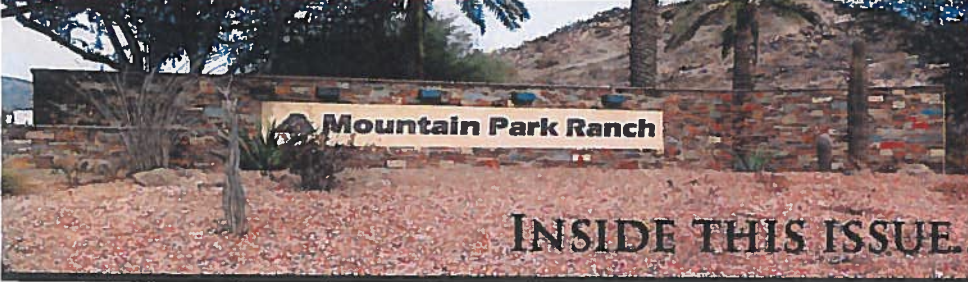


MPRHOA NEWSLETTER

Mountain Park Ranch Homeowners Association

Winter 2014



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HEAR FROM THE EXPERT

Do's and Don'ts for Citrus Trees:

I'm frequently asked about citrus trees and hope this article will answer questions for the MPR Community.

DRAINAGE: Citrus requires fast drainage. It's not advisable to plant citrus trees in poorly drained soil. Soil can however be improved. To learn more about improving soil, ask your local garden center or nursery.

WATERING: Citrus needs moist soil and never standing water. Water should soak in within 30 minutes to 1 hour. Clay soil is the greatest risk for poor drainage. Well established trees should be watered every other week. If you choose to build basins around citrus trees, make them wider than the crown of the tree. The surface roots of the citrus tree will grow further than the crown of the tree. Keeping the water away from the trunk, (6"-12") protects the base of the trunk.

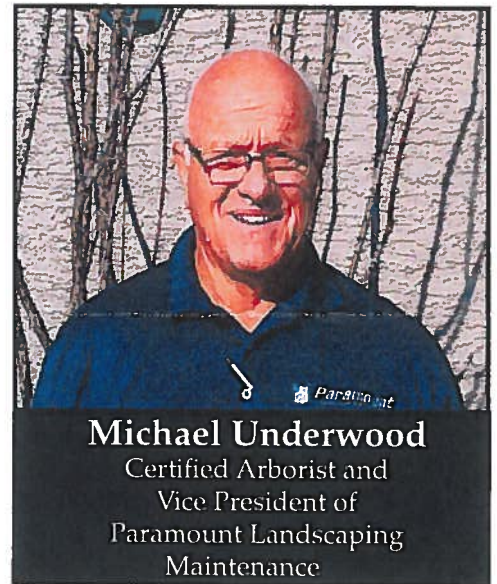
MULCHING: Apply a 2-3 inch deep

layer of quality mulch above the soil is beneficial. This keeps the roots cool and moist.

SUNBURN: Trunks should be wrapped or painted in an effort to protect from sunburn. Sunburn is common to citrus trees in the hot desert. Paint or trunk wrap can be purchased at your local nursery or garden center. It's best to keep citrus branches as low to the ground as possible. This helps to protect the trunk from sunburn and keeps the tree cooler.

PRUNE: To prune correctly, only remove twiggy growth along with weak and/or dead branches. Nip back wild growth and balance the crown. It's important to always remove old or undesirable fruit in an effort to encourage new growth and discourage rodents.

FERTILIZE: Apply quality citrus fertilizer in late winter and again in June, July and August. Be sure to read



the label and follow instructions noted on the bag of fertilizer. As always, if you see me on the property and have landscape questions, please do not hesitate to ask.

Thank you.

NO INCREASE IN MPRHOA ASSESSMENTS FOR YEAR 2015

(\$150 assessment due January 1, & July 1, 2015)

Some reasonable explanations for our low assessments are as follows:

- Professional fiscal management
- Sound business decisions
- Obtaining advice from professionals when warranted
- Having a conscientious and dedicated Board of Directors
- Incorporating budget & finance, landscaping and architectural review committees to help make decisions
- Having an experienced and devoted office staff
- Attracting good Members like you who help maintain the community in the manner it was intended



VISIT OUR WEBSITE! WWW.MTPARKRANCH.ORG

SAGUARO RELOCATION SUCCESS

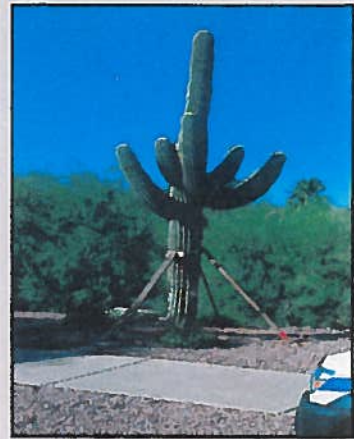


Thought you might like to see what's involved in moving and saving a saguaro from falling over, which was coordinated by our landscaper Michael Underwood of Paramount Landscaping. This one is located in a common area near 36th Street and Chandler Boulevard and was starting to lean and would eventually fall if we didn't attend to it. Saving and relocating a saguaro is a careful and detailed process. The end

result was moving it near the same spot and digging a new hole to support it. The picture on the left shows the crane relocating it and the picture on the right is its final resting place. It is estimated by the "saguaro professional" (the person who did the relocating) that this one is over 200 years old. We have a few more on the property needing attention you may have noticed, and we are addressing them in the same manner.

Ok, so what's it mean to be over 200 years old in relation?

