

The Rancher

McCormick Ranch Property Owners' Association

SPRING 2011

MISSION STATEMENT

McCormick Ranch is a master planned community covering approximately 3116 acres of residential and commercial developments in the City of Scottsdale, Arizona. In September 1972, the Master Developer formed a non-profit corporation, McCormick Ranch Property Owners' Association, Inc., for the civic purposes of benefiting the Property, the Owners and Residents. "The Association, as an agent and representative of the Owners, has the exclusive right to administer, enforce, and to exercise the provisions of the By-Laws, the Articles of Incorporation, the Reservation of Architectural Control, the Declaration of Covenants, Conditions...Reservations (CC&Rs), and the Declaration of Restrictions and shall act, in its deliberations, decisions, and actions, for the common good and benefit of the Property, the Owners and Residents."

WELCOME

Each issue of the McCormick Ranch Property Owners' Association magazine is written to provide a method of communicating with the owners of over 8000 units on McCormick Ranch. A few of the items in this spring's issue include an introduction of the Board Members elected at the Annual Meeting, website information, and highlights including updates and information commonly requested when contacting the POA office. We hope you will take the time to become familiar with the information. The POA Board and Staff, in a unified effort with homeowners, work to ensure that McCormick Ranch remains successful now and in the years to come.

WEBSITE

Please take a moment and visit our website, www.mccormickranchpoa.com. The object of the website is to keep you informed and connected with *YOUR* community. Newly available are links to Facebook and Twitter

We also encourage you to email photos taken from around McCormick Ranch that we may use on the website.

OFFICERS ELECTED AT 2011 ANNUAL MEETING

As specified in the By-Laws, "The offices of this Association (McCormick Ranch Property Owners' Association) shall be a President and Vice President, who shall at all times be members of the Board of Directors, a Secretary, and a Treasurer, and such other officers as the Board may from time to time by resolution create."

At a meeting duly called on March 23, 2011, officers listed below were elected by the Board.



COMMITTEE MEMBERS APPOINTED

The following people have been appointed to one year terms by the McCormick Ranch Property Owners' Association Board of Directors.

Architectural Control Committee (ACC)

Members of the Architectural Control Committee are responsible for architectural aspects of the Ranch west of Pima Road.

Garth E. Saager, Chairman
Brian Calabro
James Jimerson

Architectural Review Committee (ARC)

Members of the Architectural Review Committee are responsible for architectural aspects of the McCormick Ranch Center east of Pima Road.

Garth E. Saager, Chairman
Kuei Song
Gary Shapiro

FISHING AT MCCORMICK RANCH

Being a property owner on McCormick Ranch allows you the opportunity to fish on our lakes. These lakes are stocked annually with large-mouth bass, catfish and crappie.

Residents **must possess** a McCormick Ranch fishing permit which is available, free of charge, at the McCormick Ranch POA office located at 9248 N. 94th Street.

Fishing without a permit will get one a polite warning or be asked to leave by our McCormick Ranch Lake Ranger.

Remember to pick up a short list of fishing rules and regulations when you get your permit. You may also view them online at www.mccormickranchpoa.com under "resources" or request a copy via email at admin@mccormickranchpoa.com.



Happy fishing!

ASSOCIATION INFORMATION

McCormick Ranch Property Owners' Association
(MRPOA)
9248 N 94th St
Scottsdale, AZ 85258

Office: (480) 860-1122
Fax: (480) 860-1530
Office Hours: Monday - Friday
8:30 AM to 5:00 PM

Website: www.mccormickranchpoa.com

Staff Members and Contact Information:

Executive Director

Garth E. Saager

garthsaager@mccormickranchpoa.com

Assistant Executive Director

Jaime Uhrich

480.860.1122, ext. 4

jaimeuhrich@mccormickranchpoa.com

Director of Maintenance

David Reid

480.860.1122, ext. 24

davidreid@mccormickranchpoa.com

Director of Regulations

Chris Campbell

480.860.1122, ext. 23

ccampbell@mccormickranchpoa.com

Member Services

Lori Naka

480.860.1122, ext. 0

lnaka@mccormickranchpoa.com

UNITS/USE

Many property owners on McCormick Ranch are not aware that McCormick Ranch Property Owners' Association includes not only homes, condos and apartments, but also has commercial, industrial, and resort parcels. The latest information collected from the Maricopa County Assessor's Office shows the following breakdown for "use" on McCormick Ranch.

Single Family Use (including condos):	7885
Apartment Use (individual units):	912
Commercial/Industrial Use:	327
Resort/Hotel:	2

RULES AND REGULATIONS ON MCCORMICK RANCH

Palm Trees

Palm trees must be trimmed of dead palm fronds and/or seed pods on an annual basis. While not required, June and July are recommended months for trimming, as palm trees produce their seed pods around this time.

