



# The Greenbelt

November/December, 2023

Volume VIII, Issue 2 #82

## Celebrating and Decorating for The Holidays

With upcoming holiday season approaching, questions have been raised to our Community Manager and to the HOA Board of Directors, as to what are appropriate and inappropriate holiday decorations throughout the community? The answerer is very simple.



Lighting and/or decorations are not to be placed on any common element. This would include lighting or decorations placed on trees or shrubs throughout the community.

This does **not** mean that owners are not allowed to decorate for holidays. To the contrary, as long as owners stay within the area allocated for your unit, feel free to decorate for the holidays. This includes the doors, entries, balconies, and patios etc. which can be decorated.



**Celebrate the Holidays  
with your  
Mirage Crossing Neighbors**  
**When: Friday, December 16, 2023**  
**6- 9:00 PM in the Clubhouse**  
**BYOB and a Festive snack or treat**  
**Everyone is Invited!!!!**



## Mirage Crossing 2024 Annual All Members Meeting January 23

The annual meeting for the Mirage Crossing Homeowners Association will be held on Tuesday, January 23, 2024 with sign-in beginning at 6:00 and the meeting beginning at 7:00 PM. At that meeting, there will be an overview of all of the HOA's work over past year, accomplishments and challenges. There will also be reports on the Association's financial condition, and any other new and important information for owners.

The official request for candidates for the 2024 HOA Board of Directors has been mailed to all homeowners and the deadline for submission is November 22. Candidate biographies and ballots and directions for voting will be mailed in December. The ballot count will be announced during the Annual Meeting.

This year three current Board member's terms expire, Dan Cunningham, Frank Gollings and Ron Rossman. These vacancies are all two-year terms. Remember to vote online (instructions to follow) before the January 23 meeting.

## Board of Directors Approve 2024 HOA Budget Monthly Assessment Increased to \$400.00

At its October meeting, the HOA Board of Directors approved the HOA the 2024 budget. The budget required the monthly assessment to be increased to \$400.00 effective January 1, 2024.

The operating budget totals \$792,000.00. Revenue coming in also allows for a contribution to the Reserve Fund. With the completed paint project, the Reserve Fund has been depleted by approximately 50% and must be rebuilt in anticipation of a roofing project for each building in five to seven years. In the approved budget, each month, \$100.00 of your monthly assessment, will be going into the Reserve Fund.

The due date for assessments remains the first of each month. The late date continues to be the 15th of the month, the late fee remains \$30, and a rebill fee remains \$30.00. **You are also reminded to adjust your electronic payment mechanisms to the new \$400.00 amount effective January 1, 2024.** Property owners are encouraged to go paperless so that you will receive your statement by email and make assessment payments with ClickPay or automatic bank debit.

NOTE: A far more detailed explanation of the budget has been made available to all owners in communication in November, from HOA President Don Syzdrowski.



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## Owner Rules etc.,

### Where can I find these documents?

All of the Associations governing documents can be found on the website:

[www.miragecrossing.com](http://www.miragecrossing.com)

There is a dropdown menu listing everything available entitled Homeowners Association. If you are interested in reviewing documents which list and define owner and resident daily requirements, under the Homeowners Association menu, please read:

- CC&R'S
- HOA Bylaws
- Rules and Regulation
- Responsibility Matrix
- Policy Statements

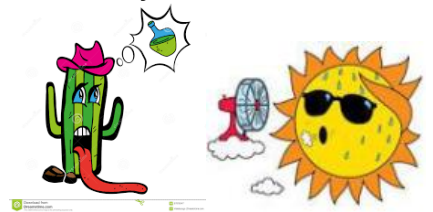


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Though our irrigation increased in water usage over the summer by roughly 33%, it could not counter mother nature. In response to the number of suffering and dead plants, the Board will need to be making a purchase of new plants for replacement at the time of year for planting.

Finally, in response to the Board's and Community Manager's discussions with Carescape, at this time, Carescape has committed to a new Account Manager to be hired and dedicated to Mirage Crossing.

With the commitments from Carescape, and close Board monitoring, the Board believes that this will lead to a much stronger partnership with Carescape. It is the Board's primary goal to ensure that our landscaping needs are met and to ensure the beauty and value of our community



## Violations and Fines

During the months of September and October, violations and/or fines were issued for the following CC&R/Rule violations:

September	October
Removal of stair obstruction (plants)	2 Personal use of common elements
Bird Feeder Removal	2 Removal of stair obstruction (plants)
Short-term rental	Short-term rental
Overweight pets	Overweight pets
	Bird Feeder Removal
	Hose removal

## Landscaping: Challenges and Solutions

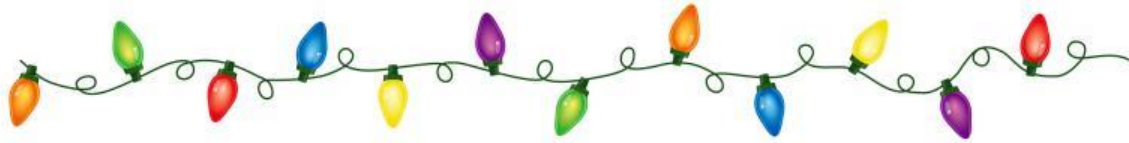
At the September HOA Board of Directors meeting, community members raised concerns about the landscape maintenance through the summer and our new landscaping contractor. The concerns centered around the maintenance of plants, dying plants, dead plants not being removed, and the pace of the contractor's movement throughout the community.

Acknowledging many of these concerns, members of the Board of Directors and the Community Manager have recently conducted several walks of the property with Carescape Management and have had several meetings to address our concerns. The purpose of these meetings was to make our community's expectations clear to our new contractor.

