design and construction of industrial, commercial office, retail, office service, and POA projects.

In 1996, Paul started Eagle Commercial Realty Services, AMO. His company quickly grew to over 36 employees and over 100 commercial, apartment, and mixed-use developments. In 2016, Paul sold Eagle Commercial to Ms. Cindy Winters, CPM. Paul served as the designated broker until 2026. These experiences have strengthened his commitment to accountability, transparency, and fiscal responsibility.

Paul believes McCormick Ranch's tree canopy, lakes, greenbelts, and consistent architectural character are what make the community one

of Scottsdale's most special places to live, and he looks forward to helping preserve and protect the Ranch for future generations.

#### MARK ZIMMERMAN

Mark Zimmerman has lived in Scottsdale for more than 55 years and recently retired from the Scottsdale Fire Department after a distinguished 35-year career in the fire service. During his time with the City of Scottsdale, he served as Assistant Fire Marshal, Fire Marshal, and retired as Deputy Chief.

Currently, Mark and his wife proudly live in McCormick Ranch for the past eight years in the Spanish Oaks subdivision, where Mark is serving his second term on the Spanish Oaks HOA Board.

McCormick Ranch has always been a special part of Mark's life. He grew up watching the community being built near what is now Starfire Golf Course and has long appreciated the vision, beauty, and strong sense of community that define the Ranch.

Mark believes McCormick Ranch should continue to set the standard for master-planned communities by thoughtfully adapting to change while preserving the character, landscaping, and quality of life that have made it one of Scottsdale's most desirable places to live.

## 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).

### BOARD MEETING DATES

**When:**

4:00 pm  
on the 4th Wednesday  
of each month:

- May 27th
- June, July or August:  
No meetings unless  
needed. Please  
check the website for  
the most up-to-date  
information
- September 23rd
- October 28th
- November 18th

**Where:**

MRPOA Office  
9248 N. 94th Street

### MRPOA UPCOMING OFFICE AND MAINTENANCE CLOSINGS

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

- Thursday, July 2nd and Friday, July 3rd
- Monday, September 7th
- Monday, October 12th
- Wednesday, November 11th

### 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).

### ACC MEETING DATES

**When:** 1:00 pm

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

- June 3rd and 17th
- July 8th
- August 5th and 19th
- September 2nd and 16th

**Where:**

MRPOA Office, 9248 N. 94th Street

### 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.

### FOR UPDATED INFORMATION

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



REMEMBERING  
**GEORGE FEKAS**

**Former MRPOA Board Director, ACC, and Landscape Committee Member**

George Fekas, a 44-year resident of McCormick Ranch, passed away peacefully on March 4, 2026, surrounded by family.

In 1982, he relocated his family to Scottsdale when he accepted the position of Vice President of Operations for Blood Systems, Inc., where he spent the next 25 years as a health care consultant to biological companies and plasma laboratories across the United States.

George never truly retired. When he and his beloved wife Debbie of 60 years were not cheering on their grandchildren at lacrosse, football, baseball, dance, and theater events, George could often be found volunteering throughout the Ranch.

For more than 20 years, George dedicated his time and talents to McCormick Ranch through service on the MRPOA Board of Directors, Landscape Committee, and Architectural Control Committee. He cared deeply about preserving the beauty and character of the community he proudly called home. Community meant everything to him.

George was a devoted husband, loving father to daughters Margo and Michelle, and proud grandfather to Tyler (Maddie), Tana, Marley, Brett, and Brooke.

His warmth, kindness, and generous spirit touched everyone who knew him. He will be greatly missed and forever remembered.

**McCORMICK RANCH  
WOMEN'S ASSOCIATION**



**MRWA ANNUAL GARDEN  
PARTY 2026**

**This year's Garden Party was a hit.** The neighborhood street was overtaken by the ride-sharing... forty women ready for good conversation, coffee and tea, along with a toast of champagne to enjoy culinary helpings of light fare and dainty desserts.

*The event brought out THE BEST of each lady's wardrobe and a complement of stylish Spring hats.*

**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)

**McCORMICK RANCH AT 50+:  
STAYING RELEVANT MEANS STAYING MAINTAINED**

As McCormick Ranch moves beyond 50 years, this is a critical time in the life of the community. Neighborhoods do not remain attractive, timeless, and desirable by accident. They stay relevant because owners continue to invest in and maintain their properties in a way that protects the overall character of the Ranch. That includes not only the inside of our homes and businesses, but the outside as well.

**CURB APPEAL MATTERS:  
MAINTAINING THE OUTSIDE  
OF YOUR PROPERTY IS JUST  
AS IMPORTANT AS THE INSIDE**

At the end of a long day, it is easy to come home, step inside, and focus on the comfort of the interior of your home. However, the exterior of your property is just as important. In McCormick Ranch, owners are responsible not only for maintaining their homes, but also for preserving the appearance of the community as a whole.

