



The Greenbelt

February, 2023

Volume VII, Issue 5 #77

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.

Annual Meeting Features

Interesting Topics of Discussion

With about forty members of the Mirage Crossing HOA signed-in, the annual all members meeting took place on Tuesday, January 24 at the clubhouse, with an additional six listening 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.



HOA Members Meeting, January 24

Many topics and reports were provided to the members. President Don Szyndrowski started with the 2022 Community Report, entailing a summary of the 2022 year's HOA accomplishments and challenges. They were:

- ▶ Update on painting project
- ▶ Budget and increased assessment.
- ▶ Pool operational equipment overhaul
- ▶ Problems with Gothic Landscaping
- ▶ CC&R's and rule change passage.
- ▶ Completed additional maintenance projects
- ▶ Community Manager transition

Looking ahead, President Szyndrowski then cited the following as potential priorities for 2023:

- ▶ Completion of paint project
- ▶ Installation of gutters on buildings with common decks
- ▶ Inspect common deck walkways and resurface/repair as needed
- ▶ Refurbish ground lighting around pool area
- ▶ Investigate potential of security cameras in clubhouse and pool areas
- ▶ Request quotes from multiple companies for landscape maintenance and select new contractor
- ▶ Monitor water conservation requirements and investigate potential for irrigation water reduction
- ▶ Replace old gate call boxes
- ▶ Complete Reserve Fund Study.

Frank Gollings, Treasurer, then reported on the Association's financial condition. Frank reported that the Association is in excellent financial condition. He then listed upcoming CD renewals, current investments and provided a detailed explanation of the Association's Reserve Fund Account. He also outlined the upcoming Reserve Study.

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As the reports concluded, attending members, raised the following items for discussion:

- ▶ Short-term rentals
- ▶ New landscaping expenses
- ▶ Pet Violations on property.
- ▶ Manager presence around the property in order to monitor potential violations
- ▶ Several violations such as hoses laying around and the formation of a Compliance Committee
- ▶ Savings with Republic Trash Services



Mirage Crossing HOA Board of Directors

Annual Meeting Elections Sets 2023 HOA Board of Directors

The election process for the 2023 HOA Board of Directors was completed at the Annual Meeting. There were three Board positions be filled this year with differing term lengths. Three Board members terms expired, Don Szyndrowski, Ken Padgham and Frank Gollings, who was serving Ron Caccini's term, who had resigned in July.

Elected to the 2023 Board of Directors for two-year terms running until January of 2025 were incumbents Don Szyndrowski and Ken Padgham. Frank Gollings, again agreed to complete the vacant one year term, serving until, January of 2024.

Upon assembling the new 2023 Board's 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 Frank Gollings as the Treasurer. The remaining three members all serve as Vice Presidents, as in the past.



2023 HOA President, Don Szyndrowski (left) and Treasurer, Frank Gollings (right)

Trash Violations Continue to Present Problems

Misuse by residents of Mirage Crossing trash dumpster collection sites continue to present problems. These are violations that can cost the HOA additional expenses to complete necessary trash removal services. You are reminded of the following Rules and Regulations regarding trash and recycling:

- ▶ All trash (not recyclables) must be placed in secured plastic bags and deposited inside of a garbage dumpster inside of a dumpster enclosure.
- ▶ Recycle bins are located one at each end of the complex. There are strict guidelines for use posted on each recycling dumpster.
- ▶ No trash can be placed outside of the dumpster
- ▶ Large bulky items may not be placed in the dumpster or dumpster area.
- ▶ Moving personnel or contractors must haul away all items that have been removed from the unit and never use the community dumpsters
- ▶ Large boxes must be broken down (flattened) before placing inside a dumpster
- ▶ Dumpster lids are always to be kept closed



These two pictures show situations that would likely cause the HOA to have to pay to get rid of the trash left outside of the dumpster, and have to pay an overload fee because of the dumpster lid up due to the boxes keeping the lid from closing.

Driving on Property

At most any time in Mirage Crossing, there are pedestrians all over property. There are contractors working, folks doing errands on-foot, those walking for exercise, people walking dogs and folks outside for any number of reasons.

Recently, a number of individuals have been observed in Mirage Crossing driving above the posted speed limit of 10 mph. For the safety of all of us, please observe the speed limit of 10 mph.



Happy February

Pets

Several large dogs have recently shown up on property and these are community violations. Everyone is reminded of the following CCR&R and Rules requirements:

- ▶ The number of dogs of an/or cats, is limited to two (
- ▶ Full grown dog weight limit shall not exceed 25 lbs.
- ▶ Pet droppings must be cleaned up and disposed of immediately in a plastic bag by those walking the pet.
- ▶ No animal may be tied, or staked outside of a unit, or left unattended on a balcony or patio.
- ▶ All dogs and cats must be "leash walked" on a leash that does not exceed 6 feet in length; No animal is allowed outdoors while not on a leash.
- ▶ All animals must be kept under the control of their owner at all times while in the Common Elements.
- ▶ Acts of aggression by animals are a community violation **and may be reported to Scottsdale Animal Control.**
- ▶ Fines for violation of Animal/Pet rules will be assessed. These fines are scheduled to be increased in the next 30 days.

Valentines Community Social

There will be a Valentines Social for our entire community, in the Clubhouse, Friday, February, 10, 2023 from 6:30 to 8:30 PM. Attendees are asked to bring a dish to share and BYOB. Everyone is welcome.

Love is in the Air February 10!



Dates to Remember

February

- 2 Groundhog Day
- 10 Valentine's Day Social 6:30-8:30 Clubhouse
- 14 Valentine's Day
- 20 Presidents Day
- 21 HOA Board of Directors Meeting- Format TBD
 - Executive session 5:00 PM Open meeting 7:00 PM

First Service Contact Information

Community Property Manager: Sheila Cleary

sheila.cleary@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://estatement.welcomelink.com/arizona>

Reminder: Make sure to change your monthly assessment payment to the new amount of \$360.00 effective, January 1.