



# The Greenbelt

December, 2021

Volume VI, Issue 4 #70

## Mirage Crossing 2021 Annual All Members Meeting January 18

The annual meeting for the Mirage Crossing Homeowners Association will be held on Tuesday, January 18, 2022. The format is still undecided. The meeting could be electronic again due to Covid 19 cases in Arizona.

At that meeting, there will be an overview of all of the HOA's work over past year, a report on the Association's financial condition, and any other new and important information for members. In addition, there will be a discussion of the proposed CC&R revisions.

The official request for candidates for the HOA Board of Directors was mailed to all homeowners and the deadline for submission has now passed. Candidate biographies, ballots and directions for voting will be mailed in December. The ballots will be counted during the meeting and elected candidates will be announced.

This year three current Board member's terms expire, Dan Cunningham, Jim Olivi and Ron Rossman and these vacancies are two-year terms and will be filled by the individuals receiving the highest vote tallies.

## Proposed CC&R Revisions Sent to all HOA members

Over the past eight months the HOA's Board of Directors has worked with legal counsel from PHILLIPS, MACEYKO AND BATTOCK, PLLC to complete the process of reviewing and proposing amendments to the Condominium Declaration for Mirage Crossing Resort Casitas, a Condominium ("CC&Rs"). Those proposed revisions have now been sent to all homeowners.

The purposes of the proposed CC&R revisions are provided in summary form below:

1. Comply with the current law, clarify ambiguities, and to reflect how the Association operates.
2. Remove irrelevant language
3. Remove duplicative language (throughout).
4. Capitalize defined terms (throughout).
5. Make the document better organized and more user-friendly (throughout).
6. Remove Mortgage holder language.

A series of Town Hall Meeting are now being held virtually, so that the members can get together, ask

*Continued Proposed CC&R Revisions p.1 Right Column*

## Board of Directors Approve HOA 2021 Budget

*Monthly Assessment Remains at \$325.00 per month*

At its October meeting, the HOA Board of Directors approved its budget for the year, 2022. That budget maintains the monthly assessment of \$325.00.

The operating budget totals \$683,760.00. Revenue coming in also allows for a contribution to the Reserve Account, in compliance with the Reserve Study (required by Arizona law). The purpose of the Reserve Study is to ensure that the HOA can assume necessary costs, should there be a capital damage catastrophic event.

The budget describes some potential projects for 2022, including what will be a major project, painting the exterior of all buildings throughout the entire complex. It is anticipated that this work will be done over the summer of 2022.

The due date for assessments remains the first of each month. The late date continues to be the 15th of the month, and the late fee remains \$30, with a rebill fee increasing to \$30.00. Property owners are encouraged to GO PAPERLESS so that you will receive your statement by email and make assessment payments with ClickPay or automatic bank debit.

### *Continued Proposed CC&R Revisions*

questions and provide input on the proposed amended and restated CC&Rs. The first was held November 16 and the next Town Hall is scheduled for December 14 at 7:00 PM via WebEx. These Town Hall Meetings are for informational and discussion purposes only. No official business or voting takes place at these meetings.

In order for the Amended & Restated CC&Rs to be adopted, owners of at least sixty-seven percent (67%) of the units must vote in favor of the Amended & Restated CC&Rs. Voting materials and instructions will be sent out in January, after all of the Town Hall Meetings.



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### Getting to Know Laura Smith

If you've not yet met our new community manager, Laura Smith, you should make plans to do so! Laura brings a new and pleasant personality to enjoy at Mirage Crossing. Here is some information to help you get to know Laura.



**Where are you from?**

*Nogales, Sonora, Mexico. While not having children, Laura has three rescue dogs and a rescue cat.*

**Do you travel?**

*Laura loves to travel. Her most recent adventure took her to South Dakota to see Mount Rushmore in South Dakota.*

**How do you spend your leisure time?**

*Reading fiction, yoga, hiking, and most recently, kayaking.*

**What is your favorite childhood memory?**

*It was when her dad taught her to ride a bike.*

**When asked what about you might surprise the residents of Mirage Crossing about her?**

*Laura actually has met three United States presidents. (Bush 41, Clinton, and Bush 43) However, John McCain is her favorite politician, whom she said "made my knees buckle," when she met him.*