Garage Sale Signs

Number: Maximum of three (3) per individual sale, one (1) of which must be in the yard.

Size: No larger than four (4) square feet.

Signs are to be used only when sale is taking place and for no longer than a maximum of two (2) consecutive days.

All such signs must be free-standing, i.e., no stakes and not attached to trees, posts, fences, light poles, etc. All such signs must be of either sandwich or A-frame construction. No signs shall be placed so as to create a traffic hazard.

Signs are not allowed on McCormick Ranch unless expressly approved by the McCormick Ranch Property Owners' Association.

This includes sign enhancements such as balloons, flashing lights, etc.

Call the Association at (480) 860-1122 for approval of all garage sale signs.

All **unauthorized** signage will be removed by Association employees.

First time offenders: Signs may be recovered at our office located at 9248 N. 94th Street within 3 days. Office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday.

Repeat offenders: Signs will be discarded immediately.



Misuse and Non-maintenance

No Lot shall be maintained or utilized in such a manner as to present an unsightly appearance, or as to unreasonably offend the morale of or as to constitute a nuisance or unreasonable annoyance to, or as to endanger the health of other Owners or residents of the Property; and no noxious or otherwise offensive condition or activity shall be allowed to exist or conducted thereon.

Parking

On-street parking is restricted to deliveries, or short-term guests and invitees and shall be subject to such rules and regulations as shall be adopted by the Association.

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

Violation Procedure

McCormick Ranch has been divided into five geographical areas. The Regulations Department inspects every property within McCormick Ranch **no less than once a week**. As violations of the Rules and Regulations of McCormick Ranch are noted, a **Request for Compliance Notice** is issued that day. This Notice gives a 10 day time period in which to comply.

Approximately 10 days later, a second inspection is made. If the property is not in compliance, a **Notice of Non-Compliance** is issued. This Notice gives another ten day time period in which to comply.

After the ten day time period has elapsed, a third inspection is made. Those not in compliance will then be issued a **Final Notice** and the property is then rechecked approximately 10 days later.

If the property is still not in compliance, the property may then be sent to our attorney for instigation of legal action and the **property owner is responsible for all legal fees incurred** until the property has been brought into compliance.

If you receive a notice of violation, you may respond by logging into your account through our website, www.mccormickranchpoa.com, clicking on the "account information" tab, then the "account access" tab. This will allow you to view and respond to any violation notice associated with your property.

How to Submit Plans for Additions or Changes to Your Home

All exterior changes must be approved by the ACC. Plans cannot be turned in on paper larger than **11" X 17" paper**. Plans that are submitted on blueprint size paper will not be accepted.

ACC meetings are tentatively held on the first and third Wednesdays of each month. The submittal cutoff is Friday at noon, the week prior to the meeting.

The requirements for submitting to the ACC can be found on our website:

www.mccormickranchpoa.com

Click on the "*documents*" tab, then the "*Architectural Control Criteria*" tab.

Selling or Buying a Home on McCormick Ranch?

First, make sure your title company is aware that your home exists within the property lines of McCormick Ranch.

We **cannot** transfer ownership of record without all of the proper documentation (which includes a **recorded** deed showing the transfer and a **signed** "Acknowledgement Sheet") along with all of the assessment dues and fees that are owed on the property at close of escrow.

The fees associated with transferring ownership total \$200.00. If you have an escrow cancel on your property, be sure to inform the POA Staff so that the \$50.00 transfer fee is written off.

ROOF RATS

The number of calls regarding roof rats has significantly declined; however, the POA Staff continues to encourage all property owners to remain diligent in taking all necessary steps to control roof rats on their property.

The City of Scottsdale is working with the City of Phoenix, Maricopa County, and neighborhood groups in a coordinated effort to help control the infestation of roof rats. Below is information found on the City of Scottsdale's website. You can also find this information on the POA website, www.mccormickranchpoa.com, under the "resources" tab.

TIPS

Roof rats, nocturnal by nature, stay above ground, making nests in attics, trees, wood, and lumber piles, storage boxes and yard and garden storage areas. You are advised to control the rat problem by:

- Removing all fruit from citrus and pomegranate trees.
- Picking up all fallen fruit immediately.
- Keeping wood and other material off the ground and away from walls.
- Keeping all points of home entry closed, including windows, doors and pet entry doors.
- Repairing leaky faucets to prevent any standing water.
- Sealing any cracks or holes in the walls of homes and garages.
- Taking precautions when trapping or killing roof rats by wrapping them in plastic bags and discarding in refuse containers.

The MRPOA has made available bait stations to our homeowners, not including the bait, at the cost of \$6.50. If you find a roof rat on your property, please call or email Dave Reid, Maintenance Director, your information so that MRPOA Staff may canvas your neighborhood with a leaflet educating surrounding neighbors on steps they can take to avoid complicating or encouraging the rodent problem.

