

MPRHOA NEWSLETTER

Mountain Park Ranch Homeowners Association

15425 S. 40th Place, Suite #4, Phoenix, AZ 85044

Spring / Summer 2021



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HEAR FROM THE EXPERT - SCOTT MURRAY

LANDSCAPE SUPERVISOR FROM PROQUAL LANDSCAPING

The 2020 water data usage for Mountain Park Ranch has been analyzed. We are proud to share that we not only were able to save water, but we came in significantly under budget for the calendar year. Smart Water Technology (satellite clocks) was first implemented in the Spring of 2019. We now have our first full year of data (2020). The data shows that the process is working great and can only lead to additional water and costs savings for years to come. For the entire calendar year, we only used 83% vs. the projected budget. This was an accomplishment after having the hottest summer on record in the Valley of The Sun! The Mountain Park Ranch Executive Director and Board of Directors have had to trust ProQual Landscaping to implement this technology in order to start reaping the positive benefits of a system like this. This partnership relationship, for a Large Master Planned Community, shows a joint effort to conserve water and lower water costs to the community. The Smart Water technology has a self correcting process with a built in weather station and it also allows ProQual to make manual adjustments from anywhere in the world with internet connections. The system encompasses Water Management for over 17 acres of turf and 35 acres of xeriscape landscaping, thus covering more than 2.5 sq. miles, including 63 Weathermatic Smartlink Controllers, air cards and weather stations. The current agreement between Mountain Park Ranch and ProQual allows for a fulltime Irrigation Technician to be dedicated to the community and stay on top of the system. Moving forward we will be looking to enhance Mountain Park Ranch by updating the irrigation system and further continuing to experience the savings in not only the annual budget but also with such a precious resource Water. All of us with ProQual Landscaping continue to look forward to our partnership and our combined efforts on saving water and money for Mountain Park Ranch while continuing the beauty found here.



SUBMIT IMPROVEMENT PLANS TO THE ARCHITECTURAL REVIEW COMMITTEE FIRST!

If you're changing or adding anything exterior and visible - front sidewalk, pavers, gate, driveway, backyard patio cover, ramada, windows, play structure, wall, house paint, awnings, etc., please submit your plans to the MPRHOA office on an Architectural Request Form for approval before starting your project. Forms are available at the MPR Office or online at www.mtparkranch.org. Once on the website please click on "exterior changes" to obtain an architectural form.

Include any diagrams, pictures, measurements, and thorough explanation with the form to make it easier for the Architectural Review Committee (ARC) to understand what you want and speed up your review.

The ARC is comprised of volunteer homeowners. They meet on the second Tuesday of each month to review requests submitted to the Office. Please submit your request by the first Monday of the month in order to give the ARC time to review your request prior to their meeting date.

While the CC&R's and Rules For Community Living give you most of the framework for what you can do, they are not all-encompassing. The goal is to have your project improve and beautify your property, and have it be in harmony with your neighbors. The Rules For Community Living handbook, as well as a searchable database for frequently asked questions, are on the MPRHOA Website. If you have questions, please contact the MPRHOA office at 480-704-5000 or by e-mail. We are here to assist you!

VISIT OUR WEBSITE! WWW.MTPARKRANCH.ORG

HOA CORNER - QUESTIONS & ANSWERS REGARDING YOUR HOA



When I read HOA's newsletters from other communities, it seems their articles are always written in a negative tone, i.e., you can't do this, you can't do that, type of articles. We always want MPRHOA's newsletters to have positive content and instead of writing articles in a negative tone, we prefer to write in a positive and educational manner.

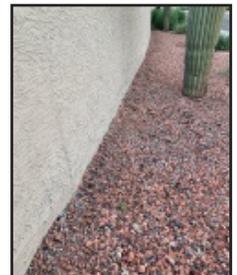
In this newsletter edition, we have gathered stories and articles which we seem to get frequent questions. So hopefully the several articles in this newsletter are for your help and information. As always, we're here to assist you.



