

**MOGOLLON RANCH PROPERTY OWNERS ASSOCIATION**  
**FACT SHEET**  
**2015**

Mogollon Ranch is located 17 miles north of Clint's Well on AZ State Highway 87 or 39 miles south of Winslow AZ.

The entrance to the community is one mile east of AZ highway 87 between mile posts 306 and 307 on Mogollon Trail.

The Mogollon Ranch Property Owners Association (MRPOA) board of directors governs the Association's business activities and ensures the community is a great place to live and play. The MRPOA is currently contracted with HOAMCO as its community manager. The address for HOAMCO is PO Box 30520, Attn: Melanie Lashlee, Flagstaff, AZ 86003, phone number: 928.214.0901. Contact HOAMCO for current fees associated with purchasing property on Mogollon Ranch. HOAMCO also manages the new construction and design review process for the MRPOA.

Mogollon Ranch has ten miles of private roadway. About seven miles are gravel and about three and a half miles are paved surfaces. The MRPOA also maintains the one mile of paved Forest Service road between AZ 87 and the community entrance.

Mogollon Ranch is made up of 233, five plus acre, custom cabin/home sites. Most property owners reside part-time in the neighborhood, but there are several full time residents as well. Electrical and water connections are available at the lot boundaries on the respective road. Residents are required to pay for water and electric meter installations.

Mogollon Ranch water is provided by seventeen private wells. There are ongoing contracts for well maintenance and snow removal. Costs of well maintenance and snow removal are covered by assessment fees. Currently, property owners pay an annual general assessment and quarterly well assessments plus the cost of electricity to pump their water.

The Blue Ridge Fire District is responsible for fire protection at Mogollon Ranch.

Typical utilities used by residents of Mogollon Ranch are APS for electricity; TDS for land lines; Verizon for Cellular; DirecTV or DISH for TV. There are also internet services offered via satellite from multiple providers. Trash collection is centrally located and is covered by the annual assessment fee. Mailboxes for each lot are centrally located near the trash collection bins. There is a free "bly pit" (for dumping slash) located across from the entrance to Mogollon Trail near mile post 306 on the west side of AZ 87

You are welcome to visit Mogollon Ranch; however, please note that NO TRESPASSING signs are posted throughout and are enforced, especially during hunt seasons. Also, reckless use of any vehicle on Mogollon Ranch's roads is strictly prohibited.

You can find the Coconino County plats of Mogollon Ranch at:  
<https://gismaps.coconino.az.gov/parcelviewer/>