

THE GREENBELT

Mirage Crossing HOA Information

- The elected members of the 2020 HOA Board of Directors are:

Don Szyndrowski	President
Dan Cunningham	Vice President
Jim Olivi	Vice President
Ken Padgham	Vice President
Ron Rossman	Treasurer

- The board can be contacted at:

board@miragecrossing.com

- Prior meeting minutes and other HOA info is found at:

www.miragecrossing.com

HOA Board of Directors

Next Meeting

- April 20 HOA Board of Directors Meetings:**

- Executive Session 5:00 PM via Zoom

- Open Meeting 7:00 PM via Zoom

Zoom Meeting Access

<https://zoom.us/j/93588893956?pwd=Ukx0aUF>

[EVWpnTEM5Z0VodkRXL0NwZz09](https://zoom.us/j/93588893956?pwd=Ukx0aUF)

Meeting ID: 935 8889 3956

Passcode: 369592

Mirage Crossing Pandemic Facility Update

On Thursday, March 25, 2021, Governor Ducey issued an Executive Order lifting all COVID-19 business restrictions in Arizona. Group size limitations at HOA/condo pools is now lifted and some additional seating has now been placed in the Mirage Crossing pool area.

Despite Governor Ducey lifting COVID-19 business restrictions, the Executive Order encouraged all businesses (including HOAs/condos) to continue to take precautionary actions recommended by the CDC, the US Department of Labor, OSHA and the ADHS to limit and mitigate the spread of COVID-19.

As a result, the HOA is still requiring the following facility utilizations:

- HOA Board meetings will remain as Zoom meetings through June.
- Masks are to be worn, social distance is to be maintained, and cleaning of areas before use is still required in all common areas.

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Rules and Regulations Enforcement

At the March 18 HOA Board of Directors meeting, there was an extended discussion regarding the enforcement of the Mirage Crossing Rules and Regulations (R&R's). HOA members raised concerns about the following blatant and enforceable community rule violations, some of which included:

- Decorative lights on patios
- Parking
- Hoses laying on ground and around buildings
- Size of dogs
- Glass in the pool area
- Decorative elements that have been attached
- Building facade damages via hanging nails etc.
- Trash dumpster violations
- Washing cars in driveways

During the discussion, HOA President Don Szyndrowski explained to members that in executive session the Board had discussed these very issues and will come up with procedures during the month of April to enforce our community R&R's.

He explained that early in April, Board members onsite would be walking the community and identifying obvious rule violations and their unit numbers. At the April 20 Executive Session, the violations will be reviewed. and Property Manager, Jeff Hennick, will then be directed to send violation letters to the owners where these violations occur. This would begin the violation progressive chart outlined on page 13 of the R&R's document. The R&R's document can be found at the following link: <http://www.miragecrossing.com/news/wp-content/uploads/2021/01/RRs-Version-Final-1.25.2021-1.pdf>

The violation chart calls for a fine to be imposed if the violation occurs a second time. If a third notice should be necessary, the fine doubles. In the case of multiple Parking Violations, the vehicle will be towed off property.

Obviously, it is not the Board's wishes to have to advance to second and third level actions. However, the Board has decided moving forward to be to be more aggressively enforcing R&R's violations.

Pandemic Facility Update Continued

- Conditions for use of the fitness room to remain the same pending review at the next HOA Board meeting April 20th.
- Clubhouse will remain closed pending review at the next HOA Board meeting April 20th.
- In preparation for reopening, hand sanitizer stations will be installed at both entrances of the clubhouse.



Maintenance and Management Projects

Below is a summary of current and completed maintenance and enhancement projects.

Gothic Landscaping

- ✦ Continued the cleanup of different areas and spraying for emergent weeds.
- ✦ Removed a large branch from a palo verde and reshaped the tree between buildings 9 and 10.
- ✦ Irrigation leaks continue to be addressed as they are reported,

Cactus Property Services:

- ✦ Completed re-curbng of a section at the visitor parking space at building 55.
- ✦ Replaced three lights fixtures along the clubhouse path to the mailboxes.
- ✦ Bird spikes were added to the vegas which were cleaned and stained at unit 2055.
- ✦ A small section of the wall in front of the clubhouse was repainted.

Poolman

- ✦ Dropping temperature and spa water level was repaired.
- ✦ The pool deck is pending several repairs to the surface.
- ✦ The spa has several missing tiles which will require the spa to be drained at the time of repair.

Republic Services

- ✓ A 6-yard container will be placed in the enclosure at building 8. This will provide access as required in that location.
- ✓ Another 6-yard container will have a sliding door repaired and re-positioned in a different enclosure.

Miler Plumbing

- ✓ Repaired a main line water leak at building 41.
- ✓ Evaluated a leaking refrigerator line from unit 2011 which leaked in to unit 1011, the water line was then repaired. The repair of the damages in unit 1011 is pending.
- ✓ Installed a new a 1' shut off valve at 1008 and repaired a hose bib at building 17

Atomic Pest Control

- ✓ Treated unit 1008 for bees on March 9.

Sage Renovation Pruning

In the coming weeks, Gothic Landscaping will be "renovation pruning" half of the sage plants on Mirage Crossing property. This means, the sage plants will be cut to where there is essentially nothing left but a few sticks standing out of the ground. While this process is not necessarily pleasing to the eye with the plant trimmed in this way, it is a healthy process for the plant to "regenerate" itself. Foliage will begin to reappear in about six weeks and it will likely be flowering early next fall. The other half of the sage plants will be "renovation pruned" in the fall.

First Service Contact Information

Community Manager: Jeff Hennick

jeff.hennick@fsresidential.com

Office: 480-860-0221

FirstService Residential (Management Company) Call Service: 480-551-4300. (24/365)

Accounts Receivable:

480.551.4300 ext. 4906 [ARsupport](mailto:ARsupport@fsresidential.com). telephone

az@fsresidential.com

Assessment Payment:

<https://www.fsresidential.com/arizona/pay-association-fees>

Fee Waiver Request:

www.fsresidential.com/arizona/homeowners/fee-waiver-request

Address Change: addresschanges.az@fsresidential.com

ClickPay!

ClickPay.com/FirstService

1.888.354.0135

Enrollment

<https://estatements.welcomelink.com/arizona>

Mirage Crossing Facility Hours

Property Manager On-Site

- **Monday, Wednesday & Thursday 9:00 am – 4:00 pm**
- **Tuesday: 9:00 am – 1:00 pm**
- **Friday: Office Closed**

Clubhouse:

Closed due to COVID Restrictions

Fitness Room

Sunday-Saturday 3:00 AM to 12:00 AM

COVID restrictions remain in place

Pool

Sunday-Saturday 6:00 am to 10:00 pm

Mirage Crossing Calendar

- ✦ **April 20 HOA Board of Directors Meetings:**
Executive Session 5:00 PM via Zoom
Open Meeting 7:00 PM via Zoom
Zoom Meeting Access See p.1
- ✦ **May 18 HOA Board of Directors Meetings**
- ✦ **June 2 Next edition of the Greenbelt**
- ✦ **June 22 HOA Board of Directors Meetings**

No HOA Board meetings are currently scheduled in July, and August, but if one should it be necessary, proper notifications will be made in advance.

The Greenbelt

The Greenbelt is published six times annually, October, December, February, March, April and June, by Board Member Dan Cunningham and edited by Carolyn Gollings. The purpose of *The Greenbelt* is to enhance community knowledge and understanding of the current work of the HOA and provide other items of information relevant to the entire Mirage Crossing community. Individuals wishing to submit items for publication should email them to miragecrossingnewsletter@gmail.com ten days prior to the publication date.