



# MPRHOA NEWSLETTER

## Mountain Park Ranch Homeowners Association

Office Address: 15425 S. 40th Place, Suite #4, Phoenix, AZ 85044  
Office Phone: 480-704-5000 / Office Fax: 480-704-5005

Spring 2022  
Edition



HOA Corner	2
Hillsides	3
Safety	3
Trash Containers	3
Office Hours	4
Payment Reminder	4
HOA Contact Info.	4
Emergency Numbers	4

### HEAR FROM THE EXPERT - SCOTT MURRAY - LANDSCAPE SUPERVISOR & ARBORIST FROM PROQUAL LANDSCAPING

#### REJUVENATION PLANT CUTBACKS: WHAT IS THE BEST WAY TO PROCEED?

Rejuvenation cutbacks is a renewal pruning practice that involves the reduction in a plant's size to around 12-18 inches. When a plant continuously gets shear pruned year after year, they become very woody within the plant and outgrow their intended space. (See figure on left)



The outer growth of sheared plants creates a barrier that prevents light and air from penetrating. This in turn causes the inner growth to stop producing leaves and begin to die. The inner dead wood is weak and can be an entry point for insects and diseases that may be the cause to the plant's demise. The shearing pruning practice requires more maintenance and lowers the aesthetic look of the plant, (See figure on top right showing a full cutback) but continuously removing the outer growth promotes flowering capability. Rejuvenation cutbacks began mid-winter to early spring when the temperatures are still cooler.



Once the cutback is completed, we increase the water to the plants for a few weeks to give the plants adequate water and nutrients. The dramatic cutback will encourage the remaining limbs to promote new, vigorous growth, and improve the aesthetic value of a landscape with a more natural flowering plant cycle throughout the year. (See figures on left and right on initial and final growth after proper cutbacks.)



### SUBMIT EXTERIOR IMPROVEMENTS TO THE ARCHITECTURAL REVIEW COMMITTEE FIRST!

If you're changing or adding anything to the exterior of your property and it is visible to neighboring properties, such as; a front sidewalk, gate, driveway, backyard patio cover, ramada, windows, play structure, wall, roof tiles, house paint, awnings, etc., you must submit your plans to the MPRHOA office on an Architectural Request Form for approval before starting your project. Forms are available at the MPRHOA Office or online at [www.mtparkranch.org](http://www.mtparkranch.org). Include any diagrams, pictures, measurements and a thorough explanation which will make it easier for the Committee to understand and speed up your review.

The Architectural Review Committee (ARC) meets on the second Tuesday of each month and reviews all requests forms that have been submitted and received to the Office by 12 noon on the Monday (8 days prior) to the following Tuesday meeting date. The ARC is comprised of homeowners like you who follow established guidelines for our community.

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 and the rules. Expensive or unpleasant consequences can be avoided by obtaining approval in advance. 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](http://WWW.MTPARKRANCH.ORG)



## LET'S ALL PLAY TOGETHER!

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 have a leash on your pets and be in control of them at all times. The City of Phoenix and MPRHOA require leashes. Also, if you're using the tennis and/or pickleball courts, please allow time for others to play and enjoy the courts too. Thanks for keeping everyone safe and enjoying the common areas and amenities!



## HOA CORNER - QUESTIONS & ANSWERS REGARDING YOUR HOA HIRING REPUTABLE CONTRACTORS

I wrote the below article a few years ago to express caution to our HOA Members who hire contractors to do work at their property. Mainly we wanted our Members to have knowledge and protection from possible uninsured and misleading contractors. When we assist Members here at the HOA office who are doing improvements at their property, including landscaping, painting, etc., we try to educate on protecting Members from potential liabilities. It's surprising how many are not aware or do not ask their contractors for insurance information and/or certificates of liability when commissioning work. Below is information suggested to assist and help protect you.

