



MPRHOA Newsletter
Mountain Park Ranch Homeowners Association
 Office Address: 15425 S. 40th Place, Suite #4, Phoenix, Arizona 85044
 Office Phone: 480-704-5000 / Office FAX: 480-704-5005

Fall
 2023
 Edition



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Please e-mail any
 Association questions to:
jim@mtparkranch.org

2024 - Assessment Adjustment

After a thorough financial review, it has become necessary to increase the HOA assessment up \$3 per month from the current \$180 to \$198 semi-annually, which is due January 1st and July 1st 2024. This adjustment is essential to ensure that our community can continue to provide the quality services and amenities you have come to expect. The increase will help cover rising operational costs, such as maintenance, landscaping, utilities, insurance, pool chemicals, etc., while maintaining the reserve account and overall financial health of our HOA. This is only the 5th increase we have seen in the past 20 years. By fostering transparency, open communication, and prudent financial planning, we can ensure that this dues adjustment benefits everyone in the long run, making the community an even more desirable place to call home.

Please also make sure you adjust the new assessment amount on any auto-pay or credit card payment schedule you have set up with your financial institution. For more detailed information on assessments, please reference the MPRHOA website: www.mtparkranch.org and click on "Resources" and then click on "Annual Assessment/History".

Stucco Wall Repairs



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 in the community.



(Typical picture of a damaged wall on left and a repaired wall on the right)

Are There Any Rules for Renting Properties?



The answer to this question is yes. Owners may rent only the entire house, and for no less than 30 consecutive days. Rentals must be made only to a single family, related family or a group of not more than three persons unrelated by blood or marriage. A copy of the Tenant-Occupancy Registration Form must be filed with the Mountain Park Ranch Homeowners Association business office containing the telephone number and mailing address of the owner or owner's representative. It is also good to supply the tenants' contact information in case of an emergency. Tenant-Occupancy Forms can be found on the HOA website at www.mtparkranch.org or obtained from the HOA office.



Maintenance After Hours Contact:
Preston Burt: 480.232.4931

Community Action Police Officers:
602.262.6151

Board of Directors

Patricia Bambridge
Grant Gosselin
Don Hammer
Bruce Jensen
Tammy Rowles



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

City of Phoenix Water Dept.

602-262-6251

Council Persons Office

602-262-7491

City of Phoenix General Services

602-262-6111

Parks and Recreation

602-262-6861

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 - Phone Contacts and Emails

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

Jessie Shimasaki - Reception/Bookkeeping: jessie@mtparkranch.org

Patti Shillingburg - Community Mgr: patti@mtparkranch.org

Lizabeth Novosel - Office Assistant: lizabeth@mtparkranch.org

Preston Burt - Maintenance: preston@mtparkranch.org

Ken Morris - Maintenance Assistant

OFFICE HOURS/ADDRESS

Regular MPRHOA office hours are 7:00am to 4:00pm, 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

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**



The recreation centers and greenbelts are great places to picnic, throw a Frisbee, read a good book and play with your pets. Please remember to have a leash on your pets, pick up after them, and be in control of them at all times. The City of Phoenix also requires leashes. Thanks for keeping everyone safe and enjoying the common areas!

Payment Reminder:

The January—July 2024 semi-annual assessment of \$198 is due on January 01, 2024. A 10% late fee is added if payment is not received by January 30, 2024. 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.

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.



Pool Keys (FOB's) are transferred from seller to buyer at time of house sale. Lost or replacement keys can be purchased from the HOA office for a fee of \$30. There is no cost if you bring in your existing key FOB, if it's not working correctly. You must have proof of property ownership and ID to obtain a FOB. FOBs work both the pool and tennis court gates at each recreation center.

