



The Greenbelt

May/June, 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.

Proposed CC&R's Revisions Pass

70 % of Membership Favored Proposed Changes

At a special meeting of the HOA membership body on April 26, 2022, HOA President Don Szyndrowski announced the results of voting to approve several revisions to the Mirage Crossing community Covenants, Conditions & Restrictions (CC&R's). They were:

- 168 votes were received of the 219 current accounts. This constituted 76.1% of the membership.
- 155 or 70.7% of the membership's votes were in favor of the Proposed Amended and Restated Condominium Declaration for Mirage Crossing Resort Casitas.

In order for passage, AZ law required one hundred and forty-seven (147) or 2/3 of the entire membership voting YES for passage. With a tally of 70.7% vote in favor of the changes and revisions, Mirage Crossing homeowners met the standards for passage of the proposed changes to the CC&R's.

Why were the changes proposed?

The CC&R's document being utilized until this time, was the original document, drawn up by the developer of Mirage Crossing, sometime around 2001. Since that time, many Articles had become outdated, and there had been some changes in Arizona Condo Laws requiring specific language in the CC&Rs. Finally, several property owners had suggested possible revisions to the Board of Directors.

Process for Changing

During the spring and summer of 2021, the original CC&R document was extensively reviewed by the entire HOA Board of Directors with legal counsel, Jessica Maceyko. After several Board reviews, and making final edits, the changes were provided to homeowners, late in the Fall of 2021. Several open Town Hall meetings were then held for all members wishing to provide input and make further suggestions regarding revision refinement. After making the final edits suggested by homeowners at the Town Hall meetings, the Board made the final document available for review. Voting that began in late February.

*Mirage Crossing Membership Passes
Proposed CC&R Revisions (cont'd p.1 lower right column)*

Caitlyn Bourdier Appointed Mirage Crossing Property Manager

New Property Manager Began Work on April 4

Beginning Monday, April 4, 2022, the Mirage Crossing community is pleased to welcome Caitlyn Bourdier as our new Community Manager in concert with First Service Residential (FSR). Caitlyn replaces former manager, Laura Smith, who was the community manager at Mirage Crossing for the prior six months and is now a Manager of an FSR high-rise facility in Tempe.

HOA President, Don Szyndrowski welcomed Caitlyn, pledging "the entire HOA Board of Directors, will provide support necessary to ensure Caitlyn's success, as she undertakes the challenge of being our community's onsite property manager."

Caitlyn can be reached at:
Caitlyn.Bourdier@fsresidential.com
Office phone: 480-860-0221

*Mirage Crossing Membership Passes
Proposed CC&R Revisions (cont'd)*

Implementation

What happens now, is the new complete CC&R document has to be registered with Maricopa County. Then the HOA will provide a digital copy of the new document to each homeowner. Before the implementation date is finalized the HOA Board will be revising a few of the current *Mirage Crossing Rules and Regulations* document, including revising the Fine schedule to align with the new CC&R changes. We expect the new CC&R document to be enforced starting September 2022."

The HOA Board of Directors sincerely wishes to thank everyone who participated in this process.



*Rules and Regulations and CC&R's can be found at
www.miragecrossing.com under the HOA tab*

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Summer 2022

Be Careful: **Hot Surfaces** and watch your pets' reminders

Doctors who work in the Arizona burn center are warning people of injuries from contact with super-heated roadways, sidewalks and other surfaces as the extreme heat of the Arizona summer has now started. Health officials advise people to be mindful of hot asphalt, sidewalks and even desert sand for burn potential and also of the potential burns of pets.

When the outside temperature tops 100 degrees, pavement or asphalt at two o'clock in the afternoon in direct sunlight has a temperature somewhere around 180 degrees Fahrenheit, so it's vital to be aware of the difference between pavement and air temperatures. Walking without shoes on asphalt in the Arizona summer sunshine can actually cause third degree burns. Burns can also happen after touching hot surfaces like metal door handles, seat belt buckles or hot leather car seats.



Cats and dogs have sensitive paw pads that become quite vulnerable in the heat. Surfaces such as pavement, asphalt and artificial grass can become very hot causing blisters or burns on their paw pads. It only takes 60 seconds on pavement that is 125 degrees Fahrenheit for a dog's paws to burn. Some of our Mirage Crossing residents, actually carry their pets to avoid the hot sidewalks and roads to get to a cooler surface. Hot pavement can also increase the overall body temperature of your pet and lead to heat stroke.

"So be careful out there...."