Jim Welch
CMCA, AMS, LSM, PCAM
Executive Director

COMMON AREA & HOMEOWNER PERIMETER WALL REPAIRS

As many of you have probably noticed, the exterior stucco and paint on some of the Mountain Park Ranch common walls are peeling. This is typical, not only in MPRHOA, but also around Phoenix. Some of our perimeter walls have been repaired over the years, however others are still peeling and need repair and painting, mainly at the base. One of the main causes is water in homeowners' yards hitting the wall on their side and leaching through the wall, thus causing premature deterioration. (See photo example at the top of peeling stucco, and the photo on the bottom is after the paint and stucco are repaired). Part of the Community Manager's inspection responsibility is to report stucco wall damage to the homeowner who may be responsible for repair. Owners who share a "common wall" with Mountain Park Ranch also share in the maintenance responsibility for the common walls. If you receive a letter regarding repairs or need information such as wall paint color, please contact our Office for assistance. The best deterrent is to frequently check your sprinkler system and adjust so water is diverted away from walls. The goal here is not to send out violation letters, but to educate and advise homeowners to maintain their walls in the manner they were intended. Appearance is vital, our job is to keep it that way for all. We appreciate everyone's efforts in keeping our Association maintained.



COMMUNITY ASSOCIATION MANAGERS - MAKING OUR ROUNDS:

Typical Property Violations: January - March 2021

Typical Property Inspections: 583 total

- Landscape Maintenance: 337 (dead trees, weed overgrowth, etc.)
- Trash Cans: 56 (left out on street days after pickup, or visible on non-pickup days)
- Exterior: 46 (stucco, paint, awning repairs, etc.)
- Motor Vehicles: 41 (no license tags, parked on non-hard surfaces, abandoned, etc.)
- Miscellaneous: 96 (backwashing pools, non-approved window coverings, adverse debris)
- Nuisance: 3 (dog barking, excessive and continuous noises, etc.)
- Basketball Goals Left Out: 4

Architectural Requests

- Staff approved architectural request excluding house paint: 142
- Staff approved house paint: 96
- Total of all architectural requests: 238
- History: For year 2020, we completed 678 architectural requests and 273 were for paint.



The Recreation Centers and greenbelts are great places to picnic, throw a frisbie, read a good book and play with your pets.

Please remember to pick up after your pets and have them on a leash so you are in control of them at all times. The City of Phoenix also requires leashes. Thanks for keeping everyone safe and enjoying the common areas!

Helpful Product to Remove Oil & Rust From Driveways

Thanks to one of our homeowners who recommends using Behr concrete & masonry cleaner/ degreaser NO.990 to remove oil stains, & Super Iron Out for rust stains on driveways. Both products are available at Home Depot or other neighborhood Hardware Stores.



STATE LAW ALLOWS CERTAIN TYPES OF VEHICLES THAT CAN PARK IN THE COMMUNITY

There are certain vehicles parked on streets and/or driveways in the community that may appear to be in violation of the rules of MPRHOA when in fact, they are not.

Vehicles such as public safety, communication company and municipal utility vehicles may be exempt from parking rules in an HOA that tries to prohibit them. The MPRHOA property managers check to make certain the owners of these vehicles are complying to Arizona Law 33-1809 regarding parking of certain vehicles, as follows:

33-1809. Parking; public service and public safety emergency vehicles; definition

A. Notwithstanding any provision in the community documents, an association shall not prohibit a resident from parking a motor vehicle on a street or driveway in the planned community if the vehicle is required to be available at designated periods at the person's residence as a condition of the person's employment and either of the following applies:

1. The resident is employed by a public service corporation that is regulated by the corporation commission or a municipal utility and the public service corporation or municipal utility is required to prepare for emergency deployments of personnel and equipment for repair or maintenance of natural gas, electrical, telecommunications or water infrastructure, the vehicle has a gross vehicle weight rating of twenty thousand pounds or less and is owned or operated by the public service corporation or municipal utility and the vehicle bears an official emblem or other visible designation of the public service corporation or municipal utility.
2. The resident is employed by a public safety agency, including police or fire service for a federal, state, local or tribal agency or a private fire service provider or an ambulance service provider that is regulated pursuant to title 36, chapter 21.1, and the vehicle has a gross vehicle weight rating of ten thousand pounds or less and bears an official emblem or other visible designation of that agency.

