



COMMUNITY ASSOCIATION NEWSLETTER SUMMER 2009

CONSTRUCTION BOND DEPOSIT AND POLICY

During the March 2009 Annual Meeting, homeowners expressed concerns about the state of the Community as it relates to the completion of homes and compliance with the Mirabel Design Guidelines. Because of these concerns a number of homeowners requested that the amount of the construction bond be raised significantly.

During the April 20, 2009 Board Meeting, the Board raised the bond from \$10,000 to \$25,000 effective immediately. In addition, during the May 18, 2009 Board Meeting, the Board adopted a Construction Bond Policy. This policy requires that all deficiencies noted in the Final Walk-Through process are to be rectified within 90 days or the Construction Bond will be forfeited. In addition, a Notice of Non-Compliance will be recorded against the property. Please review the Mirabel Construction Bond Policy posted on the website at www.mirabel.com/hoa.



CHANGE IN TRASH AND RECYCLING POLICY



Recently the Board modified the Trash and Recycling Policy to reflect the City of Scottsdale's Municipal Code regarding Refuse and Recycling.

New Policy - Containers shall not be placed on the curb line for collection before 6:00 p.m. on the day preceding collection day, and are to be promptly put away by 8:00 p.m. the day of collection. Three warnings will be given per calendar year per lot owner. After three warnings have been given to any lot owner, the lot owner will be fined \$25.00 for the 4th violation and \$50.00 for each additional violation in each calendar year. Please review the Mirabel Lot Owner Fine Policy and Appeal Process posted on the website at www.mirabel.com/hoa.

If you will be travelling, you may put your trash in the Club's trash bin. Your cooperation will be greatly appreciated by your neighbors as it has a direct impact on the aesthetic appeal of the Commu-

LOT OWNER FINE POLICY AND APPEAL PROCESS

During the May 18, 2009 Board Meeting, the Board adopted the Mirabel Lot Owner Fine Policy and Appeal Process. This policy is another initiative put in place by the Board to ensure that the aesthetic beauty of the community is maintained by the Residents. The Fine Policy involves sending out notices, which can lead to monetary fines, to Owners who are in violation of the Community's governing documents as they relate to lot maintenance and architectural matters. Please review the Mirabel Lot Owner Fine Policy and Appeal Process posted on the website at www.mirabel.com/hoa.



SERVING YOUR SECURITY NEEDS



Several officers on the Mirabel Security Team recently completed the Scottsdale Fire Department Certified Snake Handlers class. The Scottsdale Fire Department will be providing, free of charge, snake removal tools to the Community as an incentive to reduce fire department snake calls, which costs the taxpayers approximately \$300.00 per call.

If you encounter a snake, observe the reptile at a distance and contact Security at 480-595-9967. Continue to observe the snake until Security arrives, so that Security can capture and remove the snake. Do not try to capture or kill the snake yourself.

Please keep in mind that some Security Staff members may not feel comfortable handling snakes. In which case, they will ask that you contact the Fire Department at 480-312-FIRE (3473).

If you or someone else is bitten by a poisonous snake, call 911 immediately.

WHEN RENTING YOUR PROPERTY...

As a reminder all Lot Owners who rent/lease their property, the Lot Owner is solely responsible for insuring their tenants and personal property manager(s) understand and abide by all CC&R's, Bylaws, Design Guidelines, and the Rules and Regulations of the Association.



CONSTRUCTION GATE HOUSE



The Association was informed by City of Scottsdale officials that our existing construction gate house is in fact a temporary structure and that we need to remove it and build a permanent gate house. This process is currently underway and we appreciate our Owners' patience as we finish construction. Completion of the gate house is expected by the beginning of August. As a reminder, entry through the Construction Gate is limited to Monday through Saturday from 6:00 am through 6:00 pm. The Association will notify members once the QuickPass System is reinstated, which should coincide closely with the completion of the

REALTOR SIGNS

Historically the Association did not permit the display of real estate signs in Mirabel. Within the past two years the Arizona legislation enacted a statute which provides that a homeowner's association cannot prohibit the display of a single for sale sign of a specified size. The Association has adopted a new policy to regulate the display of these signs, to encourage a uniform appearance and to prohibit the display in the Association's 8 foot right of way adjoining the street.



Please visit the Association's website at www.Mirabel.com/hoa for a copy of the Association's governing documents. If you have any concerns, questions, or comments please feel free to contact any member of the Board or the community manager, Mody Friedman at 480-595-9374.