



The Greenbelt

May and June, 2023

Volume VIII, Issue 1 #80

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.

Rustin Casey Begins Work as New Community Manager

New Landscaping Contractor, Carescape Arrives Onsite

A new landscaping contractor, Carescape Landscape Management, started service to Mirage Crossing on May 1. They will be onsite full days Tuesday and Thursday.

During the months of January and February the Board reviewed five contractor proposals to provide landscape service to our community. The Board voted 5-0 on March 28 to contract with Carescape Landscaping based in Mesa AZ.

All service from Gothic Landscaping ended April 30. Our contract with them was severed by the Board due to overall dissatisfaction with their service. We gave Gothic the required 30-day notice of contract termination so that Carescape Landscape could begin service on May 1.

Owners and Residents should see an improvement in the community landscape once Carescape has some time to catch up with neglected areas. Some of the improved services the Carescape contract includes: landscapers on site for 8-hour days when on site, landscaping debris cleaned up promptly, dead plants removed quickly. Missed dates due to weather will be made up and the crew will be supervised onsite. All onsite personnel will be uniformed.

The Carescape service contract is double what was paid to Gothic last fiscal year. All the bids received were in the same cost range including the new Gothic bid. The Board will have to rearrange the budget this year and in future years to be able to absorb this cost increase.



New Manager Started Work On-Property on May 11

Rustin (Rusty) Casey has started his work as the new Community Manager for Mirage Crossing in partnership with First Services Residential. He and his wife moved to Arizona from Mississippi in 2017, and he still believes this was their best decision they've made. Rusty even overlooks the Arizona summer heat, thinking even with the summer heat "Arizona is an amazing place to live."

Prior to Community Management Rusty worked for many years in hotel and casino management. He brings with him a strong background in service and looks forward to working with all aspects of the Mirage Crossing community. His early observation of Mirage Crossing is "from everything I've seen so far Mirage Crossing is a great place to live, but I'll do my best to make it even better."



Rustin (Rusty) Casey

HOA President, Don Szyndrowski welcomed Rusty, noting, "we are very pleased to welcome Rusty to Mirage Crossing." Don went on to pledge "as the HOA President and with the entire HOA Board of Directors, we want to provide the necessary support to ensure Rusty's success, as he undertakes the challenge of being our community's onsite property manager."

To enhance Rusty's opportunities for success, the HOA Board, in concert with First Services Residential, has assigned Rusty to now be on property. Monday thru Thursday 8:00 AM until 4:00 PM and Friday 8:00 AM to 12:00 PM. Rusty welcomes this schedule, noting "being on-site will really let me connect with the community."

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PLEASE NOTE: With both a new manager and landscaping company, it will take some time for them to get to know our community. Carescape has a great deal to catch up on due to Gothic's recent poor performance. **Your patience is appreciated!**

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Be Careful: **Hot Surfaces** for Pets

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 the burn potential of hot asphalt, sidewalks and even desert sand for both people and 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. So be careful out there....



Mirage Crossing Hours of Operation

Property Manager On-Site

- Monday thru Thursday, 8:00 am-4:00 pm
- Friday 8:00 am- 12:00 pm

Clubhouse

- Sunday thru Saturday 8:00 am -10:00 pm

Fitness Room:

- Sunday-Saturday 3:00 AM to 12:00 AM

Pool

- Sunday-Saturday 6:00 am to 10:00 pm

Dates to Remember

May

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

June

- **20** HOA Board of Directors Meeting; WebEx (**Tentative**)
 - Executive session 5:00 PM Open meeting 7:00 PM
 - WebEx access to be provided

July- August

No HOA meetings are currently scheduled

September

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

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Rusty invites all community members to feel free to stop by the office anytime to say hi, or if you see him walking around the community stop him and say hello. Rusty's contact information is rustin.casey@fsresidential.com 480-860-0221. **Welcome Rusty!**

We're glad to have you in our community.

Paint Project Complete

At the end of April, a final walk through was conducted marking the completion of the community painting project. Titan Painting Contractors did the painting and has received countless compliments for their work. **All residents can now put back in place, any patio furniture moved to accommodate the painters.**



April Violation Report

During the month of April, the following Rules and Regulation Violations were addressed with property owners in order to ensure compliance. They are:

- Short-term rentals
- Pets (size and noise nuisance)

HOA Board of Directors

- The elected members of the 2023 HOA Board of Directors are:

Don Syndrowski	President
Dan Cunningham	Vice President
Ron Rossman	Vice President
Ken Padgham	Vice President
Frank Gollings	Treasurer

- The board can be contacted at:
board@miragecrossing.com
- Prior meeting minutes and other HOA information is found at:www.miragecrossing.com

First Service Contact Information

Community Property Manager: Rustin Casey
Office: 480-860-0221 rustin.casey@fsresidential.com
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