



MIRABEL

## COMMUNITY ASSOCIATION NEWSLETTER SPRING 2010

### Letter from the President

At the Annual Meeting of the Association on Monday, March 15, 2010, the three members who were elected to the Board for three year terms were Mike Buckman, Nick Calise and Steve Jacobson. I would like to thank those members who expressed confidence in me and I will continue to do my best to justify your trust. I also would like to express my appreciation to two of our directors who have just completed their terms, Stewart Morick and Earl Rusnak. They both have made significant contributions and their wise counsel will be missed.

I am pleased to report that your HOA finished 2009 in strong financial condition. Even though we experienced higher than budgeted unpaid assessments (\$84,489 vs. \$33,000), we achieved an excess of revenues over expenses of \$73,471 in addition to builder bond forfeitures of \$80,000. Last year was very unusual in that we received a settlement from the Developer in January of \$584,800. Of this amount \$250,000 was added to our reserves, \$167,284 was spent on the construction gate house and \$153,585 was spent on constructing the fences along Stagecoach Pass and Sierra Norte and Cresta Norte. We will not receive any additional payments from the Developer.

In 2008 approximately 4% of our assessments were unpaid. In 2009 this percentage increased to approximately 7%. Because of the number of sales and foreclosures that have taken place we are hopeful that we have experienced the worst of the unpaid assessments. For 2010 we have budgeted \$55,000.

Our reserves are in a very strong position. At year end we had approximately \$700,000, which represents approximately 78% of our fully funded reserve status. At the present time we expect this amount to increase by about \$150,000 during 2010. Our most significant anticipated expense is replacement of our roads which is not expected to occur until many years in the future. It is the goal of the Board to move to a fully funded reserve position and never have to have a special assessment.

Mirabel currently has 144 completed homes, of which 100 are owner occupied and the remainder are spec. In 2009 there were 15 homes and 10 lots sold. Year to date we have had 7 homes and 2 lots sold, with several more under contract. We now have 30 properties bank owned, with 10 of those acquired by foreclosure in 2010. While this may be difficult for the affected property owners it is actually positive for the community. While a bank will not pay past due amounts they will pay current and future assessments. This reduces our exposure to unpaid assessments.

The complete audited financial statements, the minutes of the Annual Meeting and the Reserve Study are available on our web site.

Seasonable weather has finally arrived. I hope everyone will enjoy our beautiful community.

Nick Calise



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### Fire at Mirabel

As most of you may already be aware, lot 114 at Mirabel had a catastrophic fire on Friday, March 19, 2010 at approximately 5:30 p.m. resulting in a complete loss. This unfortunate mishap is an indelible reminder that fire safety is an important aspect of homeownership, especially in the upcoming dry hot summer months in the desert.

We have experienced record breaking rain in the last few months that has made our beautiful desert very lush. As we enter the hot dry summer months, this plant material will serve as excellent fuel for fires. We recommend that you take steps to keep the Natural Area Open Spaces around your homes free of excess dry plant material and brush. The Scottsdale Fire Department recommends that homeowners and contractors create a “defensible space” to protect their homes by removing dead and fallen vegetation within 15-ft of their home. Then, maintain an additional 15-ft by removing dead and fallen branches. For more information, please refer to the City of Scottsdale website at: <http://www.scottsdaleaz.gov/Assets/Public+Website/bldgresources/NAOSBrochure.pdf> and <http://www.scottsdaleaz.gov/fire>.



### Mirabel Broker's Report

Mirabel home sales in 2010 started off at a blistering pace with 12 homes having either closed escrow or gone pending since the beginning of the year. This is compared to 15 home sales in all of 2009. Unfortunately, all but a few of these sales were bank owned properties with very aggressive pricing. On a brighter note, it appears there are less than 20 “distressed” homes left in Mirabel and the majority of these should be absorbed by the end of the year. Hopefully in 2011 the market for houses in Mirabel will begin to stabilize and prices should start to gradually climb again.

Homesite sales volumes have not recovered as much as housing, due in large part to the fact that current home prices are at or below replacement cost exclusive of land value. Although this segment of the Mirabel real estate market may take longer to recover, there is still a relatively small number of un-improved homesites left in north Scottsdale with no new developments adding additional supply likely to happen any time soon. For people looking to build a custom home down the road, now may be a once in a lifetime opportunity to pick up a homesite at prices not seen in over a decade.

Bob Lomax, Designated Broker  
Mirabel Properties



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### QUICKPASS® System

It has been a little over a year ago since the QuickPass® System was fully implemented at Mirabel. We wanted to provide homeowners with a few tips to help maneuver the QuickPass® System and answer some frequently asked questions.

Question # 1 - Do I enter my visitor as a temporary, duration, or permanent visitor? What is the difference between Vendors and Services and Family & Friends?