Over time, plant material and trees die, rock washes away, and landscape designs begin to change. A yard that once looked full and intentional can slowly become sparse, uneven, and unkept if it is not maintained. The same is true for our homes and walls.

Paint fades, stucco cracks, monsoons, heat, and the Arizona sun all take a toll. What may have looked fine a few years ago can quickly begin to show wear.

One of the most common mistakes owners make is assuming they only need to maintain or repaint the part of the home they see every day. You may only notice the front of your home, but your neighbors see the sides and rear as well. The sun, weather, and insects affect all sides of the property, not just the front. Another common mistake is trying to touch up only the most faded areas with the same paint color. While that may seem like a simple solution, partial painting often makes the property look worse and can lead to additional

expense when the work has to be redone properly.

For that reason, any paint application visible from the street, common areas, or neighboring property must be submitted to the Association and approved before work begins. This includes the house, trim, garage doors, courtyard walls, fence walls, and any other painted surface. Even if you are repainting the existing color, it still must be submitted. A new coat of paint is still a change, and

changes visible to others require review and approval.

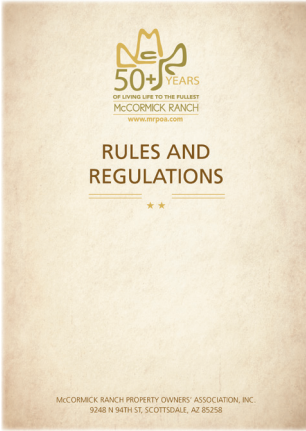
The same is true for landscaping. If you have recently received a notice regarding inadequate landscaping, think about what may have changed over time. Was something removed and never replaced? Did a tree, shrub, or cactus fall

during a storm? Has gravel washed away or irrigation failed? These are the types of issues that often result in non-compliance.

The Rules and Regulations exist to protect the appearance and long-term value of McCormick Ranch. They are not optional, and they apply to all visible exterior changes. Paint, landscape, and any other change visible from the street, common area, or neighboring property must be submitted and approved before work begins. If you move forward without approval, you may be fined, and if the change is not approved, you will be required to bring the property into compliance at your own cost.

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*The Rules and Regulations exist to protect the appearance and long-term value of McCormick Ranch.*



The good news is this: if you made a change and forgot to submit, send us an email and submit now. If you self-report, we will not be focused on issuing a fine. If the Association has to chase you down after the fact, a fine will be issued.

Please help us maintain the standards that make McCormick Ranch a beautiful and desirable place to live. Take a fresh look at your home, walls, and landscaping. If something has faded, cracked, died, washed away, or changed over time, now is the time to address it properly and submit the necessary application before making visible exterior changes.

**FOLLOW THE RULES. ▲ AVOID FINES. SUBMIT FIRST. ►**

**IMPORTANT. TAKE NOTICE AND ACTION.**  
**HIGH-VISIBILITY REAR-YARD RULE**

For purposes of these Rules and Regulations, “high-visibility rear yards” are those lots whose rear-yard improvements are readily visible from Association common areas, parks, lakes, golf courses, major streets, or other public vantage points, as determined by the Architectural Control Committee (“ACC”).

**1 STRUCTURES AND EQUIPMENT**

Notwithstanding anything in the Permanent/Portable Playground and Recreational Equipment Criteria to the contrary, in high-visibility rear yards, temporary or permanent structures intended for organized recreational sports, including but not limited to volleyball nets and poles, soccer goals, batting cages, large practice nets, or similar equipment, are not permitted unless specifically approved in writing by the ACC.

**2 VISUAL IMPACT**

Any ACC-approved improvements in high-visibility rear yards must be designed and maintained to minimize visual clutter and preserve the overall aesthetic of the surrounding common areas and views.

Equipment and furnishings not specifically approved by the ACC must be stored out of public view when not in active use.

**3 COMPLIANCE**

The Association may require removal, modification, or relocation of any structure or equipment in a high-visibility rear yard that, in the ACC’s reasonable discretion, is visually intrusive, inconsistent with approved plans, or incompatible with the character of the surrounding properties and common areas.

**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.

**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. Review Rules and Regulations by scanning the QR code or download applications online at: <https://mrpoa.com/rules-and-regulations/>



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**HAYDEN ROAD LANDSCAPE IMPROVEMENTS**

When tree removal is required, all proper steps are taken to address safety, traffic control, and habitat concerns. Any bird habitats identified in the work area are addressed appropriately and relocated as necessary before removal work proceeds.

In the end, this project is about thoughtful reinvestment in one of the Ranch's most visible corridors. The Hayden Road landscape improvements are designed to preserve the character of McCormick Ranch while improving long-term plant health, water efficiency, and shade for the future. The result will be a more sustainable, lush, and attractive landscape that continues to reflect the quality and beauty of the Ranch.