B. For the purposes of this section, "telecommunications" means the transmission of information of the user's choosing between or among points specified by the user without change in the form or content of the information as sent and received. Telecommunications does not include commercial mobile radio services.

HELPFUL HINTS REGARDING SAFETY AND SECURITY

We cannot write enough about safety. Here again is information we all need to keep in mind:

- Never leave items in your vehicle that are visible to the public, and don't forget to lock you doors.
- According to authorities, mall parking garages are favorite targets of the opportunistic thief.
- Stow away items in the trunk of your vehicle. If you don't have an actual trunk, like in a typical SUV, cover these items with the rear interior cover or an old blanket or sheet.
- Park your vehicle in a well-lit area, be aware of your surroundings, and have your keys out and ready before you get to your car.
- Look your car over as you approach it, especially in the back seat area, to make sure everything is OK.
- Pay attention to your surroundings and if you are not comfortable go back to the store or mall and ask their security to escort you to your car.
- Carry a cell phone with you and be prepared to call the Police in case of an emergency.



BOARD OF DIRECTORS

Patricia Bambridge

Sharon Perry Gibson

Joe Giumette

Paula Owens

Tim Seyfarth

Maintenance After Hours Contact:
Charles England 480.232.4931

Community Action Police Officers:
602.262.6151

PAYMENT REMINDER:

The July - December 2021 assessment is due on July 01, 2021. A 10% late fee is added if payment is not received by July 30, 2021. Below are several options for paying your assessment:

- Mail in a check to the HOA Office.
- Drop it in the window mail-slot adjacent to the office front door.
- Checks and cash are accepted in the office.
- Bill-pay through your banking institution (please reference your account number).
- On-line through the MPR Website.

Please call the office at 480-704-5000 if you have any questions. **Thank you.**

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.

www.phoenix.gov
www.maricopa.gov

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 Dept Animal Control:
602-506-7387

Environmental Services: 602-506-6616

OFFICE STAFF & OFFICE PHONE CONTACT NUMBERS

HOA OFFICE: 480.704.5000 & FAX 480.704.5005

Jim Welch, Executive Director
jim@mtparkranch.org

Emma Kroum, Controller
emma@mtparkranch.org

Diane Krecker, Community Mgr.
diane@mtparkranch.org

Breanna Acevez, Reception/Bookkeeping
breanna@mtparkranch.org

Darcelle Hoaglund, Community Mgr.
darcelle@mtparkranch.org

Lizabeth Novosel, Office Assistant
lizabeth@mtparkranch.org

Charles England, Maintenance
charles@mtparkranch.org

OFFICE HOURS /ADDRESS

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.

Recreation Center Locations

- #1: 15216 S Ranch Circle Drive
- #2: 3939 N Ranch Circle
- #3: 2578 E Thunderhill Place

News Articles?

Ideas? Or anything else you would like to see in our Newsletters? Want to add a story or newsworthy article? Please contact the office, we're here to assist you.

Graffiti Removal

If you come across Graffiti on the property, please call the Office and give us the exact location. You can also e-mail Graffiti Busters at:

graffiti.busters.nsd@phoenix.gov

or call them directly at:
602.534.4444

RECREATION CENTER 1 POOL MAINTENANCE

(RANCH CIRCLE SOUTH AT MOUNTAIN PARKWAY)

Please note the pool area (inside the fencing) at Recreation Center 1 located on Ranch Circle South and Mountain Parkway, will be closed for several days in the month of June 2021, for normal maintenance and repairs. Exact June closure dates will be posted at the recreation centers as we get closer to that time. Items being addressed will include; pool deck repairs, bathroom painting, small scale landscaping, among other maintenance items. This only pertains to the area inside the fencing. The common areas including greenbelts, tennis courts, pickleball, basketball, and children's play equipment will be open for your enjoyment. We try to pick times of the year for maintenance that pose the least amount of interruption for our Members. The pools at the other two Recreation Centers located on Ranch Circle North and Thunderhill Road near Ray Road will be open for your use during this time and the water should be nice and warm. We appreciate your understanding with the maintenance and improvements at this Recreation Center.