



Summer Report of the Board of Directors Sands McCormick Townhomes Association (SMTA)

August, 2025

Doug Eggleston, President
Jim Mercier, Vice President-Community Maintenance
Dave Clouse, Treasurer
Steve Sankovich, Landscaping
Ed Phillips, Secretary

News and Notes from the Board

Here are some updates and notes on ongoing projects in our community. The Board will resume regular monthly meetings in September.

Community Updates

Artwork Donation

Donated artwork has been hung in the pool kitchen area to help brighten up the space.

Tennis Court Water Issue

Water pooling in the tennis court area caused by park sprinklers has been corrected by MRPOA. Resulting weeds have been treated and will be cleaned out during the scheduled volunteer cleanup later in August.

Landscaping

Lantana plants in the entry island, which did not recover from last summer's extreme heat, have been replaced with Elephant Food plants. These are more heat-tolerant and require less water.

Sidewalk Hazards

Sidewalks in Sands McCormick previously reported to the City of Scottsdale in 2023 (trip hazards from cracking, lifting, or buckling) are being reported again. Each area will be marked, photographed, and documented before a formal report is sent to the City requesting correction.

Community Maintenance

The 4 new chaise lounges have arrived at the pool and are ready for use.

The sprayer was installed at the pool earlier in June and it has done wonders keeping the water temp very comfortable through our summer heat.



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Painting '25 is scheduled for February '25. The homes on the Greenbelt side of San Rafael from the tennis court up past 87th Way will be painted this year.

Landscaping

1) The sprinkler heads will be replaced on the irrigation system that is on the inside of the property. The system is 40 years old and there are many areas where the coverage is not very good as well as experiencing many breakdowns that are costly. Eco Verde has been chosen as the vendor to do the work and it is scheduled to be completed by the end of September. The plan for the external irrigation system is still under investigation.

2) The temps have been lower than last year so we are hoping the trees and landscape do a better job of surviving the summer heat. As I'm sure most of you have noticed, there are some of the large pine trees that are struggling even though they have been getting much attention from our landscape company. The same situation is happening all over Scottsdale as many trees are coming up on their 40 ~ 50 year age. One of our biggest concerns is the large pine tree on the N 87th Way island by the entrance sign that adds so much character to that area. As you can imagine, the location and size of the tree has us watching it very close due to safety issues so we will follow the advice of our landscape company and the tree arborist. If it does need to be removed, it will be replaced by something that will hopefully keep that area looking as beautiful as it does now.

3) The board is reviewing the proposal for the San Rafael entrance upgrade that was presented by the Landscape committee. We are hoping to set a direction in the near future with the goal of trying to complete the work by the end of the 2025 calendar year but are aware that all of our proposals must go through the McCormick Ranch review board first.



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TREASURER'S FINANCIAL UPDATE

August 18, 2025

May 12, 2025 SMTA ACCOUNT BALANCES

Bank of America Checking:	\$12,825
Bank of America Savings:	\$2,509
Stearns Money Market:	\$9,513
BMO Bank Money Market:	\$5,495
First Bank CD 1: (6 Month)	\$60,000
First Bank CD 2: (3 Month)	\$30,000
Stearns Bank CD 1: (12 Month)	\$30,000
Stearns Bank CD 2: (12 Month)	\$90,000
TOTAL:	\$240,342

August 18, 2025 SMTA ACCOUNT BALANCES

Bank of America Checking:	\$19,936
Bank of America Savings:	\$2,509
Stearns Money Market:	\$31,349
BMO Bank Money Market:	Account Closed
First Bank CD 1: (6 Month)	\$60,000
First Bank CD 2: (3 Month)	Matured
Stearns Bank CD 1: (12 Month)	\$30,000
Stearns Bank CD 2: (12 Month)	\$90,000
TOTAL:	\$233,794

TREASURER REPORTS SINCE THE MAY MEETING

Since the May meeting, we've paid \$28,002 in expenses. All vendor invoices are paid to date, and we have another \$7,815 in vendor payments due by the end of the month. This includes the sprinkler head replacement deposit. We've received \$342 in interest income since the last meeting. Sands McCormick has earned \$1,603 in interest income since February 1st. Our CD's pay the accrued



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interest upon maturity and this will be added to the yearly total at that time. The .25% Capital Improvement fee we collect when a home sells has been a big improvement for our bottom line, and will help immensely in keeping our assessments low.

As of today, there is a total of \$12,500 in 3rd and 4th quarter assessment payments outstanding. We sent out email statements reminding homeowners that their assessments are due by August 1st. The water bills are jumping considerably as they normally do this time of year for summer irrigation expenses. Expenses so far this year are running in line with what was budgeted.

We currently have three CD's with staggered maturity dates. One of our CD's at Stearns matures in about a week. We use a laddering strategy for our cash on hand invested CD's. As has been our financial plan for a while, we will continue to keep our cash on hand earning interest for the homeowners.

The BMO Bank money market account was closed in May. The 30K CD at First Bank matured in July, and the balance was split and deposited into both our BOA checking, and the Stearns money market. The Stearns account is fully liquid and we use it to cover normal and unexpected expenses over the summer. A big thank you to the board members who picked up the mail while I was away.

Dave Clouse, Treasurer