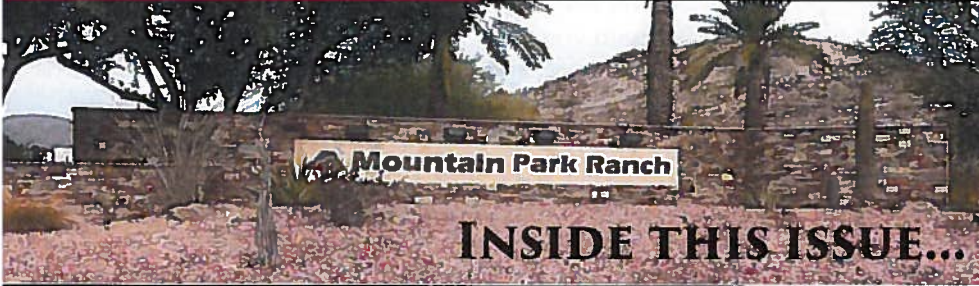




# MPRHOA NEWSLETTER

## Mountain Park Ranch Homeowners Association

Fall 2016



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### RECREATION CENTERS (RANCH CIRCLE NORTH & THUNDERHILL POOL AREAS)



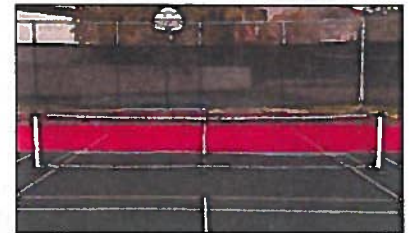
Please note the pool areas at the Recreation Centers located on Ranch Circle North and on Thunderhill near Ray Road will be closed for a week or two for normal maintenance and repairs sometime during January - March 2017. Dates and times will be posted when repairs are scheduled. Items being addressed will include; pool deck repairs, bathroom painting, shower tile repairs, among other maintenance items. This only pertains to the area inside the fencing. The common areas including greenbelts, tennis courts, 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 pool at the Recreation Center located on Mountain Parkway and Ranch Circle South will be open for your use during this time and the pool is heated. We

appreciate your understanding with the maintenance and improvements at these Recreation Centers. **Please contact the Office at 480-704-5000 with any questions.**

### PICKLEBALL UPDATES

With several more inquires regarding adding more pickleball courts to one of our recreation center tennis courts, the board of directors decided to experiment and will be adding more pickleball lines and portable pickleball nets at Recreation Center

1, located off Ranch Circle South and Mountain Parkway. At this point we will continue to monitor what type of usage and feedback we receive and re-evaluate more on the game of pickleball at a future time.



### CLEANUP AROUND USPS MAILBOXES



- Locations of many of our USPS mailboxes are located around and adjacent to homeowners properties, and that individual homeowner is responsible for maintaining the surrounding area. Please respect the areas near and around mailboxes and not discard any unwanted mail or other items.
- If you see any mailboxes that need repair or you need a replacement key, please contact the Ahwatukee postage service for questions.

### NO HOA DUES INCREASE FOR 2017

Once again, the Budget & Finance Committee along with the Board of Directors determined it will not be necessary to increase your association dues next year. Assessments will remain at \$300 per year per membership. The HOA dues are semi-annually; \$150 due on January 01 and \$150 due on July 01 of each year.

**VISIT OUR WEBSITE! [WWW.MTPARKRANCH.ORG](http://WWW.MTPARKRANCH.ORG)**

## News Articles?

Ideas or anything else you would like to see in our Newsletter?

Want to add a story or newsworthy article?  
Please contact the office,  
we're here to assist.

## Lost and Found

The MPRHOA office periodically receives items left at the recreation centers, common area greenbelts, and other areas in the community including keys, clothing, shoes and towels. If we can identify who they belong to we will contact you in a timely manner. If you have misplaced any personal items at the recreation centers, please contact the office.

## Payment Reminder:

The January - June 2017 assessment is due on January 1, 2017. A 10% late fee is added if payment is not received by January 30, 2017. Below are several options for paying your assessment:

- Mail in a check to the HOA Office or drop it in the secure drop box outside the office 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 ([www.mtparkranch.org](http://www.mtparkranch.org), fees may apply).

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



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 also requires leashes. Thanks for keeping everyone safe and enjoying the common areas!

## MAINTENANCE CORNER

Please say hello to Joe and John when you see them out on the property. They work hard to keep your recreation centers and common areas maintained and running efficiently for your enjoyment.