**What has been very positive in your initial months at Mirage Crossing?**

*It has been nice to meet so many people.*

**Community Manager Hours and Contact Information**

**Monday, Wednesday & Thursdays**

9:00 AM to 5:00 PM

**Friday**

9:00 AM to 1:00 PM

email: [Laura.Smith@FSResidential.com](mailto:Laura.Smith@FSResidential.com)

Office Phone: 480-860-0221

### HOA Board Passes Patio Ceiling Appliance Rule

As previously announced by Community Manager, Laura Smith, at its October meeting, the HOA Board of Directors passed a rule addendum Number 9.5 regarding patio ceiling appliances. Below is a summary of the rule addendum. All ceiling appliances must comply with these guidelines

#### 9.5 Ceiling Appliances

- 9.5.1 Patio Ceiling appliances are defined as electrical units, i.e., lights, fans and/or heating devices that are hung from a patio ceiling.
- 9.5.2 Installation or replacement of patio ceiling appliances must be pre-approved by the HOA Board.
- 9.5.3 Patio ceiling appliances must meet standards listed below:
- Must be installed by a certified electrician
  - Must be Underwriters Laboratory (UL) rated for safety.
  - Ceiling appliances must be hard wired into the existing ceiling 110 electrical power source. New electrical receptacles or power sources are not to be installed at any time on the patio in order to plug in a ceiling appliance or for any other purpose.
  - Wiring for ceiling appliances must be enclosed in a casing with no wiring exposed.
  - Ceiling appliances must be maintained once annually for cleaning, appearance and function.  
Heating units must be checked twice annually.
  - Drooped fan blades must to be replaced.
  - Heating units must have a heat shield between the heat source and patio ceiling.
  - Heating units must be installed a minimum eight inches down from the ceiling and not to exceed 12 inches. Ceiling heating appliance, must be a minimum of 12 inches from the existing fire sprinkler heads and power source. If these distances are not able to be met, any heat device cannot be installed. Heating appliances must have an automatic shut off feature



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## HOA Board of Directors

The elected members:



Dan Cunningham



Laura Smith, Property Manager



Ken Padgham



Jim Olivi

Don Szyndrowski



President



Ron Rossman

The board can be contacted at:  
[board@miragecrossing.com](mailto:board@miragecrossing.com)

Mirage Crossing Website:  
[www.miragecrossing.com](http://www.miragecrossing.com)

## Mirage Crossing Calendar 2021

### December

- 🌿 1 **Greenbelt** Newsletter
- 🌿 11/28- 12/6 Hanukkah
- 🌿 14 CC&R Revision Town Hall Meeting
  - Via WebEx 7:00 PM
- 🌿 23, 24, 27, 30, 31 Office closed
- 🌿 25 Christmas
- 🌿 28, 29 Office open

NOTE: The HOA Board of Directors are not scheduled to meet in December

### 2022

### January

- 🌿 1 New Year's Day- HOA office closed
- 🌿 3 Office reopens
- 🌿 18 HOA Board of Directors Meeting
  - Open meeting 9:00 AM
- 🌿 18 Annual HOA All Membership Meeting
  - 7:00 PM Format TBD

**CC&R Revision Town Hall**  
**December 14 7:00PM via WebEx**  
**Annual All Members Meeting**  
**January 18 7:00 PM Format TBD**

## Mirage Crossing Facility Hours

### Property Manager On-Site

- Monday, Wednesday & Thursday 9:00 am-5:00 pm
- Friday 9:00 am-1:00 pm
- Tuesday Office Closed

### Clubhouse:

- Sunday thru Saturday 8:00 am -10:00 pm

### Fitness Room:

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

### Pool:

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

## First Service Contact Information

Community Property Manager: Laura Smith

[laura.smith@fsresidential.com](mailto:laura.smith@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. telephone [az@fsresidential.com](mailto:az@fsresidential.com)

Assessment Payment:

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

Fee Waiver Request:

[www.fsresidential.com/arizona/homeowners/fee-waiver-request](http://www.fsresidential.com/arizona/homeowners/fee-waiver-request)

Address Change: [addresschanges.az@fsresidential.com](mailto:addresschanges.az@fsresidential.com)

ClickPay!

[ClickPay.com/FirstService](http://ClickPay.com/FirstService)

1.888.354.0135

Enrollment

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

Payment by Check Corrected Address

PO Box 30339

Tampa, FL 33630-3339



## 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.