



**mccormick
ranch**

property owners' association

The Rancher

Fall, 2005

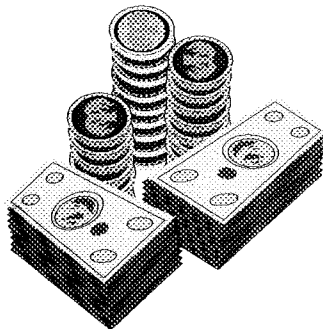
Volume 19, No. 4

Board Sets 2006 Assessment Rates

At its meeting of October 26, 2005, the McCormick Ranch Property Owners' Association Board of Directors set the 2006 Annual Assessment Rate at **\$180.00** for the *fifth consecutive year*.

Total income projected for 2006 is \$2,839,000.00 with operating and capital expenditures budgeted at \$2,829,000.00, resulting in a net income of \$10,000.

To the right is an abbreviated listing of Income and Expenses projected for 2006.



2006 Projected Income and Expenses

Income:

Assessment Income	\$2,450,000
Maintenance Agreements	137,000
Interest Income	88,000
Transfer, Purchaser Statement & Refinance Fees	160,000
Miscellaneous Fees	4,000
TOTAL INCOME	\$2,839,000

Expenses:

Payroll (Wages & Salaries)	\$1,144,000
Employee Taxes, Worker's Comp, Insurance & Benefits	409,000
Transportation	60,000
Supplies	169,000
Utilities	391,000
Postage & Communication	37,000
Legal Services	20,000
Contract Services	71,000
Maintenance	218,000
Equipment	74,000
Real Property Taxes	2,000
Insurance	94,000
Improvement Projects	114,000
Other Expenses	26,000

TOTAL OPERATING & CAPITAL EXPENSES \$2,829,000

Notice of 2006 Annual Meeting

The **ANNUAL MEETING** of the McCormick Ranch Property Owners' Association will be February 21, 2006, at 7:30 p.m. in the Lakeview Room of the Clubhouse at McCormick Ranch, 7505 E. McCormick Parkway, Scottsdale, AZ.

This year, three (3) directors will be elected by property owners of record.

Petition forms will be available at the POA office located at 9248 N. 94th Street on **Monday, November 14, 2005**. Completed petitions must be returned to the POA office no later than 4:00 p.m., November 28, 2005.

McCormick Ranch POA Staff Members

Garth E. Saager
Executive Director
Email: garthsaager@
mccormickranchpoa.com

Karen O. Benson
Assistant Executive Director
Email: karenbenson@
mccormickranchpoa.com

David Reid
Director of Maintenance
Email: davidreid@
mccormickranchpoa.com

Rosemary Foster
Director of Regulations
Email: rosemaryfoster@
mccormickranchpoa.com

Jaime Uhrich
Office Administrator
Email: jaimeuhrich@
mccormickranchpoa.com

Bill Alway
Field Supervisor
Email: billalway@
mccormickranchpoa.com

Tom Jehu
Shop Foreman
Email: tomjehu@
mccormickranchpoa.com

McCormick Ranch Women's Association

The McCormick Ranch Women's Association held its first activity on April 4, 1978. It was a "Meet Your Neighbor" luncheon. Now, over twenty-five years later, the goals are essentially the same; to meet our new neighbors and adhere to the original statement of purpose: ***"The purpose shall be to foster community spirit, activities and projects to further the common interests of members."***

The McCormick Ranch Women's Association is an Association for women on McCormick Ranch and invites all women to join them as a new member.

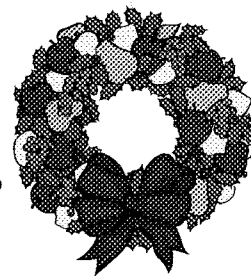
Their activities include bridge, book discussions, lunch bunch, trips and tours, and water aerobics during summer months. They have a luncheon/meeting on the third Thursday of each month which is held at various valley resorts, country clubs and restaurants. Each luncheon has a social hour preceding the luncheon and an interesting program following with speakers on art, politics, fashion shows and community affairs.

Please contact Barbara Paisant, Membership Chairman at (480) 991-3744, for more information.



Christmas "Wreath Kit" Program to Start on December 12th

Now in it's 23rd very successful year, the **POA's wreath kit program** will start on **Monday, December 12th**. All McCormick Ranch residents are again invited to pick up a free wreath kit at the POA office.



If you would like all the fixings to make a 12 to 20 inch wreath, **free of charge**, stop by the Association office located at 9248 N. 94th Street (east of Pima Road, south of Via Linda at the end of 94th Street in the west corner).

Fresh cuttings of juniper shrubs and pine trees, along with pine cones, will be available **starting Monday, December 12th**. Included with the "kit" will be assembly material and a tube frame with pre-cut holes for the branches. Also, written instructions will guide first-timers through the easy assembly process.

The staff recommends that you bring a pair of gardening gloves with you to help in gathering up the fresh cuttings!

WELCOME BACK!

We would like to take this opportunity to welcome back all the part time/winter residents we have on the Ranch. Please feel free to call the POA office if we can assist you in any way or answer any specific questions you might have.

Submitting Plans for Your Home?