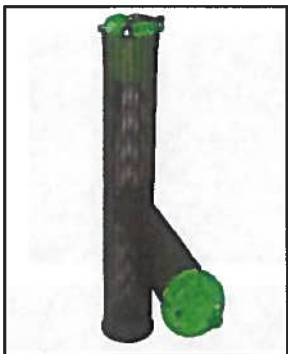
**Joe Brooks**  
Maintenance



**John Wintercorn**  
Maintenance

## HEAR FROM THE EXPERT

New soil watering techniques when planting trees:



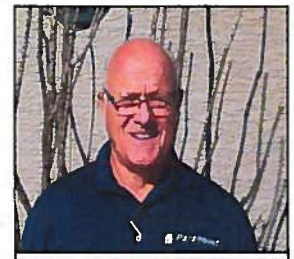
As always we are constantly seeking new and cost efficient methods to save water and improve the quality of the landscape at Mountain Park Ranch HOA.

One of the greatest challenges to planting and maintaining healthy trees is how to optimize root growth in less than ideal conditions. Examples are; poor soil composition, poorly structured soil, restricted space (as in street plantings, especially near sidewalks), and soil compaction from heavy pedestrian or vehicle traffic. If any of these conditions exist, then a proper root aeration system is important for the establishment of

a newly planted or even existing tree. Right now we are experimenting with a product called Rootwell. Rootwell, for the most part, is a root aeration and nutrient delivery device via a tube (see picture) implemented into the ground next to a tree created to bring enhanced growth and productivity to trees in yards, parks, cityscapes and many other locations. These tubes have been specifically engineered to introduce oxygen, water and nutrient movement in compacted soils allowing proper water distribution into the root ball from under the ground. Traditionally we all water on top of the ground, which in many instances can waste water from runoff into areas that don't need water, thus limiting the amount of water needed for roots. This new Rootwell process waters directly at the roots which will save on costs because the water is already acclimated to the root,

which is the most important area for proper and consistent growth. Just thought you should know the different landscape and watering methods we try implementing such as this to keep one step ahead of the ever increasing watering costs we are all so familiar with. To learn more about this product and product line, please refer to their website at [www.rootwell.com](http://www.rootwell.com).

If you have any questions on landscape matters please contact the MPRHOA office at 480-704-5000. Thank you.



**Michael Underwood**  
Certified Arborist and  
Vice President of  
Paramount Landscaping  
Maintenance

## HOA CORNER - QUESTIONS & ANSWERS REGARDING YOUR HOA

As you probably read on the first page of this newsletter, the annual HOA dues did not go up for next year. The finances of our HOA are one of my favorite topics to discuss because the financial health of our Association exceeds standards. We consistently keep around 95-100% funding in our reserve accounts at all times. This is something unheard of in other HOA's. What this means is if something on the property goes wrong, needs emergency repairs and/or replacement, the money is already there, because we have pro-actively put monies aside each year to fund for these expected and unexpected repairs. By having this proactive ongoing savings account, not only protects our members from unexpected special assessments, but at the same time any potential new owners looking to buy in MPRHOA can be assured our HOA is well funded adding value to our community and giving them a peace of mind that we are financially secure. We believe the following has contributed to our financial health: We managed to keep assessments lower than other communities by proper budgeting, staying within budgetary line item amounts, and proactively planning and mapping out future expenses before they materialize. (For example, proactive erosion control, and GPS time clocks for our sprinkler systems to save on watering costs, as well as being properly insured for adverse monsoon weather like we had in the past.) For instance, several years ago I approached the board of directors to increase our property insurance coverages for trees and plant material in an effort to protect the association from possible monsoon storm damages. In the past 11+ years I've been here it seems like the weather patterns have grown worse in terms of flooding, torrential rains and damaging winds. The board agreed and approved increasing our insurance for storm damage. A few years later (about 4 years ago, if you all remember) we had a monsoon storm that some classified as a mini tornado rip through our community downing and damaging over 260 of our trees. Fortunately because the board agreed to increase our storm damage coverages, insurance covered all our expenses for damages which was around \$300,000. Other neighboring HOA communities didn't fare so well, didn't have adequate coverages, and had to increase homeowner's dues and add special assessments to cover all their damages, for tree cleanup and removal, tree replacement and erosion damage which depleted their operating and reserve monies. Not us. Many had no funding to replace trees, however we did, which was part of our insurance settlement. And, one last note on this subject, our insurance premiums never went up, and that storm was 4 years ago. This was due to our low to non-existent past insurance claims history and also being in a group insurance plan with other communities which further insulated any claims we may have. Ask any real estate agent or broker around, we have very low assessments compared to other HOA's that have fewer amenities than we do. For instance, we have pools, tennis courts, spas, playgrounds, large common areas and greenbelts, water fountains, in addition to top-notch landscapers, maintenance staff always here to help, who treat this property like their own, and an on-site positive administrative staff, that works for you. In addition, the Board of Directors and all committees make prudent and professional business decisions for our community, including proper bidding, researching contractors, and using contractors that are licensed and insured, all for the protection of MPRHOA, and only utilizing contractors when absolutely needed. On top of that when doing our yearly budget, Emma our controller and myself start our initial line item budget review in late Spring each year, looking at present and future contracts, historical figures, cost from utility companies, professional observations, among other sources. After gathering this information we put those numbers together along with justifications and substantiations for each and every line item so when it's first presented to the 15 plus landscape and budget and finance committee members (all homeowners) for them to review, they have a good solid understanding to make their budget decisions. After their review, it then goes to the board of directors (which is 5 more MPRHOA members) for review and final approval on all costs and expenditures which now have all been justified so the board can make logical and prudent decisions to approve the budget. That's teamwork, that's disclosure, and more importantly that keeps full transparency on our budgetary line item expenses making our members feel comfortable and at ease that their assessments dollars are being utilized properly, effectively and consistent with the manner the association was intended. We, as a staff, are very dedicated to you and our community, and with that of course comes long hours and hard work. The payoff each day of our due-diligence, to be able to come back to our members and to show and exhibit top notch landscaping, resort style recreation centers and financial stability and sustainability unlike any other HOA's of our age and stature, makes working for our members and community a more satisfying and fulfilling experience for all of us. **As always, if you have any questions regarding Mountain Park Ranch HOA, please do not hesitate to contact me. Thank you.**