Stay Tuned Over the Summer for Information on the Entire Property Exterior Painting Project



Please Conserve Your Water Usage

Arizona is in a severe, extended drought. So, in this time of water shortage, it is especially important to monitor and conserve your water usage. The HOA monitors building usage for the four units, looking for significant anomalies of usage from one month to the next. This is not done for individual monitoring, but to try to identify leaks both in units and underground, with broken pipes or other leaks. This is especially important this time of year when so many units are vacant.

Finally, please report any irrigation leaks you may come across to Caitlyn Bourdier.



Trash and Recycling Guidelines

A commode, really?!?!



The above picture, comes from a west end Mirage Crossing (MC) trash area this past April, showing a commode having been left sitting beside a dumpster. This is a violation of the MC Rules and Regulations regarding trash and recycling, such items are never to be disposed of in the community trash areas. This would cause the HOA to have to pay for a third-party vendor to remove the commode, and it would sit there until a vendor could be contacted and come onsite for the removal. Please be aware of the following guidelines for trash and recycling under Article 3 of the Rules and Regulations. They are:

- All refuse must be placed in secured plastic bags and deposited inside of a dumpster.
- No trash can be placed outside the dumpster, thrown over the dumpster enclosure walls or left inside of the dumpster enclosure, but not in the dumpster itself.
- Large bulky items including but not limited to computers, monitors, television sets, furniture, appliances, mattresses, crates, fitness equipment, all flooring and construction debris may not be placed in dumpster or dumpster area. Moving personnel or contractors must haul away all items that have been removed or replaced in a unit. Please Note: *It is the owners' responsibility to be sure their contractors adhere to the rules below. No construction material or debris is allowed in our dumpsters.*
- Hazardous/combustible items may NOT be disposed of in dumpsters.
- Large boxes must be broken down (flattened) before placing inside a dumpster, and
- Except during access, dumpster lids are always to be kept closed and the doors to the dumpster secured.

The summer in Arizona is so hot that...

- the birds have to use potholders to pull worms out of the ground.
- the trees are whistling for the dogs.
- hot chilies are used to cool your mouth off.
- The 4 seasons are: tolerable, hot, really hot, and ARE YOU KIDDING ME??!!
- you discover that you can get a sunburn through your car window.
- your biggest bicycle wreck fear is, "What if I get knocked out and end up lying on the pavement and cook to death?"
- a sad Arizonan once prayed, "I wish it would rain - not so much for me, cuz I've seen it -- but for my 7-year-old."

<https://www.city-data.com/forum/arizona/542363-arizona-heat-jokes.html>



Dates to Remember

May

- 17 HOA Board of Directors Meeting; WebEx
 - Executive session 5:00 PM Open meeting 7:00 PM
 - WebEx access to be provided

June

- 21 HOA Board of Directors Meeting; WebEx
 - Executive session 5:00 PM Open meeting 7:00 PM
 - WebEx access to be provided

July- August

No HOA meetings are currently scheduled

September

- 20 HOA Board of Directors Meeting; WebEx
 - Executive TBD Open meeting TBS
 - Format TBD

First Service Contact Information

Community Property Manager: Caitlyn Bourdier

Caitlyn.Bourdier@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: [.com/arizona/homeowners/fee-waiver-request](https://www.fsresidential.com/arizona/homeowners/fee-waiver-request)

Address Change: [addresschanges.az@fsresidential.com](https://www.fsresidential.com/addresschanges.az)

ClickPay!

[ClickPay.com/FirstService](https://www.clickpay.com/FirstService) 1.888.354.0135

Enrollment <https://estatemnts.welcomelink.com/arizona>

Payment by Check Corrected Address

PO Box 30339

Tampa, FL 33630-3339

Social Committee Holds First Event in Two Years

Our Social Committee, Ellie Kallal and Lori Jacques, held the first social event in two years. The "Wing Ding" was held on April 9 in the Clubhouse and was well attended. Ellie and Lori coordinated the planning and prepped the Clubhouse. The community appreciates their efforts.

The committee works with the HOA Board of Directors and does receive limited funding. Activities are always open to everyone. Committee members and the HOA Board of Directors are sure all of our members are looking forward to the return of a full year social events starting next fall. More social activity information will follow in the October first newsletter.



2022 HOA Board of Directions



Dan Cunningham, VP



Ron Cacini, Treasurer



Ron Rossman, VP



Ken Padgham, VP

Website: www.miragecrossing.com

Email: board@miragecrpssing.com