

Midtown at Cottonwood Creek



M@CC HOA NEWS

The **HOA Board** held its quarterly meeting on July 17, 2025. No business was conducted and discussion items were deferred to the October Meetings. It has been a very busy July and we are happy to report that most of the items that have been on the community “To Do” list have been completed. The rock area in the center Pavilion has been planted. The Community-wide Garage Sale and Dumpster Day were both held, and the landscaping plant guide was emailed to homeowners. Fourteen homes participated in the Garage Sale and it was suggested that hold this annually around the same time so that homeowners can plan and buyers can expect a huge market. Dumpster Day was also a hit with full dumpsters hauled away. We continue to ask you to please help us keep an eye out for watering and sprinkler issues. Damage occurs for many strange reasons and pictures help pinpoint issues. Reporting irrigation gushers and overflows helps us keep utilities and dues down. There is one final slot available on the Board should you be interested in serving.

🐾 PETS & HOMEOWNER / TENANT RESPONSIBILITIES 🐾

Midtown at Cottonwood Creek Community is a HUGE pet community. This message continues to be important enough to keep around for another Newsletter issue. More homes have pets than not and with that comes responsibility for homeowners to not only take care of your pets but also the community we live in. The biggest problem we find are owners not curbing or picking up their pet waste. Night time can make pick-up challenging, so please carry a flashlight and waste bags as you leave home to assist in your clean-up responsibilities. **Waste Station Supplies** – weather may prohibit supplies being restocked in the stations around the community. As a pet owner, it is still your responsibility to provide means to dispose of your pet’s waste when it happens – not later.

Have you noticed the dead spots and yellow patches of grass around the community? Pet urine is the primary cause and can make the area toxic to regrowth of grass. Large dogs should be walked in the natural plant areas and not continuously in the green sod grass areas. Please be courteous and do not allow your pet to urinate on other homeowner’s landscaping. There is an abundance of HOA common areas along walkways where pets can be relieved. Homeowners are responsible for replacing dead plants within their property boundaries.

Homeowners with renters, please remind your tenants of the community rules.

MESSAGE FROM THE BOARD – PRESIDENT

It is hard to believe summer is in full swing and this year’s temps have been unusually high and dry over a long period. Saying that, our grass areas are showing signs of the scorch. We are aware of this and are working to find tolerable watering levels. **Mark your calendars** – I am happy to announce that after two sets of Facebook polls, we have settled on **Saturday, September 20th** for the **Community Social**. The HOA will provide three meats, a few side dishes, and ask the community members to bring additional non-perishable/heat tolerant sides, drinks, and/or desserts to share with your neighbors. Please also plan on bringing chairs, blankets, umbrellas, outside games and portable tables to use while we get to know each other. The event will be held from **4:00 p.m. – 6:00 p.m.** in the covered **Pavilion** and grass area. **Everyone is welcome to attend whether you own or rent.** More details to follow by email. Hope to see and meet many of you there!

Sondra K. – President, Midtown at Cottonwood Creek HOA

M@CC COMMUNITY NOTES

Dave E. helped organize the Community-Wide Garage Sale – thank you for your valuable time and efforts to get the 1st Annual event organized.

Have a question, want to mention someone, or contribute to this Newsletter? The M@CC Newsletter is published once quarterly so plan in advance. Send info to maccboard.sondrak@gmail.com.

Pictures from the Community Garage Sale and Dumpster Day!



HOA REMINDERS

LATE FEES

As a reminder, HOA dues are due on the 1st of each quarter: January 1, April 1, July 1, and **October 1**.

Assessments or other charges not paid in full to the Association within 10 days of the due date, shall incur late fees and interest. A \$25 late fee will be imposed on day 10 past the due date. The late fees and interest will incur monthly until paid in full with interest penalty not to exceed 8%.

HOA Payment Portal: <https://www.ciranet.com/ResidentPortal/user/login>
(Must set up login and password – for assistance please contact Breeann Escobar).

TRASH CANS

Trash cans may only be out for 24 hours, beginning at 6:00 p.m. the night before scheduled collection day (Tuesday). **Please also remember that holidays may delay service by one day. The Infinite Disposal delay schedule is posted at the mailboxes.** With recurrent windy weather, it is especially important to help keep the community clean by limiting the time trash cans are on the curb for trash pickup.

Trash receptacles should be stored out of view and not left in view on the street, in front of garage/gates, or in driveway. Recycling is not provided by the HOA but can be contracted by homeowners individually with Infinite Disposal.

Community Safety

Things are warming up, and that means we can expect to see more activity in the neighborhood. Construction sites can also attract those who may wish to steal copper or other valuables. Please keep these safety tips in mind this summer:

- Mail should be collected from your mail slot each delivery day (Monday through Saturday). Thieves check boxes during late night and early morning hours when no one is watching.
- Keep exterior lights on and around your home at night. If you have a motion light, adjust it so it doesn't shine in your neighbor's windows.
- Lock your car doors; never leave valuables in your car overnight.
- Our proximity to Cottonwood Creek increases the likelihood of wildlife on the common property and your property. Keep a lookout for snakes and other predators.

ACC REQUESTS

Changes to the exterior of any home or lot **must be pre-approved** by the Board of Directors. Please direct requests to **Breeann Escobar** at RealManage (MICOTTON@ciramail.com). Please refer to the Design Guidelines for more information.

ACC Requests: https://macc-hoa.com/doc_display.asp?dpath=Architectural_Control&Mitem=282

Submit and/or update ACC requests through your HOA Homeowner Portal account.

*Note: Roof replacements only require an ACC request and approval if you are replacing shingles that **are not the same color as the existing shingles** on your home.*

MIDTOWN AT COTTONWOOD CREEK
HOA BOARD MEMBERS

Position	Board Member	Term
President	Sondra K. maccboard.sondrak@gmail.com	2023 – 2025
Vice President	Rachel B. maccboard.rachelb@gmail.com	2024 – 2026
Secretary	Mark F. maccboard.markf@gmail.com	2025 – 2027
Treasurer	Barbara N. maccboard.barbaran@gmail.com <i>*Appointed for 2025</i>	2025 – 2025*
OPEN	<i>** May change based on current terms</i>	2026 – 2028**

HOA LINKS AND CONTACTS

Midtown at Cottonwood Creek website:
<https://macc-hoa.com/> for all HOA documents, such as HOA covenants, guidelines, bylaws, ACC form, etc. Board minutes and HOA financials are posted in the secure side of your homeowner portal with RealManage.

HOA Management Company Contact Info:

RealManage Manager: Breeann Escobar
Email: MICOTTON@ciramail.com

HOA Payment Portal:

<https://www.ciranet.com/ResidentPortal/user/login>
(Must set up login and password – for assistance contact Breeann Escobar)

After Hours community property emergencies:
855-877-CIRA(2472) – Do not call for non-emergencies.