Jim Welch  
CMCA, AMS, LSM, PCAM  
Executive Director

Patricia Bambridge Glenn Dickensen Link Paffenbarger Tammy Rowles Tim Seyfarth

### Maintenance After Hours Contact:

Joe Brooks 480.232.4931

### Community Action Police Officers:

602.495.5004

Always dial 911 for an Emergency

## FINANCIAL STATUS of the Association

Monthly financial statements, audits, and budgets can be viewed on the website at any time.

- MPRHOA is nearly 100% funded in the reserve account. Very rare for an HOA to be this financially strong!
- Please contact the Association office if you have any questions on the financials.
- MPRHOA is one of the most financially sound HOA's in the state of Arizona as confirmed by our outside Audit Firm who audits over 400 HOA's.

## MPRHOA WEBSITE

Please navigate the HOA website: [mtparkranch.org](http://mtparkranch.org) for more information on our community and to reference documents and forms, on-line payments, architectural requests, etc. Our goal is to make it as easy as possible for you to find information.

## POOL KEYS

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 \$25. There is no cost if you bring in your old brass key. You must have proof of property ownership and ID to obtain a key.

## 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: 602-262-8657

Pecos Community Center: 602-534-5252

Sewer Drain location: 602-495-5926

Trash Collection Schedule: 602-262-7251

Maricopa County Health Dept Animal Control:

602-506-7387

Environmental Services: 602-506-6616

## OFFICE STAFF

Jim Welch, Executive Director  
[jim@mtparkranch.org](mailto:jim@mtparkranch.org)

Emma Kroum, Controller  
[emma@mtparkranch.org](mailto:emma@mtparkranch.org)

Diane Kreckler, Community Mgr.  
[diane@mtparkranch.org](mailto:diane@mtparkranch.org)

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Marty Schlueter, Community Mgr.  
[marty@mtparkranch.org](mailto:marty@mtparkranch.org)

Lizabeth Novosel, Office Assistant  
[lizabeth@mtparkranch.org](mailto:lizabeth@mtparkranch.org)

Joe Brooks, Maintenance Supervisor  
[joe@mtparkranch.org](mailto: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, locked drop box located adjacent to the office front door for your convenience.

Please e-mail any Association questions to:

[jim@mtparkranch.org](mailto:jim@mtparkranch.org)

## RECREATION CENTERS

Three junior Olympic size pools (75 feet long) including heated spas, kiddie pools, tennis courts, basketball and volleyball courts, playgrounds, bathrooms, greenbelts and picnic areas.



\*15216 Ranch Circle South (6am-10pm)

3939 Ranch Circle North (8am-10pm)

2578 E Thunderhill Place (8am -10pm)

\*Heated Pool