



The Greenbelt

February, 2022

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Published six times annually by Board Member Dan Cunningham and edited by Carolyn Gollings 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.

New Mirage Crossing Documents Feature of 2022 Annual Meeting

With about forty members of the Mirage Crossing HOA signed-in, the annual all members meeting took place on Tuesday, January 18 virtually via WebEx. The meeting was 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 with the 2022 Community Report, entailing a summary of the 2021 year's HOA accomplishments and challenges. They were:

- ▶ COVID created economic and manpower challenges throughout the year. That, with supply chain shortages, caused delays in getting
- ▶ Developed a budget which maintains the current assessment.
- ▶ Welcomed a new Community Manager.
- ▶ Completed street asphalt repairs and sealcoating.
- ▶ Negotiated new Cox contract.
- ▶ Added Clubhouse pathway lighting.
- ▶ Completed monsoon storm cleanup.
- ▶ Reviewed and revised CC&R's with legal counsel.
- ▶ Scheduled and conducted Town Hall Meetings for Owners to present revised CC&R's
- ▶ Reviewed Architectural Change Requests.
- ▶ Completed additional maintenance.

Looking ahead, President Szyndrowski then cited the following as priorities for 2022:

- ▶ Paint the entire complex (Summer 2022).
- ▶ Rebuild pool operations.
- ▶ Approve CC&R revisions.
- ▶ Investigate installation of Security cameras.
- ▶ Refurbish greenbelt ground lighting.
- ▶ Monitor ongoing Covid impact.

President Szyndrowski then spent time addressing the importance of four owner governing documents. He also advised owners of recent vandalism and property damage (See Separate stories)

Cindy Cunningham, Landscaping Committee Chair, then discussed the community's landscaping. 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.

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In addition, the committee hopes to refurbish the west areas of the areas of the greenbelt and purchase additional granite.

Frank Gollings, acting in the capacity of the treasurer, then reported on the Association's financial condition. Frank reported that the Association is in excellent financial condition. Frank addressed upcoming CD renewals and provided a detailed explanation of the Association's Reserve Account.

Pool Repair Approved

An emergency open meeting of the Mirage Crossing HOA Board of Directors was held on Friday, January 21, to address the pool repair. As everyone knows, the heaters have been broken, but after examination by qualified repair personnel, it was determined that a much larger repair was necessary than simply to replace or repair the heaters. After a lot of excellent discussion by the Board and homeowners, a commercial pool repair high efficiency bid in the amount of \$41,763.00 was approved. The work should take two weeks, once Poolman removes their existing equipment and the vendor has all of the necessary equipment. The repairing vendor was immediately notified to begin the installation as soon as possible.

Annual Meeting Elections Sets 2022 HOA Board of Directors

The election process for the 2022 HOA Board of Directors was completed at the Annual Meeting. There were three Board positions being elected this year with differing term lengths. Three Board members terms expired, Dan Cunningham, Jim Olivi (who had resigned in December), and Ron Rossman, leaving three two-year terms to be filled.

Elected to the 2022 Board of Directors for two-year terms running until January of 2024 were incumbents Dan Cunningham for a second term, Ron Rossman for a first complete two-year term and a new Board member, Ron Cacini. One-Hundred Eleven members voted online.

Upon assembling the new 2022 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 elected Ron Cacini as the treasurer. The remaining three members all serve as vice presidents, as in the past.



Vandalism and Intentional Property Damage Hit Mirage Crossing

Sadly, we have recently had vandalism in our community, and obviously this is not acceptable. Recently:

- ▶ Walls have been damaged and there has been theft in our clubhouse.
- ▶ A sign in front of the mail area was torn out of the ground
- ▶ An owner brought in their own crew to trim a tree. The damage to the tree goes beyond vandalism and represents property damage and may cause the tree to die.

Costs to repair or replace vandalized locations, comes out of the HOA funds to which we ALL contribute. In some of these incidents, we have identified offenders. When the responsible individuals are identified, the HOA Board will:

- ▶ File police reports with the Scottsdale Police Department
- ▶ Press criminal charges where applicable.
- ▶ Take legal action where appropriate
- ▶ Fine individuals to the maximum extent allowed legally for HOA's.
- ▶ Seek restitution for damaged property
- ▶ Suspend owner use of the amenities.



Feed the Can

Recently, a resident policed the entire complex for ground litter. An entire bag of trash was collected, some of which, is shown below. Folks, we all live together, and the community belongs to all of us. Please make every effort to "feed the can," of trash in your area. THANK YOU!!!



Jeff Hennick Recognized

Former property Manager, Jeff Hennick, was recognized at the recent Annual Meeting. Jeff was presented an engraved glass memento and a gift certificate for his sixteen years as Mirage Crossing 's community manager.

Dates to Remember

February

- **2** Groundhog Day
- **14** Valentine's Day
- **21** Presidents Day
- **22** HOA Board of Directors Meeting; WebEx
 - Executive session 5:00 PM Open meeting 7:00 PM
 - WebEx access to be provided

March

- **1** Next Edition of *The Greenbelt*
- **17** St. Patrick's Day
- **22** HOA Board of Directors Meeting; WebEx
 - Executive session 5:00 PM Open meeting 7:00 PM
 - WebEx access to be provided

First Service Contact Information

Community Property Manager: Laura Smith

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.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>

Payment by Check Corrected Address

PO Box 30339

Tampa, FL 33630-3339

Granite Delivery 1/10/22



Stump Grinding 1/12/22

