

THE GREENBELT

New Mirage Crossing Documents Feature of 2021 Annual Meeting

With about sixty overall members signed-in, the Mirage Crossing 2021 annual all members meeting took place on Tuesday, January 26 virtually via Zoom, chaired by Don Szyndrowski, HOA Board President. The Annual Meeting, required by Arizona law, provides an opportunity to discuss and understand many of the HOA decisions, diverse activities, ongoing work and finances.

Many topics and reports were provided to the members. President Don Szyndrowski started the 2020 Community Report, entailing a summary of the 2020 year's HOA accomplishments:

- ▶ Developed budget which maintained the assessment rate
- ▶ COVID 19
- ▶ Lighting Project completion
- ▶ Unit Address Tiles
- ▶ Legal and Owner Document Review and Approval
- ▶ Architectural Review- flooring, security doors, exterior colors
- ▶ Community and Landscaping Improvements
- ▶ Maintenance- Roof and Stucco Repairs, parking curb replacement, water leaks, bee removal etc.

Looking ahead, President Szyndrowski then cited the following as priorities for 2021:

- ▶ Cox contract
- ▶ Street asphalt repairs and sealcoating
- ▶ Security cameras
- ▶ Estimate 2022 community painting costs
- ▶ Clubhouse pathway lighting
- ▶ Refurbish greenbelt ground lighting
- ▶ Ongoing monitoring of COVID impact
 - ▶ Reopening facilities

Treasurer, Frank Gollings, then reported on the Association's financial condition, reporting that the Association is in excellent financial condition. After his report, Frank was recognized and thanked for serving as treasurer for the past five years. His work was both appreciated and invaluable, His resignation was effective at the conclusion of the meeting. THANKS FRANK!!!

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HOA Board Meeting Through June

The HOA Board of Directors has established the following meeting calendar through June of 2021.

February 18 **March 18**
April 20 **May 18**
June 22

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Finally, Cindy Cunningham, Landscaping Committee Chair, completed the Community Report, discussing community's landscaping. She reported that heat and lack of rain took a tremendous toll on the landscaping at Mirage Crossing, citing that we lost 86 plants, 33 of which were new in October, 2019. She also highlighted that **Rock Spreaders** delivered and spread 210 tons of granite throughout the community. During the coming year, the committee hopes to purchase replacement plants for the 2020 lost plants. In addition, the committee hopes to refurbish the west areas of the greenbelt and purchase additional granite.

The biggest portion of the meeting was devoted to President Don Szyndrowski leading a detailed preview and discussion of each of the four new documents developed and approved by the Board and their legal counsel over the 2020 year. These documents included:

1. An updated Rules and Regulation document,
2. A new resident orientation letter,
3. New insurance and owner maintenance requirements outlined in policy statements
4. A matrix of owner/HOA/insurance responsibilities.

These documents were described in detail in the January issue of **The Greenbelt** and can be found on the association website www.miragecrossing.com under Owner Responsibility Document Review

Annual Meeting Elections Sets 2021 HOA Board of Directors

The election process for the 2021 HOA Board of Directors was completed at the Annual Meeting. In a unique situation, there were three Board positions being elected this year with differing term lengths. Two Board members terms expired, Don Szyndrowski and Ken Padgham, leaving two two-year terms to be filled. Then, because of the resignation of Treasurer Frank Gollings with one full year remaining on his term, the third-place finisher in the vote tally was elected to complete his remaining year. That Board position will then be vacant during next year's election process for a complete two-year term.

Elected to the 2021 Board of Directors for two-year terms running to 2023 were incumbents Don Szyndrowski for a third term and Ken Padgham for his first complete term. Ron Rossman, a new Board member, was elected to fill the remaining one-year term,

Upon assembling the new 2021 Board, the first order of business, was to elect the President and Treasurer. Incumbent President Don Szyndrowski was re-elected to continue in that capacity. The Board temporarily tabled the selection of treasurer.



Recent Community Maintenance and Improvement Projects

Administrative

Contractors Termite and Pest Control

- ✓ The termite warranty agreement has been renewed.

First Services Residential

- ✓ A new Assistant Community Manager has been assigned and is Noah Burns. Noah replaces Cheynea Miller. Noah's office number is 480.551.4211 and his email is Noah.burns@fsresidential.com.

Pool

- ✓ The HOA Board purchased five new umbrellas

Fitness Room

- ✓ Fitness Room re-opened after cleaning with new rubber floor mats installed,

- ✓ Street Project - Asphalt Repair: Roadrunner is preparing to schedule the asphalt repair portion of the street project. It is estimated this project would take 2-3 days most likely a Tuesday, Wednesday and Thursday.

Maintenance

Gothic Landscaping

- ✓ Cleaned up different areas including the clubhouse cactus garden behind the wall and by the fire-pit.
- ✓ All irrigation leaks, as reported, have been repaired.

Metro Fire

- ✓ Repaired the three backflow devices that had failed inspection
- ✓ Backflows were re-tested and passing results were sent to the city.
- ✓ Repaired a leaking backflow at building 35.
- ✓ Repaired emergency leak at backflow for building 3

Miler Plumbing

- ✓ Repaired water line break at water main to building 11

Cactus Property Services

- ✓ Completed a list of cleaning and maintenance items in the clubhouse bathrooms and clubhouse interior.

Poolman

- ✓ Completed a small gasket repair

Metro Fire to Conduct Annual Testing

Metro Fire will be conducting **annual fire alarm and fire sprinkler inspections** for all residential buildings and the clubhouse during the month of February. The tests are **tentatively scheduled at 9:00 AM on Feb, 23rd**.

Whenever the equipment is being tested, you will likely see several Metro fire trucks on our property, inspection personnel on the greenbelt and streets near buildings, and you will likely be hearing multiple fire alarms sounding. **Please don't be alarmed.**



Dates to Remember

February

- 2 Groundhog Day
- 14 Valentine's Day
- 15 Presidents Day
- 18 HOA Board of Directors Meeting; Via Zoom
 - Executive session 5:00 PM Open meeting 7:00 PM

Zoom Access Information

<https://zoom.us/j/94128449768?pwd=VE1LaCt6WGNjcS9oWHRzYUNUbEQrUT09>

Meeting ID: 941 2844 9768

Passcode: 509515

March

- 1 Next Edition of *The Greenbelt*
- 17 St. Patrick's Day
- 18 HOA Board of Directors Meeting; Via Zoom
 - Executive session 5:00 PM Open meeting 7:00 PM

Mirage Crossing Facility Hours

Property Manager On-Site

- Mon, Wed & Th 9:00 am – 4:00 pm
- Tuesday: 9:00 am – 1:00 pm Friday Closed

Clubhouse: Sunday- Saturday 9:00 am to 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 Manager: Jeff Hennick

jeff.hennick@fsresidential.com Office telephone: 480-860-0221

FirstService Residential (Management Company) Call

Service: 480-551-4300. (24/365)

Accounts Receivable: 480.551.4300 ext. 4906

ARsupport.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](https://www.clickpay.com/FirstService)

1.888.354.0135

Enrollment

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

The Greenbelt

The Greenbelt is published six times annually, October, December, February, March, April and June, by resident 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.