The basis of this article started when I was contacted by a local and reputable contractor who has done work for our community. Reputable meaning they are properly licensed, insured, carry workman's compensation, a track record of satisfied customers, fair pricing, etc. He mentioned, as a Member of the MPRHOA Community, he has observed activity that does not serve our neighbors well. He was referring to the numerous unlicensed, unqualified, and uninsured contractors that many homeowners hire to provide landscaping, roofing, and other services. He further claimed this is evidenced by the flood of purported contractors that leave business cards and flyers on doors, including his door. Being in the business, he knows the good ones and not so good ones, and many of these people have no business being in business, as he put it. The only attraction they present to the unsuspecting homeowner is the cheap price. Many of the prices out there are below the cost of what a legitimate company can charge, let alone the idea of making a profit to enable them to stay in business, which poses a risk to you, the homeowner. He brought up a good point, and really my main premise here is homeowner protection, and by no means am I suggesting that an unlicensed and/or uninsured contractor is not a good contractor, only that they could be more of a liability to you. When hiring a contractor it is important they have credentials; such as proper insurance, a list of past customers, projects you can reference, among other things. Some of the questions I frequently receive from homeowners are as follows: **Q**) I asked my contractor about their insurance before painting our home, and they said they were insured, and even showed me a copy of their insurance certificate. **A**) This is good, however, even if a contractor you are about to hire shows you a copy of their insurance certificate, it doesn't always mean it's genuine. Always contact the insurance company who issued the contractor's policy (their name and number should appear on the insurance certificate) and verify with the agent directly that the subject contractor has proper coverage and it's currently in force. It's better to get a copy of the certificate from the agent. This way you will have a piece of mind your contractor is truthful in their insurance coverage. **Q**) I have a copy of my contractor's insurance coverage, how do I know the liability limits are enough? **A**) That's a good question, and depends on many variables including what type of work you are having done. Every job carries different risk. Someone installing a brick paver walk probably doesn't have the risk that a roofer might have high up on your roof. So talking to your own insurance company is a good start on what they provide under your policy. Many contractors have liability limits set at \$1 million, which seems pretty standard. However keep in mind, I was using contractors over 15 years ago who had \$1 million in coverage limits, and we all know times have changed. Also, look to see if the certificate has umbrella excess liability coverage. Umbrellas generally cover any excess amount over the general liability limits. **Q**) My contractor doesn't have workers compensation coverage, does this matter? **A**) If your contractor is working solo, you should be fine, however if there are other workers, then workers compensation is a must. Be careful though, if your contractor says their working solo, and they happen to bring their friend, family member, or brother-in-law around to help, on even the smallest job, you can be held liable if that person gets hurt. Have the contractor sign a contract that no other workers will be present during the job. Again to protect yourself. Please note, I am not an insurance expert by any means or claim to be one, and would always recommend you first contact your insurance agent with insurance and liability questions. As always, if you have any other questions regarding Mountain Park Ranch HOA, please do not hesitate to contact me. Thank you.



**Jim Welch**  
CMCA, AMS, LSM, PCAM  
Executive Director

## REQUEST FOR RESIDENTIAL RECYCLE AND/OR TRASH CONTAINER REPLACEMENT

If you need to replace one or both of your trash bins, here is an easy way to get it done and what we recommend. First, contact the City of Phoenix and tell them your leaving your trash bin(s) out on the curb for the City to replace, because it may take the City a week or more to replace them. Then contact the HOA office and let us know as well, as this will avoid you from possibly receiving an "HOA letter". Second, tape a piece of paper on the bin (preferably a bright colored one to make it more visible) and write on it "for City of Phoenix pickup". This not only informs your neighbors before they call us, but also makes it easier for the City to find your bin and replace it. Here is contact information for trash and recycle bin replacement: Attn: Public Works Department, Phoenix City Hall, 200 W. Washington St. Phoenix, AZ 85003, or call them at: 602-262-7251. Below is their website for further information:

<https://www.phoenix.gov/publicworks/garbage/container-repair-or-replacement>



## PROTECTING OUR HILLSIDE PRESERVES

With cooler temperatures, many people venture to the hillside preserves for hiking, jogging and/or biking in and around MPRHOA. As a refresher, all of the hillside preserves in Mountain Park Ranch HOA have one of two designations:

- **PRIVATE PROPERTY** – meaning "Open to Resident Hiking with Restrictions"
- **NO TRESPASSING** – meaning "No Trespassing by Anyone", including MPRHOA Members and their guests

Signs clearly mark the hillsides in areas of ingress and egress. The hillsides and preserves add a uniqueness to MPRHOA. Please help to preserve our natural surroundings and the animals that live there. If you notice any disregard for our preserves and signage, please contact the local Police at 602-262-6151.