- 1804 - The expedition led by Lewis and Clark departs up the Missouri River
- 1808 - James Madison is elected President
- 1809 - Abraham Lincoln, the 16th President of the United States, is born
- 1814 - Francis Scott Key writes the words to the Star Spangled Banner



Many times rodents burrow under and near these saguaros because of the water supply. Saguaros as you may know, like lots of water and rodents undermine the saguaros finding moisture causing the ground to become unstable. If we have rains on top of that, the water goes into the rodent holes making matters worse. As a note, we updated our budget a few years ago and increased rodent deterrent applications. We are addressing these issues aggressively, and will be keeping a close watch on this one. Just thought you should know what we're doing out there, as these saguaros are very valuable and protected, and we want to keep it that way.

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 you 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 love 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, 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:

www.phoenix.gov/publicworks/garbage/container-repair-or-replacement

EXTERIOR CHANGES TO YOUR PROPERTY

If you plan to make upgrades to the exterior of your property, other than typical landscaping and plants, please contact the HOA office as it may require architectural committee approval.

COMMUNITY ASSOCIATION MANAGERS - MAKING OUR ROUNDS:

Typical Property Violations and Architectural Requests: May - October 2014

TYPICAL PROPERTY INSPECTIONS: 1,897 total

- Landscape Maintenance: 1,306 (dead trees, weed overgrowth, etc.)
- Trash Cans: 150 (left out on street days after pickup, or visible on non-pickup days)
- Exterior: 153 (stucco, paint, awning repairs, etc.)
- Motor Vehicles: 94 (no license tags, parked on non-hard surfaces, abandoned, etc.)
- Miscellaneous: 159 (backwashing pools, non-approved window coverings, adverse debris)
- Nuisance: 23 (dog barking, excessive and continuous noises, etc.)
- Basketball Goals Left Out: 12

ARCHITECTURAL REQUESTS: 185 total

- Staff approved architectural request excluding house paint: 62
- Staff approved house paint: 77
- Committee reviewed and approved architectural request: 39
- Committee reviewed and not approved architectural request: 7

Reminder: Many homes, apartments, and business exteriors haven't been painted in years and are showing signs of wear, fading, streaking, etc. The HOA office has 75 paint color combinations to choose from, including paint books you can check out. Please visit the office for selections, we are here to assist you and can approve your selection immediately. Here's a tip: If you're out driving or walking around the community and see a particular color on a home that you like, just call us with the address and we can provide you the color(s).

MAINTENANCE STAFF



Joe Brooks
Maintenance

We want to give a big thank you to Joe and David our trusty and reliable maintenance men. These guys are on the property at 4 am, they drive around and check for irrigation and water leaks, property damage, trees down, etc., then open the heated pool by 5:30 am for the early bird swimmers. By 8 am they have all other recreation centers up and running and pool chemicals properly adjusted. And remember this is 7 days a week, 364 days a year (Christmas Day is spent with family and friends). They treat this property like their own. Please say hello to them next time you see them on the property.



David Vasquez
Maintenance

HOA CORNER - QUESTIONS & ANSWERS REGARDING YOUR HOA Hiring Reputable Contractors

I wrote the below story a few years ago to express caution to our Members hiring contractors to do work at their property without full 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 them on protecting themselves from potential liabilities. It's surprising how many are not aware or do not ask their contractors for insurance information and certificates of liability when commissioning work. Below is information to assist and help protect you, as we believe it's very important.

I was recently 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 owner. 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 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) Ok, 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 ten 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 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 happens to bring their friend, family member, or brother-in-law around to help, on even the slightest 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. I am not an insurance expert by any means or claim to be one, and 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



Annette Arnce

Mark Brown

Bruce Jensen

Tim Seyfarth

Harry Whitesell

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 currently 100% funded in the reserve account.
- Please contact the Association office if you have any questions on the financials.

POOL KEYS

Pool keys are transferred from seller to buyer at time of house sale. Lost or replacement keys can be purchased from the business office for a fee of \$25. If your pool key does not work, bring it in and we can replace it for free. You must have proof of property ownership and ID to obtain a key.

OFFICE STAFF

Jim Welch, Executive Director
jim@mtparkranch.org

Denise Anderson, Community Mgr.
denise@mtparkranch.org

Nancy Klinger, Controller
nancy@mtparkranch.org

Lizabeth Novosel, Office Assistant
lizabeth@mtparkranch.org

Diane Krecker, Community Mgr.
diane@mtparkranch.org

Joe Brooks, Maintenance Supervisor
joe@mtparkranch.org

Sue Robota, Reception/Accountant
sue@mtparkranch.org

David Vasquez,
Maintenance & Irrigation Specialist

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**

2014 ANNUAL MEETING RESULTS

<u>Candidate</u>	<u>Votes</u>
Mark Brown	1339
Tim Seyfarth	1126

Pickleball

Option 1 – Minor reconditioning	325 Yes	173 No
Option 2 – Repair/Replace existing court	143 Yes	282 No
Option 3 – New standalone court	94 Yes	338 No
Option 4 – Not interested in pickleball	1057	

Votes

NEIGHBORHOOD 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 is safer.
- Stow away items in the trunk of your vehicle. If you have an SUV, cover these items with an old blanket, sheet or use the interior cover that comes in many vehicles.
- 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.

Keep a watch for the following and be ready to report it to the police:

- A stranger in a car who stops to talk to a child.
- Vehicles moving slowly without lights or without an apparent destination driving through neighborhoods.
- Merchandise for sale for ridiculously low prices.
- Someone going door-to-door or looking into windows and parked cars at neighboring properties.



RECREATION CENTERS

(Jr. Olympic pool, spa, tennis courts, play and picnic areas)

15216 Ranch Circle South • 3939 Ranch Circle North

2578 E Thunderhill Place