- “Temporary Visitors” should be used to add guests/vendors that are visiting for the day only.
- “Duration Visitors” should be used to add guests/vendors that will be visiting for a specified period of days.
- “Permanent Visitors” should be used to add guests/vendors that are allowed access on a daily basis. We can further define access level with two categories.
  - Family & Friends allows 24/7 access.
  - Vendors and Services limits access to service hours of 6:00 am - 6:00 pm.

(Please see below for examples of common entries.)

Question # 2 - Why was my vendor that has been servicing my home for years all of a sudden being turned away by Security?

- Security verifies and processes all visitors through the QuickPass® System. If a vendor is not on the visitor list in QuickPass®, Security will try calling all telephone numbers listed for the homeowner. If Security can not reach the homeowner to verify entry, the visitor will be turned away.
- The vendor/visitor may have several accounts that they service at Mirabel typically utilizing one address to gain access to the property. If for some reason the vendor uses an address where they are not listed as a visitor they will be required to wait to verify authorization, as described above.
- We ask that homeowners, from time to time, verify that their QuickPass® Admit Lists is current. In addition, homeowners can call or e-mail Security to update their lists.

Question # 3 & 4 - How do I access the QuickPass website? What is my Logon and Password?

- The QuickPass Website is: <https://www.quickpass.us/>
- Either call or send an e-mail to:  
Mody Friedman - Mirabel Community Manager  
480-595-9374 Office or  
[mody@cityproperty.com](mailto:mody@cityproperty.com)

#### Tips

1. If you are not near a computer and need to allow access to a visitor, please call Mirabel Security at 480-595-9967.
2. If you sell or trade-in your vehicle, please contact Security to de-activate the eGo Tag or transponder.
3. On occasion, please review your admit lists and remove or add visitors as necessary.
4. If you need help with any aspect of QuickPass, please call Mody Friedman at 480-595-9374 or Mirabel Security at 480-595-9967.



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## QUICKPASS® System (continued)

Here is an example of a QuickPass Account with various types of visitors listed.

**MIRABEL**  
Overview | Log Out  
Lot or Acc't: C99-999 Address: 500 N South Street

Community Message	Contact Info	Notes	User Logins	Directions	
<p>Welcome to the Mirabel Community Association QuickPass system. This system allows you to update and modify your account information as well as administer authorization of visitors to your property. Please ensure that all of your contact information is current so that we may provide</p> <p><b>Contact Numbers</b></p> <p>Emergency 911 Mirabel Community Association 480-595-9374 Mirabel Security 480-595-9967</p>	Overview	Visitors	Events	Residents	
					Vehicles/Devices
	<b>Contact Info</b>		(1)		
	480-323-6223			Cell	Owner <b>Manage</b>
	<b>Temporary Visitors</b>		(1)		<b>QuickAdd Manage</b>
	Tom - Insurance Appraiser	03/19/2010		12:15 PM until end of day	
	<b>Duration Visitors</b>		(2)		<b>QuickAdd Manage</b>
	Pet Sitter - 2 Weeks	03/19/2010		until 03/31/2010	
	Xyz Tile & Grout Company	03/19/2010		until 03/31/2010	
	<b>Permanent Visitors</b>		(3)		<b>QuickAdd Manage</b>
Private Security Company - 24/7 Ok 4 Key				Family & Friends	
Xyz Landscape				Vendors and Services	
Xyz Property Management Services - 24/7				Family & Friends	
<b>Scheduled Events</b>		(0)		<b>Manage</b>	
<b>Residents</b>		(2)		<b>Manage</b>	
Mirabel Homeowner				Owner	
Homeowner Mirabel				Owner	
<b>Vehicles With Device</b>		(1)		<b>Manage</b>	
Audi A6 Mirabel	55-0001099		Active	Mr. Homeowner	
<b>Vehicles</b>		(0)		<b>Manage</b>	
<b>Devices</b>		(0)		<b>Manage</b>	

2010 Board of Directors

In Case of an Emergency...

President

Nick Calise

Treasurer/Secretary

John Turner

Directors

William Beckley

Philip Briggs

Mike Buckman

Steve Jacobson

Tammy Ramirez

Dear Homeowners:

As a reminder, please ensure that we have your most up to date contact information, including a cell phone number where we can reach you in case of an emergency.

In addition, please provide us with your beloved pet's information for our files. In the event we found your beloved pet wondering, we would be able to help get him or her home to you more efficiently.

Please contact your Community Manager, Mody Friedman, at Mody@cityproperty.com or 480-595-9374 with these items.

Please visit the Association's website at <http://www.mirabel.com/country-club/hoa.html> for a copy of the Association's governing documents, Reserve Study, audited financials, minutes, etc. 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.