



The Greenbelt

March, 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.

Mirage Crossing CC&R Revisions Voting Taking Place NOW!

Homeowners are now being asked to vote for the proposed changes to the community Covenants, Conditions & Restrictions (CC&Rs). New homeowners and those that did not attend any of the recent Town Hall sessions, in which the proposed changes were discussed, are encouraged to review the most current DRAFT copies sent previously by email. In addition, a clean document with final changes being recommended and a RED LINE copy outlining the changed sections can be viewed at the link provided below.

Why are the changes being proposed?

The current CC&R is the original document, drawn up by the developer of Mirage Crossing. Since that time, many Articles are outdated, there have been changes in AZ Condo Laws requiring specific language in the CC&Rs, and, finally, property owners have suggested possible revisions."

Our vendor partner, VoteHOANow, is facilitating the electronic voting for the CC&R changes. Similar to the process taken for the 2022 Annual meeting, Homeowners should have all now received information, via email, about how to log on and cast a vote electronically. In order for the changes to pass, one hundred and forty-seven (147) YES votes are required. **ALL homeowners are strongly encouraged to participate in this process. Online Voting ends on April 22, 2022 at 11:59 PM, Arizona time. A YES vote is highly recommended by the HOA Board of Directors!**

If you need clarification on any of the proposed changes or have questions, please forward them to Laura.Smith@FSResidential.com.

<https://portal.connectresident.com/masscommattachments?data=CfDJ8C%2FECTUPkwdOt6vOK%2Bs3Yj9beg0AxdXJ%2F9Y8N0o08%2FHqAd0B0rQSwiX8PawQ%2B%2Fgmc dxXPQbbqGYrr26v%2BsU394dnTSKqK85TQ%2BgNQgco96y%2FGo1gkVzcEbvCY%2Bo7xyXhOxH9ytoaiXkcyVCuI7KSAw%3D>



Please Vote Now

Community Mgr. Leaving Mirage Crossing

Laura Smith, Mirage Crossing Community Manager since September 2021, is leaving Mirage Crossing, effective Friday, March 18. Laura has accepted the position of General Manager for the Bridgeview High Rise, a FirstService Residential community in Tempe, Arizona.

Annette McCarthy, FSR Client Relationship Manager, will oversee the community until a replacement is named. Laura will be working with the HOA Board and Annette during the transition.

And Finally,.....

The Pool's Up and Running

After significant delay, the pool, which had been without water heaters since mid-December and closed for a portion of February, opened on March 4, fully operational. So, what took so long to replace two heaters? The answer is simple, but complex, the job turned into far more than replacing two heaters.

The process of replacement began by having vendors come to Mirage Crossing to provide bids to replace two heaters that were inoperable. Then the avalanche began when multiple gas leaks were found. Some vendors refused to consider our job because of the other aging pool infrastructure. Grounding wires had to be rerun from the pool equipment area to the pool itself. There were plumbing leaks and pump motors that had to be replaced. A simple replacement of two heaters, was suddenly a major operation of the pool maintenance area and required bidding for a much more significant repair.

An emergency open meeting of the Mirage Crossing HOA Board of Directors was held on Friday, January 21, to address the pool repair. The meeting featured excellent discussion by both the Board and Homeowners. and a commercial pool repair bid in the amount of \$41,763.00 was approved. Of course, in today's supply climate, then there was a brief delay in securing all of the parts to do the total project.

The good news is Mirage Crossing now has a much higher functioning and more efficient system maintaining our pool. The HOA Board of Directors regrets the time it took to complete this work. Sometimes what initially meets the eye is not the full story of what needs to be done. Enjoy the pool!



Pool repair photos shown on Right Column page 2

HOA Board Extends Trash and Recycling Contract

At the February, the HOA Board of Directors voted to extend the current trash and recycling contract with Republic Services. The new agreement began on March 1.



The Board was able to negotiate an additional fourteen months, when extending the contract at the current charge and a stipulation, that the contract price cannot be raised over the life of the contract. In this economic climate, maintaining our current contract without increase for three years will undoubtedly save money for our Homeowners, an ongoing priority of the Board of Directors.

New Trees Appear Around the Property

At the HOA Board of Directors February 22 meeting, the Board approved the purchase and planting of nine trees to be planted around the property. The trees were planted on March 10 and 11.

The tree species were Mulga Acacia and Cascalote. These trees replace just a portion of the over fifty trees that have been taken down by strong monsoons over the past three summers. Location of the trees was determined by the Landscaping Committee.



Trees were placed into the ground



Pool Project Photos



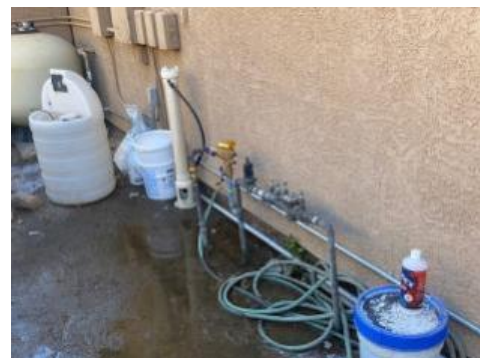
AAA Technician installing new heater plumbing



Pool heater mandated new plumbing



Two new pool heaters



New gas line plumbing

Let's Celebrate April!

A Wing Ding

Our community hasn't had a social event for two years due to the pandemic. We'll soon have survived St. Patrick's Day; April Fools' Day and we'll be getting ready to brave the summer.

Let's get together and have some fun, weather permitting, poolside on April 9 beginning at 5:30 PM for a spring wing ding. As with all Mirage Crossing community social events, bring your own drinks and a snack to share.

Ellie Kallal is our new Social Committee Chairwoman, working with Lori Jacques. If you would like to share some ideas or simply help, please contact Ellie in Bldg. 34, her email is elliekallal@yahoo.com.



Second Floor Unit Flooring Changes:

Changing from Carpet to Hard Flooring

Probably the most frequent architectural change request that comes before the HOA Board of Directors is for second floor unit owners wishing to change their floors from Carpet to some type of hard floor. Several years ago, the HOA Board of Directors approved a very specific material and thickness for soundproofing between upstairs and downstairs units.

Rubber underlayment offers a moisture barrier and better sound-reducing qualities than foam or cork. Rubber also offers superior insulation. Recycled rubber underlayment can be installed under most types of grouted, glued, and floating floors, including ceramic tile, stone, marble, hardwood, engineered wood, laminate, parquet, and luxury vinyl tile.

The minimum Mirage Crossing HOA will accept is the 5 mm thickness providing a Delta IIC in excess of 19 db. It is expected that all flooring architectural requests meet this requirement. This product is manufactured from recycled rubber, features fast installation and is cost effective sound reduction. It is compatible with most floor finishes and acts as a moisture barrier.



Dates to Remember

March

- **1-31** Ongoing CC&R Revision Voting: Please vote now, if you have not already voted
- **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

April

- **9 Spring**
- **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



Website: www.miragecrossing.com

Email: board@miragecrpssing.com

Please be sure to vote now on the CC&R proposed revisions. Deadline April 22, 11:59 PM