The Association requires that all plans for room additions, garage additions, or other exterior modifications be submitted to the Architectural Control Committee (ACC) on no larger than 11" X 17" paper (4 sets). Plans that are submitted on blueprint size paper will not be accepted.

ACC meetings are held on the 1st and 3rd Wednesdays of each month. Submittal cutoff is Thursday at noon, the week prior to the meeting.

Roof Rat Alert

Roof rat activity has been detected on McCormick Ranch.

Reconnaissance

Observe the following items for roof rat presence:

- Hollowed out citrus, especially still on the tree
- Gnaw marks around roof eaves
- Unsettled pets
- Droppings (elongated 1/4 inch long)
- Sounds in the attic and wall
- Damage to plastics and electrical wires.

Recommendation

Guidelines to secure your property:

- Seal any access into the house
- Thin and manicure lush landscape & do not leave citrus laying on ground
- Eliminate food & water sources
- Set out and maintain traps and/or poison bait stations
- Inform your immediate neighbors of the problem



From our mailbag...

From a very appreciative McCormick Ranch resident...

"Thank you very much. I am so impressed at your responsiveness and greatly appreciate your support. Like you, I want to be sure that McCormick Ranch properties continue to be recognized as a premier place to live."

This next email is in response to the article entitled "The Rules and Regulations of McCormick Ranch" which ran in our Summer 2005 issue of "The Rancher"...

"I applaud your use of the front page of the Summer 2005 "The Rancher" to clarify the rules and regulations of McCormick Ranch for all residents. Residents need to be continually reminded of their "contract" with each other agreed to at time of home purchase — our CC&Rs. No resident was coerced into agreeing to this "contract" when they bought their home here.

"I ask that in the next issue of "The Rancher" you further clarify that there are smaller neighborhood HOAs within McCormick Ranch and that their CC&Rs may even be more restrictive than those of the McCormick Ranch POA itself. Additionally, the McCormick Ranch POA and all other McCormick Ranch HOAs must coordinate closely if they expect to be successful. McCormick Ranch POA and the other HOAs here must be working together and not at cross-purposes.

"Hope you will be able to accommodate this request so as to fully inform residents of the actual HOA governance structure within McCormick Ranch... Please continue to stress to all that the CC&Rs here are "contractual" in nature."

Editor's note: We think you've

done a fine job of clarifying this issue. Thank you for your input.



Letters, notes, comments, suggestions, etc. can be mailed to the staff at 9248 N 94th St., Scottsdale, AZ 85258, or emailed to admin@mccormickranchpoa.com.

Pay Your Assessments Online

After hundreds of requests from our property owners to pay their assessment fees by credit or debit card, the McCormick Ranch Property Owners' Association staff is happy to announce that we have added this feature to our website.

You can access this new feature by logging onto our website www.mccormickranchpoa.com and clicking the "Members Login" link. There, you will be asked to register for a McCormick Ranch Property Owners' Association online account. Make sure you have your account information handy, i.e., your POA account number (eight digit number found on your quarterly billing statement) and mailing address.

Once you have registered; in addition to paying your assessments online, you will be able to see and print out your online statement, change your mailing address, or change your phone number.

We're excited to offer this new service to all of our McCormick Ranch property owners, and look forward to any suggestions on how to improve this new feature.

Rules and Regs of McCormick Ranch

A Friendly Reminder

The following rules and regulations replace restrictions contained in the "McCormick Ranch Property Owners' Association Restrictions and Architectural Control Criteria" booklet dated January 2005.

Burning and Incinerators

No open fires or burning shall be permitted on any Lot at any time and no incinerators or like equipment shall be placed, allowed or maintained upon any Lot. The foregoing shall not be deemed to preclude the use, in customary fashion, of outdoor residential barbecues or grills or enclosed fireplaces. Any such device must be behind the wall separating the front yard from the rear yard with a setback of five feet (5') from any perimeter wall.

Container Criteria

The City of Scottsdale states that containers should be placed curbside, with the handle facing away from the street, on the day of collection and be removed from the street that day. Containers must be placed away from mailboxes,

fences, light poles, vehicles or any obstacles which would prevent the collection vehicle from easily servicing or reaching it.

In addition, the Association requires that all containers be stored in an inconspicuous location.

Palm Trees

Palm trees must be trimmed of dead palm branches and seed pods on an annual basis.



Walls/Fences

All walls or fences shall be of brick, adobe, slump block or concrete block, with mortar wash or stucco.

Additions to existing walls/fences must be consistent with adjoining neighbors and be approved by the Architectural Control Committee.

In preparation for 2006's billing, we wanted to remind all property owners that we need to have your correct mailing address on file. Year after year, many billing statements are returned because of an incorrect address on file.

Interest charges are applied to unpaid accounts regardless of whether a billing statement was received. It is important to reiterate that **it is the responsibility of the property owner** to ensure that the assessment payment is received **by the due date**. We use the date your payment is received at the bank to determine if it was received on time, **not** when it was placed in the mail or when it was postmarked.

You can note any address changes on the top half of your billing statement stub, by calling the office at 480.860.1122 ext. 4, by accessing your account online at www.mccormickranchpoa.com at the "Members Login" link, or by emailing the change of address to: admin@mccormickranchpoa.com.

Noting a new address on your check will not guarantee your file will be updated.