In addition, any homeowner who backs up to a Hillside and has a cement water drain, please remember to frequently check and clean these drainage lines for proper water drainage. The Association periodically cleans the common area drain culverts, and with your assistance, it will lessen the likelihood of possible flooding on the preserves and/or your property. If you notice an abundance of debris or blockage in the common area culverts, please contact the HOA office so we can address it timely.

### Recreation Center Locations

There are three (3) recreation centers in MPRHOA for you to enjoy. The recreation centers have junior olympic size pools (75 feet long), heated spas, kiddie pools, tennis, volleyball courts, playgrounds, bathrooms, showers, greenbelts, grills, and picnic areas. The recreation center located on Mountain Parkway also has pickleball and a basketball court.

#1: 15216 S Ranch Circle Drive (6:00am - 9:00pm)

#2: 3939 N Ranch Circle (7:30am - 9:00pm)

#3: 2578 E Thunderhill Place (8:30am - 9:00pm)



## NEIGHBORHOOD CRIME WATCH

Let's all work together to help eliminate neighborhood crime. Here's some tips:

- Parking on streets are favorite targets of the opportunistic thief, keep any valuables out of sight that are inside your vehicle. Parking in driveways and garages are safer.
- Doorbell cameras and security lighting that illuminates your driveway and property can help deter potential thief's.
- Keep car key FOBs next to your bed at night, and if you hear an intruder press the car alarm button to hopefully scare them off.
- Write down where you park your car, or even snap a picture of the parking garage level and the entrance you used, especially at the malls, airports, hotels, etc., so you can go directly to your car and not have to wander the parking lot.
- Watch for vehicles moving slowly without lights or without an apparent destination driving through neighborhoods.
- When coming home at night, before you pull in your driveway, take a quick drive around your neighborhood noting anything suspicious.

Articles in this newsletter are mainly generated by; questions we get from our Members, stories that our Members want us to publish, or other topics that are noteworthy for all our Members and their guests.



# BOARD OF DIRECTORS

Patricia Bambridge Sharon Perry Gibson Paula Owens Tammy Rowles Tim Seyfarth

Maintenance After Hours Contact:  
Preston Burt 480.232.4931

Community Action Police Officers:  
602.262.6151  
Always dial 911 for an Emergency

## PAYMENT REMINDER:

The July - December 2022 semi-annual assessment of \$162.00, is due on July 01, 2022. A 10% late fee is added if payment is not received by July 30, 2022. 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.

**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

**Sewer Drain Location:** 602-256-3190

**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

**Kristen Palermo**, Reception/Bookkeeping  
kristen@mtparkranch.org

**Breanna Acevez**, Community Mgr.  
breanna@mtparkranch.org

**Lizabeth Novosel**, Office Assistant  
lizabeth@mtparkranch.org

**Preston Burt**, Maintenance  
preston@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.

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

**Pool Key Fob's (electronic keys)**  
are transferred from seller to buyer at time of house sale. Lost or replacement keys can be purchased from the office for a fee of \$30. You must have proof of property ownership and ID to obtain a key.

## News Articles?

Ideas? Or anything else you would like to see in the MPRHOA 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

## ANNUAL 4TH OF JULY CHILDREN'S PARADE AT MOUNTAIN PARK RANCH

The community of Mountain Park Ranch is again sponsoring a Children's 4th of July Parade. All families are invited to join in on Monday, July 04, 2022. Come celebrate with Mountain Park Ranch family and friends. We will be celebrating this historic day with a Parade and some fun and games for the entire community. The Parade begins at 8am at the Foothills Baptist Church on Thunderhill Road and will follow Thunderhill east to the Park near Ray Road. The Phoenix Fire Department will be on hand to lead the kids down Thunderhill. Time is fast approaching to start decorating your bikes, trikes, wagons, scooters and electric kiddy cars with red, white and blue streamers and ribbons.

A family celebration will follow the Parade, at Thunderhill Park, and end around 10:30 a.m. The celebration will include a DJ, a superslide and other family activities. There will be sno-cones, hot dogs and drinks for the entire family. Best of all, there will be awards and prizes for best decorations and spirit. Bring your cameras! This is a great opportunity to show our community spirit, to meet neighbors, visit with friends and have a great time with the entire family. See you at the Parade and celebration. For more information please contact the MPR office at 480.704.5000.