For more general information about roof rats, visit:

<http://www.maricopa.gov/envsvc/water/vector/roofrats.asp>

SCOTTSDALE POLICE DEPARTMENT

*Information taken from April 2011 Community
News Via Linda District*

From the Desk of Commander Burl Haenel

As most of you know, property crimes are what we call "crimes of opportunity". By locking doors and not leaving items of value (cameras, laptops, purses, briefcases, etc.) in your cars, you make it more difficult for the criminal as you have taken away the easy opportunity. Surprisingly, approximately 40-50% of our vehicle burglaries are from unlocked cars.

In addition to the common vehicle crimes we are accustomed to seeing, criminals have added some new ones to their repertoire. I wanted to share some information I recently received from the **National Information Crime Bureau (NICB)**:

Odometer Fraud: Amid so many technological advances, the full digitization of the dashboard has had an effect on odometers. Odometer rollbacks are "back in a big way," said Christopher Basso of Carfax. "There is widespread use of digital odometers. People are getting software off the internet rather than cracking open the dash and hand-cranking back the odometer. It's harder to detect as there are no physical signs the vehicle has been tampered with."

Car Cloning: NICB spokesman Frank Scafidi says one of the newest auto frauds is "car cloning." Cloning occurs when multiple (usually higher-end) cars of the same model are stolen and registered with a VIN number from a legitimate vehicle. "The thieves go get a VIN number from a showroom floor and reproduce it three or four times and attach it to the stolen vehicles and then ship them to four or five states," said Scafidi." The multiple VIN numbers for us are the biggest red flags out there, and we go get 'em."

Component Theft and Resale: With car stereos—traditionally the item most stolen from cars—getting harder to pilfer as a result of electronic security measures, thieves are getting more inventive. Nationally, more than 75,000 airbags are stolen every year, according to the FBI. Thefts of GPS and DVD systems are increasing alongside the popularity of the devices among aftermarket buyers. Thefts of xenon headlights are also a growing problem. The advantage (or disadvantage) of component theft: The goods often are difficult to track and usually there's a fairly constant demand for them.

Source: Craig Howie, AOL Autos (edited).

Commander Burl Haenel can be reached at 480.312.5710 or bhaenel@scottsdaleaz.gov

McCormick Ranch
Property Owner's Association
9248 N. 94th St.
Scottsdale, AZ 85258

PRE-SORTED STANDARD U.S. POSTAGE PAID PHOENIX, AZ PERMIT NO. 1662



MCCORMICK RANCH POA ADMINISTRATION

The McCormick Ranch Property Owner's Association administrative building is located at 9248 N. 94th Street, in Scottsdale, AZ 85258 (east of Pima Freeway and just south of Via Linda). Office hours are Monday through Friday, 8:30 a.m. to 5:00 p.m. "Telephone" hours are 9:00 a.m. to 4:00 p.m. Ranch residents are invited to stop by any time and visit the friendly staff.

Sam Luft, Board President of the McCormick Ranch POA, also welcomes any comments or suggestions regarding the Ranch. He can be reached at:

president@mccormickranchpoa.com.

How to Contact the Office:

The office number is 480-860-1122.

The fax number is 480-860-1530.

General email can be sent to

admin@mccormickranchpoa.com.



DOGS

City of Scottsdale Ordinances prohibit dogs running at large and require that litter be picked up immediately by owner.

Complaints regarding this issue should be directed to the City of Scottsdale at 480-312-5000.

The POA receives many calls and emails from property owners regarding pet owners who simply refuse to control their animals. We would like to remind dog owners that it is a violation of City Ordinance #1826 for dogs to run loose within the city limits. Following are pertinent excerpts from Sec. 4-39 of the Scottsdale Revised Code on ANIMALS:

“(c) If any dog is at large on the public streets, public parks or public property, then said dog's owner or custodian shall be guilty of a misdemeanor.

(d) Any person whose dog is at large is in violation of this article. A dog is not at large:

1) If it is restrained by a leash, chain, rope, or cord...

(e) Dogs at large shall be impounded by the enforcement agent...

The agency may issue a citation to the dog owner or person acting for the owner when the dog is at large...”

Women's Group of McCormick Ranch

Upcoming Meetings:

April 21, 2011

*Gainey Ranch Golf Club
Steak Salad w/Bleu Cheese
\$30.00*

Announcement of officers & BINGO

May 19, 2011

*Cottonwood Resort
Pork Tenderloin w/Chef-Inspired Soup
and Dessert
\$30.00*

Guest speaker from Heard Museum

For more information, and to R.S.V.P., call
Marge Cooper 480-596-8274

Next meeting will be in September.