Dead plants are being removed and will be removed in the future as soon as possible within their rotation through the complex. As for the number of dying plants, not only in Mirage Crossing but throughout the valley, landscaping suffered due to the summer's record-setting heat, and is now recorded as the warmest summer on record. For a sense of the summer's heat, please see the table below:

Phoenix Heat Related Records; Summer, 2023	
Consecutive days temp exceeding 100 degrees.	Consecutive morning low temps above 90 degrees
Total number of days temps exceeded 115	Total number of days temps over 100 degrees.
25 New daily high temps	Lowest monsoon in history
Hottest Monthly 24-hour average temp.- July 102 degrees	Total number of days temps more than 110 degrees

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## Mirage Crossing Halloween

A community Halloween party was held on October 27. Pictures of some of the attendees are shown below. Pictured in lower left picture are Aaron Soury and Sharon Stapleton, awarded best costumes.



**Community Holiday Party**  
December 16 6:00 to 9:00, Clubhouse  
Bring a snack to share and BYOB

## Working Capital Assessment Approved by Board

At the October meeting of the Board of Directors, the Board approved a Working Capital Assessment (WCA) for new owners who purchase their units on or after January 1, 2024, to help fund capital improvements and maintenance of the Common Elements. The Board's Resolution is authorized in the CC&Rs, Sec. 7.11, approved during the October Meeting, and recorded in Maricopa County on November 8, 2023.

The CC&Rs stipulate that any WCA go into the Reserve Fund. The WCA is a one-time non-refundable fee paid by the buyer to the HOA upon the transfer (sale) of a property within the community. It is paid at closing, and is NOT a prepayment of any other assessments.

The Mirage Crossing WCA is 4.5 times the regular monthly assessment which equals \$1,800.00 effective January 1, 2024, and collected at the close of escrow. The WCA will increase accordingly, as the monthly assessment increases through the years. The WCA **IS NOT** a fee to any current owner, rather, only future new owners to our community.

Continuing with the Board's fiduciary responsibilities of monitoring and building the Reserve Fund over time, our HOA Board viewed this as an option for additional funding of the Reserve Fund. Through the years the WCA will increase accordingly in the amount that the regular monthly Assessment increases.



Questions regarding a WCA can be directed to our Community Manager, Rustin Casey.

## Arizona Trivia

1. What is Arizona state flower?
2. What is the Arizona state tree?
3. What is Arizona state gem?
4. What is Arizona state beverage?
5. What is Arizona state bird?
6. What is Arizona state mammal?
7. What is Arizona state reptile?
8. What is Arizona state fossil? **Answers on page 4**



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### 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](mailto:board@miragecrossing.com)

✚ Mirage Crossing Website:  
[www.miragecrossing.com](http://www.miragecrossing.com)

### Mirage Crossing Calendar

#### November, 2023

- 🍂 21 HOA Board Meeting
  - 5:00 PM Board of Directors Executive Session
  - 7:00 PM Open Board of Directors Meeting via WebEx; Links will be provided
- 🍂 22 Board Candidate Intention Forms Due
- 🍂 23 Thanksgiving

#### December, 2023

- 🍂 12/7- 12/15 Hanukkah
- 🍂 16 Community Holiday Party 6-9:00 PM: Clubhouse
- 🍂 19 HOA Board Meeting **TENTATIVE IF NECESSARY**
  - 5:00 PM Board of Directors Executive Session
  - 7:00 PM Open Board of Directors Meeting via WebEx; Links will be provided **TENTATIVE IF NECESSARY**
- 🍂 25 Christmas
- 🍂 25- 29 Office closed
- 🍂 31 New Years Eve

#### January, 2024

- 🍂 1 New Year's Day; Office Closed
- 🍂 2 Office reopens
- 🍂 15 Martin Luther King Holiday; Office Closed
- 🍂 23 HOA Board Meeting
  - 9:00 AM Board of Directors Executive Session
  - 10:00 AM Open Board of Directors Meeting via WebEx; Links will be provided
- 🍂 23 Annual HOA All Membership Meeting (In Person Mtg)
  - 7:00 PM Clubhouse; More info to follow

### Mirage Crossing Facility Hours

#### Property Manager On-Site

- Monday, - Thursday 8:00 am-4:00 pm
- Friday 8:00 am-1:00 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

### First Service Contact Information

Community Property Manager: Rustin Casey

Office: 480-860-0221 [rustin.casey@fsresidential.com](mailto:rustin.casey@fsresidential.com)

FirstService Residential Emergency Call Service:

855.333.5149 (24/365)

Accounts Receivable:

480.551.4300 ext. 4906 [ARsupport.az@fsresidential.com](mailto: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](http://www.fsresidential.com/arizona/homeowners/fee-waiver-request)

Address Change:

[addresschanges.az@fsresidential.com](mailto:addresschanges.az@fsresidential.com)

ClickPay!

ClickPay.com/FirstService 1.888.354.0135

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

Payment by Check

PO Box 30339 Tampa, FL 33630-3339



TRIVIA ANSWERS 1. Sajoro Cactus 2, Pako Verde 3. Turquoise 4. Lemonade 5. Cactus Wren 6. Ringtail 7. Ridge-Nosed Rattle Snake 8. Petrified Wood

### Annual Meeting

January 23 7:00 PM

Sign-in 6:00 PM

Clubhouse

*Merry Christmas and  
Happy New Year*

### The Greenbelt

The Greenbelt is published six times annually, October, December, February, March, April and June, by Board Member Dan Cunningham and edited by Carolyn Gollings. The purpose of The Greenbelt is 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.