MPRHOA Newsletter

Mountain Park Ranch Homeowners Association

Summer / Fall 2019

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No HOA Dues Increase for 2020

Great News!

Once again, the Budget & Finance Committee along with the Board of Directors determined it will not be necessary to increase your association dues for year 2020.

Assessments will remain at $300 per year per membership. The HOA dues are semi-annual; $150 due on January 01, and $150 due on July 01, of each year.

With what MPRHOA has to offer, which includes; recreational centers, jr. olympic pools, kiddie pools, hot tubs, tennis, playgrounds, pickleball, volleyball, basketball, miles of hiking trails, water fountains, greenbelts, professional landscaping, and much more, we have the lowest HOA dues around with the amenities offered and an on-site self-managed office for your convenience.

Dues have not been raised in the past 10 years, which is something unheard of in HOA's. As a note, though, it's nearing the time that this subject will be discussed for year 2021. In the meantime, you can thank the Budget & Finance Committee and Board of Directors with their prudent and precision budgeting over the last 10+ years keeping our dues at a minimum.

Graffiti Removal

If you come across Graffiti on the property, please call the Office and give us the exact location so we can address it right away.
You can also e-mail Graffiti Busters at: **graffiti.busters.nsd@phoenix.gov**
or call them directly at: 602.495.7014

Property Managers - Making our Rounds:

Your decision to live in MPRHOA shows that you wanted a high quality of living. Two (2) Property Managers, Diane Krecker and Darcelle Hoaglund work hard with homeowners to ensure that neighborhoods are maintained at the highest level possible. The Rules for Community Living provide a blueprint to ensure excellence within the community and shows the importance each owner plays in maintaining the quality environment we have come to enjoy. No one likes to receive a violation letter in the mail. Anything that can be done to help minimize that helps us to put your dues to better use. We think developing rules for the sake of having rules is unnecessary. Our main goal is to work with each and everyone in a consistent and equal manner to help remedy any violations that we come upon, or are made aware of, to ensure that each resident can enjoy the community free from troublesome and adverse situations.

Please do not hesitate to call one of us with questions. We appreciate everyone's efforts to make MPRHOA a great place to live.

2019 Fourth of July Parade Success!

A special THANKS to all the MPRHOA Members and their Guests for attending this year's Fourth of July Parade. Thanks to chairperson Andy Hayes for his time and efforts gathering dozens of gift cards for the kids and handing out prizes, which really made an exciting fun filled day. Also a big thanks to the Board of Directors, the MPRHOA Staff, and Pool Monitors, along with the City of Phoenix Police & Fire, Matt the DJ, Bad Dog Hot Dogs, and Slide & Bounce for the inflatable toys and sno-cones. See you next year!

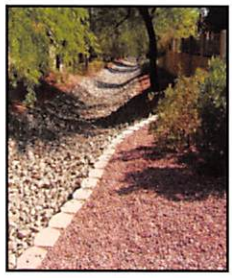
Visit our Website! www.MtParkRanch.org

Board of Directors

Patricia Bambridge | Joe Giumette | Don Hammer | Bruce Jensen | Tammy Rowles

Maintenance After Hours Contact:
Joe Brooks 480.232.4931
Community Action Police Officers:
602.262.6151
Always dial 911 for an Emergency

Drainage Wash Upgrades



Several of our drainage washes were upgraded with fresh rip-rap rock prior to monsoon weather, in an effort to deter future erosion and to maintain the drainage system in the manner it was intended. We will continue to make our way around MPRHOA adding additional rip-rap rock in several other washes to make certain they are kept in good working order.

(See above picture of newly upgraded drainage wash)

Frequently Called Numbers

Below is a directory of Phoenix or Maricopa County services you might need when moving into, or while living in, Mountain Park Ranch. For more information, please visit the City of Phoenix or the Maricopa County websites.

City of Phoenix Barking Dog Hotline 602-262-6466

Block Watch Administration 602-495-0597

Planning + Zoning 602-262-7131

Zoning Ordinance Violations 602-262-7847

Contractors Licensing 602-542-1525

City of Phoenix Water Dept. 602-262-6251

Councilman Sal DiCiccio 602-262-7491

City of Phoenix General Services 602-262-6111

Parks and Recreation 602-262-6861

Pecos Community Center 602-495-5500

Sewer Drain Location 602-262-6251

Trash Collection Schedule 602-262-7251

Maricopa County Health Department Animal Control 602-506-7387

Environmental Services 602-506-6616

Office Staff

Jim Welch, Executive Director
jim@mtparkranch.org

Emma Kroum, Controller
emma@mtparkranch.org

Diane Krecker, Community Mgr.
diane@mtparkranch.org

Ashley Butler, Reception/Bookkeeping
ashley@mtparkranch.org

Darcelle Hoaglund , Community Mgr.
darcelle@mtparkranch.org

Lizabeth Novosel, Office Assistant
lizabeth@mtparkranch.org

Joe Brooks, Maintenance Supervisor
joe@mtparkranch.org

Office Hours

Regular MPRHOA office hours are 7:00 am to 4:00 pm, Monday through Friday. If you are unable to come in during those hours, just call **480-704-5000** and the staff will be happy to make an appointment to meet with you at a more convenient time. In addition, we have an after-hours mail drop-slot located on the window next to the front door for your convenience. Cash payments are accepted during business hours.

The HOA Office address is 15425 S. 40th Place, Suite #4, Phoenix, AZ 85044.

Sub-Association Contacts

If you live in one of the sub-associations within MPRHOA and need to contact your individual community association manager, please either contact our office for their information, or go to the MPRHOA website, under "sub-associations" to find names, numbers and email contacts.

MPRHOA Website:
Please navigate the HOA website:
www.mtparkranch.org
for more information about our community.

Stucco Wall Repairs - Year 2019

Pictures of damaged wall on left and repaired wall on right

There are many areas around the community where peeling of the stucco walls that face common areas are in need of attention. The MPRHOA reserve study allocates funds for wall repairs. Some of these walls are peeling at the base, and may be caused from water in homeowners' yards hitting the wall on the other side and leaching through the cement. Owners who share a common wall with Mountain Park Ranch also share in the maintenance responsibility for the common walls if damage is from your over-watering. You may be contacted in an effort to reduce damage. Please adjust watering away from walls. We appreciate your help and patience with the continuation of wall repairs around the community.