

Morrison Ranch Annual Meeting

May 1, 2019

You asked...

Who do we contact when the office is closed?

The association office hours are Monday – Friday 8 am – 5 pm. However if you see the irrigation running longer than normal, or other situation that need immediate attention please call the after hours number, who will contact either one of our staff or the landscape company directly. If you call the office number, the after hours emergency number is given at the end of the message. This number is also listed on our website www.mymorrisonranch.org. If you call the CCMC corporate office after business hours the after hours number is on the voice message. Better yet, why not add us to your contacts. Office 480-892-2267; after hours emergency 602-234-9288.

What is the IWDD?

The Morrison Ranch Irrigation Water Delivery District (IWDD) is a special taxing entity of Maricopa County. Their function is to purchase reclaimed water from the Town of Gilbert and distribute it to common areas and commercial properties within a specific area. This is of course a very simplified explanation, since the distribution involves 4 pump stations, lake maintenance, pumps, and a long list of other equipment.

The white rail fence needs repair, when will this happen?

The association recently hired a part time handyman who is going through and making repairs to the fences. Homestead Fence Company is also replacing over 51 broken posts over the next week. We are pleased to have found a person who will do many of the small, but necessary maintenance tasks which in addition to the fence repairs, includes repairs to the pet stations and replacement of faded reclaimed water signs. If you see him in the neighborhood, his name is Steve and he will be driving the Morrison Ranch golf cart.

How often does the HOA check yards?

Pattie and Cheryl share the responsibility of checking front yards for compliance. Both are in the neighborhoods each week, but not necessarily in each area every week. State Statutes do not permit us to send violation notices sooner than every 10 days, however we often provide residents a little longer to resolve issues. Some violations, such as mowing and weeds, accumulate. If we send a courtesy notice in one month and the owner responds; however if the next month the issue re-occurs the violation is sent as the second notice. If the owner has no further violations for 6 months, the violation is closed. Since there are over 2200 homes currently, we do not necessarily catch everything you see everyday. We appreciate you alerting us to specific homes that need more reminders.

Motorist travel too fast on many of the residential streets – What can be done?

This is a concern that has been expressed by residents in all neighborhoods of Morrison Ranch. As you know the streets within Morrison Ranch are public streets, so the placement of speed bumps or other traffic calming devices must be approved by the Town. The Town conducted a traffic study on Morrison Ranch Parkway a few years ago to determine whether speed reduction was needed. The Town has parameters that need to be met before considering traffic calming devices. Based on the information gathered from this study, the speeds did not meet the thresholds for calming devices.

Recently the association rented a radar speed display unit for a couple of weeks to see if this type of device was helpful in slowing traffic. Unfortunately, the unit we thought we were renting was not the unit we received. It was large and had Work Zone signage that could not be removed. We used this trailer for a couple of weeks then returned it.

We are now looking at purchasing a smaller radar unit that can be moved to various locations throughout Morrison Ranch. We hope that by making motorists aware of how fast they are traveling they will slow down. Since the sign will be placed in the right-of-way, we are waiting for approval from the Town of Gilbert before moving forward.

Many residents place Children Playing signs out along the streets. These signs should only be out when children are actually outside in this area. They should be placed beside the street rather than in the street.

What is the HOA doing about the motorized vehicles adults and kids are driving around constantly?

The shortest answer is that the association is doing what we can to get this stopped. The association documents do not permit motor vehicles in the parks and greenbelts, but enforcement is far more difficult. Our office will contact owners directly if we are provided addresses of violators. We do not have staff to monitor all the parks, so we must ask residents to help us. The board has approved installing signs in each of the parks to help make residents aware of the restrictions.

What can be done about the parking problems on the streets in Morrison Ranch?

This is one of the more regular questions we receive in the association office. To clarify again, **residents are to park in their garage and on their driveway**. The street is intended for visitor parking. This means you may need to clean out your garage to make room for two cars, and it may also mean you need to shuffle cars; inconvenient but required. The association does not hire a parking patrol and neither does the association have staff to monitor this. We must rely on homeowners to notify us when this is a problem. We will send a courtesy notice to be sure the resident is aware of the restrictions, but since these are public streets, we do not have authority or the ability to issue tickets.

Why are the pecan trees in Elliot Groves not growing?

The Board is aware that the pecan trees in some areas are not growing as well as those in other areas. Mick Williamson, MMM Landscape Maintenance recently met with a Registered Consulting Arborist to evaluate the ash trees and the pecan trees throughout Morrison Ranch. His report made several recommendations, which will be reviewed and cost projections compiled in the next few weeks. Our office will provide updates once this is available.

Why weren't the pine trees replaced yet?

The ash and elm tree replacements should be completed by the end of this week. However, we are not able to find quality pine trees in the valley. This may be due to high demand with so many new homes going up in many areas of the valley. However, whatever the reason they just aren't available. Rather than spend the same money for a poor tree with little expectation to survive, the association decided not to replace pine trees until better trees could be purchased.

When are the poles removed from the grown trees?

The tree stakes are removed when we feel the tree is ready to stand on its own. Obviously, there's more involved than that and it really has to do more with the tree species than anything.

The Elm trees are the most challenging tree when it comes to pruning and tree stakes. Elms tend to grow quickly in the canopy and can take a few years before they have the stakes removed. The Ash trees really shouldn't even be planted with tree stakes at all. We try and remove them within the first two years. Pine trees are typically planted without tree stakes as well, but if they are then we remove them within a year or two. Pecan trees, we leave the stakes on for a few years so that they don't break off in the monsoon storms but then we remove them.

Of course all of this works in theory but there are special circumstances and the fact that we have thousands of trees that have tree stakes so we are really always in the process of removing stakes. Elliot Groves and Warner Groves are the newest neighborhoods so they have the most stakes at this time. The older neighborhoods don't have many stakes at all unless new trees are planted.

I have heard the corner of Warner and Higley is zoned for apartments, is this the case? In speaking to several people I've learned nobody thinks this is a good idea. There are so many apartments in the area already and that corner should remain clear of apartments. Some other points I'd like to bring up are as follows....

- It would cover the silos. That is a signature sign of Morrison Ranch and why would we want to cover it up?
- Morrison Ranch already has several apartment complexes in the community.
- There are hundreds upon hundreds of apartments very close by near San Tan shopping. Those are

within 2 miles of Morrison Ranch.

- If apartments are placed on that corner it brings down the value of the new homes around it. Those people have spent more on their homes than any other neighborhood in Morrison Ranch.
- This is an entrance to Morrison Ranch. It's right off the freeway. Having apartments there would not be the best representation of Morrison Ranch. Nice homes and the view of Silos would be a better choice.

The northeast corner of Higley and Warner is not zoned for apartments, it is zoned commercial. While we do not know what is going to be there, we expect it to be commercial. This is from Warner to Bloomfield.

There IS multifamily zoning to the east of the commercial and west of the Fulton homes being built. This will probably be built as multifamily at some time. It has been zoned such since 1998.

The commercial development will surely block the view of the tanks. So would single family homes. That is why we made a point of providing the park space just north of Bloomfield and just south of Morrison Ranch Parkway, so there would always be two view corridors of the tanks from Higley. We agree that this view is important.

We do not believe apartments or other multifamily housing will negatively affect anyone's appraised value of their homes. Appraisers compare similar homes, and the surroundings are a minor issue. But again, the multifamily zoning has been in place for decades, so it should be considered by all buying homes in the area already.