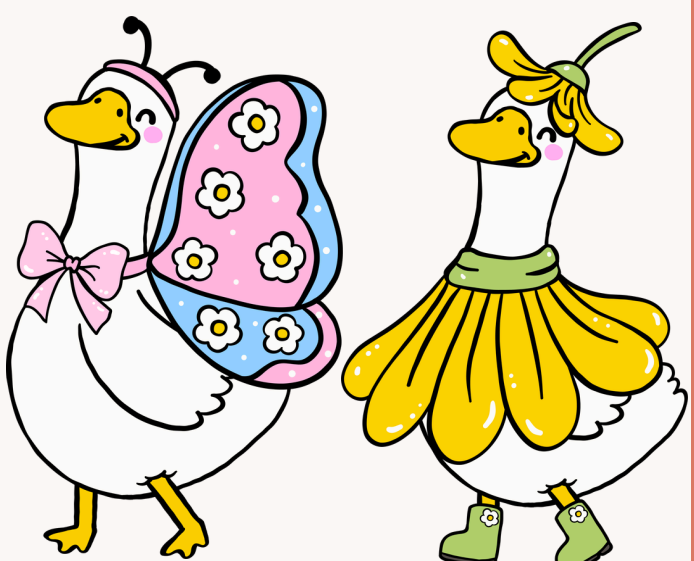


MOUNTAIN RANCH

COMMUNITY NEWSLETTER

A WONDERFUL PLACE TO LIVE

SPRING EDITION



Vision Community Management
16625 S Desert Foothills Pkwy
Phoenix, AZ 85048
Ph. 480.759.4945
Fax 480.759.8683
MountainRanch@WeAreVision.com
www.WeAreVision.com/MTR



Upcoming Community Meetings



Here is the calendar of scheduled Homeowner Association (HOA) meetings for 2026:

- April 14th, 2026
- May 12th, 2026
- June 9th, 2026
- August 11th, 2026
- September 8th, 2026
- October 13th, 2026
- November 10th, 2026

All meetings take place at 6:00pm at the **Fire Station 217- 10434 E Baseline Rd** unless otherwise noted. We encourage residents to actively participate in your community by attending at least one meeting per year.



New Portal Upgrade!

We're pleased to share updates to the community Vision Portal, making it easier to access information and stay connected.

What's New

- Improved layout and navigation
- Search tool for documents
- Better organization of resources
- Community directory (where available)
- Community calendar and updates

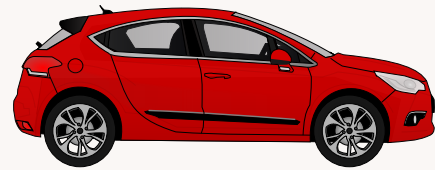
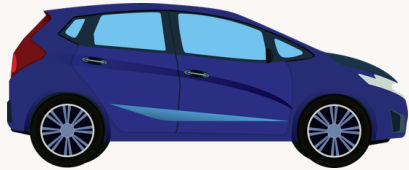
Getting Started

You may receive an invitation from FrontSteps to reconnect your account—your login remains the same. Management will also send a separate communication with additional details.

Payments Reminder

HOA payments continue through the Western Alliance Bank link on the Vision Community Management website. Existing accounts remain unchanged.

Abandoned Vehicle Reporting



The City of Mesa has a great city resource called Mesa City Link, which is a citizen site that allows you to report things such as abandoned vehicles, graffiti, and so much more!

We encourage owners to visit **MesaAZ.CitySourced.com/** on a your phone or PC, and report things throughout the area that our municipality can help address.

ProQual Landscaping – Updated Community Schedule

ProQual Landscaping has updated their service days for our community! Instead of Tuesdays and Fridays, crews will now be on-site **Mondays and Fridays**. This change allows for better oversight and follow-up, ensuring your community looks its best going into the weekend and starting the new week.

We encourage all owners to check the community website for the updated landscape cycle maps and schedules. Staying familiar with the schedule helps you plan around service days and keep your property in top shape.

Know Your Lot Lines – Know Your Responsibilities

Understanding your lot lines is an important part of maintaining your property and staying compliant with HOA guidelines. Sometimes, especially with corner lots, you may not realize that areas near the street, sidewalks, or even around a mailbox fall under your responsibility to maintain. Taking a moment to review your property boundaries can help prevent misunderstandings and ensure your home looks its best.

A great resource to check your lot lines is the Maricopa County Assessor's website: www.MCAssessor.Maricopa.gov/. Familiarizing yourself with your lot not only helps with maintenance but also keeps you informed about your property responsibilities.

Palm Trimming Season is Around the Corner



Palm trimming season is approaching, and timing is key. In Phoenix, the best period to trim palm trees is late spring through early summer, typically between May and July. By this time, flower stalks and seed pods have emerged, and trimming helps prevent messy fruit drop that can create hazards on sidewalks and driveways.

Proper trimming not only keeps your trees healthy but also prevents debris from falling into your yard or getting caught in pool filters. Planning your palm maintenance around the recommended schedule ensures your landscape stays safe, clean, and visually appealing throughout the season.

The poster features a central illustration of a large orange pumpkin with a green stem, surrounded by various autumn leaves in shades of orange, red, and brown. To the right of the pumpkin is a small, cute brown squirrel with a white belly, sitting and holding a nut. The background consists of a large, stylized sun with rays emanating from behind it, set against a light grey sky. The entire scene is framed by a decorative border with orange and blue elements and scattered yellow confetti.

Fall FESTIVAL

SATURDAY, OCTOBER 17TH

1:00PM-4:00PM

MORE INFORMATION TO COME!

Assessment Payment Options

ONLINE PAYMENT

e-Check and Credit Card transactions can be made online. Information contained in your billing statement is required to complete an online transaction.

Visit www.WeAreVision.com/MTR and click on Pay Online to make a one-time online payment.

BILL PAY OR MAILING A PAYMENT

Bill Pay is an online banking service that is offered by most banks. Your choice of your checking or savings account will be debited. You may pay your assessments on a one-time occurrence or set up a recurring arrangement. Go to your bank's website and follow instructions, or call your bank for assistance. Remember to include your association name, your account number, and the lockbox address below.

Checks and money orders can be mailed with your statement stub and should be made payable to Cooper Commons with your account number listed in the memo area of the check to:

**Mountain Ranch
c/o Vision Community Management Processing Center
PO BOX 93866
Las Vegas, NV 89193-3866**

HAND DELIVERY

Homeowners can stop by the Vision office to drop off checks or money orders to the secure lockbox located at the office entry.

PHONE PAYMENTS

Payments can be made over the phone ONLY by contacting Alliance customer service at (844)739-2331. They can also assist you with setting up reoccurring payments!