

**McCormick
Ranch Property
Owners'**

Important Reminders:

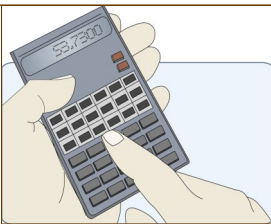
- Annual Assessment is \$185. Invoices will be mailed the first week of January.
- Wreaths will be available starting December 16th.
- Annual Meeting is February 16, 2010.
- Petition forms are available at the MRPOA office.

THE RANCHER

BOARD SETS 2011 ASSESSMENT RATE

At its meeting of October 27, 2010, the McCormick Ranch Property Owners' Association Board of Directors set the 2011 Annual As-

**2011 ANNUAL
ASSESSMENT
\$ 185**



essment Rate at \$185.00 for the third consecutive year.

Total income projected for 2010 is \$ 3,600,000, with operating and capital expenditures budgeted at \$3,603,000, resulting in a net loss of \$ 3,000.

To the right is an abbreviated listing of Income and Expenses projected for 2011.

| 2011 PROJECTED INCOME AND EXPENSES | |
|--|--------------------|
| Income: | |
| Assessment Income | \$3,310,000 |
| Maintenance Agreements | 153,000 |
| Interest Income | 33,000 |
| Transfer and Purchaser Statement Fees | 100,000 |
| Miscellaneous Fees | 4,000 |
| TOTAL INCOME | \$3,600,000 |
| Expenses: | |
| Payroll (Wages & Salaries) | \$1,292,000 |
| Employee Taxes, Worker's Comp, Insurance & Benefits | 601,000 |
| Transportation | 73,000 |
| Supplies | 208,000 |
| Utilities | 496,000 |
| Postage and Communication | 32,000 |
| Legal Services | 27,000 |
| Contract Services | 113,000 |
| Maintenance | 275,000 |
| Equipment | 164,000 |
| Real Property Taxes | 1,000 |
| Insurance | 85,000 |
| Improvement Projects | 215,000 |
| Other Expenses | 21,000 |
| TOTAL OPERATING & CAPITAL EXPENSES | \$3,603,000 |

Inside this issue:

| | |
|----------------------|---|
| Holiday Wreaths | 2 |
| Annual Election | 2 |
| Payment Options | 2 |
| Capital Improvements | 3 |
| Contact Information | 4 |
| Rules and Regs | 4 |

Holiday Wreath Program Starts December 16th



Now in it's 28th very successful year, the **POA's Wreath Kit Program** will start on December 15th. 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 As-

sociation office located at 9248 N. 94th Street (east of Pima Road, south of Via Linda at the end of 94th Street).

Fresh cuttings of juniper shrubs and pine trees along with pine cones will be available starting Wednesday, December 15th. Included with the kit will be assembly material and a tube frame

with pre-cut holes for 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.

VOTE

2011 Annual Meeting Announcement

The **ANNUAL MEETING** of the McCormick Ranch Property Owners' Association will be **Tuesday, February 15, 2011, at 7:30 PM**, in the Lakeview Room of the Clubhouse at McCormick Ranch Golf Course at 7505 E. McCor-

mick 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, No-

vember 1, 2010. Completed petitions must be returned to the POA office no later than **4:00 PM, December 3, 2010.**

You may also request one by email, **admin@mccormickranchpoa.com**.

Paying Your Annual Assessment

Owners within McCormick Ranch now have four options in which to pay their **annual assessments**.

1. Mail a check to the POA lockbox with the coupon at the bottom of your annual billing.
2. Go online to **members.mccormickranchpoa.com** and securely enter your checking account information.

You will need your account number and password to do this. If you do not have this information, please email **admin@mccormickranchpoa.com**, and request that it be emailed to you.

3. Go online to **www.smbanc.com**. You will need the infor-

mation on your annual billing statement.

4. Fill out the attached ACH form and mail, fax or email it back to our office before December 17, 2010, and your assessment will be deducted from your account automatically January 1, 2011.



Pay online at **www.smbanc.com**

2011 IMPROVEMENT PROJECTS

| | |
|--|------------------|
| Landscaping Renovations | \$ 50,000 |
| Hayden and Shea Entryway | \$ 70,000 |
| 12 Replacement PBF Devices | \$ 12,000 |
| Concrete Sidewalk Improvements | \$ 25,000 |
| Retaining Walls | \$ 32,000 |
| Concrete Header Work (turf and mailboxes) | \$ 10,000 |
| Catch Basin and Drain Tile (CBW / Via Linda) | \$ 5,000 |
| 3 Electrical Service Pedestals | \$ 5,000 |
| Weir Pond Repairs | <u>\$ 6,000</u> |
| | \$215,000 |

Rules and Regs of McCormick Ranch

On-Street Parking

Overnight on-street parking is prohibited for residents. Parking any portion of a vehicle on an unpaved area is not permitted. Grass or decomposed granite areas adjacent to driveways are considered unpaved areas.

On-street parking complaints must be accompanied by the offending property owners' address, the vehicle license plate number, the type of vehicle, and the contact information of the resident filing the complaint.

Residents making the complaint must also be willing to keep a log of the dates and times that the vehicle(s) are parked in the street.

Christmas Lights

Christmas decorations and all decorative lights on structures shall not be installed or utilized before

November 1st, and must be removed not later than January 15th.

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.

Architectural Changes

The Association asks 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**. 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 Friday at noon, the week prior to the meeting.

We're on the web!

www.mccormickranchpoa.com

Like us on Facebook to get weekly updates and reminders:

McCormick Ranch Property Owners' Association

Follow us on Twitter:



MRPOA
9248 N 94TH ST
SCOTTSDALE AZ 85258-5501

Volume 23, Issue 2



MRPOA

Phone: 480-860-1122

Fax: 480-860-1530

E-mail:

admin@mccormickranchpoa.com

Website:

www.mccormickranchpoa.com

McCormick Ranch POA Staff Members

Garth E. Saager

Executive Director

Email: garthsaager@
mccormickranchpoa.com

Jaime Uhrich

Assistant Executive Director

Email: jaimeuhrich@
mccormickranchpoa.com

David Reid

Director of Maintenance

Email: davidreid@
mccormickranchpoa.com

Chris Campbell

Director of Regulations

Email: ccampbell@
mccormickranchpoa.com

Remember . . .

BEFORE you do it



with the POA!!!