

McDowell Mountain Ranch

Real Estate News



MAY-JUNE 2021 | VOL. XXIV, NO 3



MMR Easter Event

In lieu of the annual pancake breakfast because of the Coronavirus pandemic, McDowell Mountain Ranch sponsored an Easter hat parade in late March instead. The idea was for residents to wear holiday-inspired hats, but many families got out to meet the Easter bunny in person. More photos on Page 12.

Spotlight on the Community Projects Keep Ranch Up to Date

Each year, the McDowell Mountain Ranch Homeowners Association has to determine what projects to pursue versus which to put on the back burner. This year is no exception, but now the HOA has a Capital projects fund that makes planning new ones a bit easier. Other projects will continue to be financed through the Reserve fund.

Some projects are automatic each year. For example, the HOA contracts out to have several communities' exterior walls painted each year. Ghaster is nearly complete painting five communities, but will have to bid again to paint the next five on the list. The project roughly costs \$175,000 each year.

Splash Pad Needs Fixes

One project that is on a lot of parents' minds: repairs on the children's splash pad at the 105th Street park. Unfortunately, the HOA has been having trouble finding a local company to make major repairs that may include digging up and replacing a water tank. A big question asked at the April meeting was whether recycled water — hence the tank — was worth all the problems, but without a company available to bid on the project, it was too early for

(Spotlight: Continued on page 13)

Brett's Perspective

HOA OKs Twisted Lizard Replacement

Sadly for McDowell Mountain Ranch residents, the Twisted Lizard in the Desert Canyon Center was one of the first area establishments to fail because of the lockdowns triggered by the Covid-19 pandemic. It's been tough for residents to drive by the empty shell for more than a year, but good news: Construction is expected to begin on a new restaurant, to be called Thompson 105, in July. The MMR Homeowners Association has already approved the exterior design changes that



Brett Levy

(Perspective: Continued on page 16)



A rendering of the proposed Thompson 105 restaurant.

Celebrating 24 Years Serving the MMR Community!

 *Helene and Christine's Team*



Vaccinations Are at WestWorld

WestWorld became a Covid-19 vaccination center on April 22nd as part of a joint effort by the Arizona Department of Health Services, Cigna and the City of Scottsdale. The facility is capable of vaccinating up to 10,000 residents from 7 a.m. to 5 p.m. WestWorld was chosen because of its freeway access, proximity to tribal communities and large indoor facilities, according to Arizona Department of Health Services Director Dr. Cara Christ. Cigna is handling the vaccination center operations until its expected close date of June 30th. Although the centers sometimes have open drive-in dates, it's best to make reservations at this web page: podvaccine.azdhs.gov

Scottsdale Is 2nd Best Suburb

Niche ranked Scottsdale as Arizona's second best suburb because of its public schools, outdoor options, nightlife and family-friendly community. Niche also ranks Scottsdale as the No. 1 best place to retire in the United States. As for Arizona suburbs, Scottsdale only trails Tucson suburb Catalina Foothills and is followed by Gilbert, Chandler and Paradise Valley. Ranking site Niche also gives Scottsdale A pluses in the Weather and Health & Fitness categories. Scottsdale gets A's for Public Schools and Nightlife categories, followed by A minuses in the Families and Outdoor Activities categories. Scottsdale lags in Housing, Cost of Living and the Crime & Safety Categories.

Tropical Smoothie Café Opens

We have no idea when this place opened in the A.J.'s shopping center, but we recently noticed a Tropical Smoothie Café serving quite a few visitors during a drive along



Pat Brooks' grandchildren hold their scavenger hunt maps.

About 50 Join MMR's Earth Day Event

McDowell Mountain Ranch celebrated Earth Day by sponsoring a scavenger hunt along both Coyote and Mule Deer trails. About 50 residents participated in the weeklong event that also helped promote the Homeowners Association's new Instagram page at [@mcdowellmtnranch](https://www.instagram.com/mcdowellmtnranch).

Thompson Peak Parkway. The café offers smoothies, wraps, flatbread sandwiches, bowls and breakfasts. You can learn more about the hours and location of the store at this web address: bit.ly/33eKR4Q

Arizona Economy Holds Up

Arizona's tourism-reliant economy has fared surprisingly well during the Covid-19 pandemic, according to WalletHub. In fact, the

only state that did better economically was Washington. Arizona came in 44th in the "Highly Affected Industries and Workforce" category and 47th in the "Resources for Business to Cope Better with the Crisis" category. Those high numbers are good, in case there was any confusion. States that fared the worst were Louisiana, Oklahoma and Hawaii.

(Continued on page 3)

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Here's an artist's rendition of what a remodeled grill and outdoor dining area at DC Ranch Country Club might look like.

DC Ranch Country Club Plans on Remodeling to Enlarge Grill and Dining Space

The managers of the Country Club at DC Ranch are working with City of Scottsdale staff on plans to remodel and expand its Men's locker patio while adjusting the lay-

out to the grill and dining area, according to a filing. The project calls for renovating 740-square feet of the existing patio, adding a

1,278-square-foot trellis/dining area and adding a 676-square-foot uncovered patio and fire pit area.

(Continued from page 2)

Mighty Mud Mania Canceled

The City of Scottsdale has canceled Mighty Mud Mania for the second year in a row because physical distancing won't be possible during this stage of the Covid-19 pandemic, according to a press release. The city hopes to bring the event back at a future date.

Concert Series to Resume

The City of Scottsdale plans to resume the McCormick-Stillman Railroad Park Summer

Concerts beginning on Sunday, May 30th, by instituting new rules that mitigate dangers posed by the Covid-19 pandemic. This year's concerts will require tickets as a way to limit attendance and to guarantee assigned, well-spaced seating. Tickets will cost \$30 for groups of up to six concert goers, and the season will continue through July 4th. Below are dates and bands that will be performing:

- May 30 — Mogollon
- June 6 — Rock Lobster
- June 13 — People Who Could Fly

- June 20 — Abba Fab
- June 27 — Piano Men: Generations
- July 4 — JJ's Band

Go to this web page for details about the concert series: bit.ly/3h0Y8X4



Beach Volleyball at WestWorld

Scottsdale BeachFest 2021, where spectators can watch 10 days of beach volleyball tournaments, will be at WestWorld from June 18th through the 27th. Go to this URL for details: bit.ly/3eQ1itN

NCAA Tourney at Grayhawk

The Grayhawk Golf Club, in conjunction with The Thunderbirds and Arizona State University, will be hosting the 2021-2023 NCAA Division I Men's and Women's Golf Championships. The event begins on May 20th and will be finished by June 2nd. Go to this URL for more details: bit.ly/3ul9bxZ

Bulk Garbage Dates

Bulk garbage pickup dates for McDowell Mountain Ranch will be the weeks of May 23rd, June 27th and Aug. 1st. Go to this URL for the full calendar: bit.ly/3egtaZe

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BASIS Scottsdale Is 5th Best in AZ; 38th Nationally

Scottsdale schools continue to fare well in the annual U.S. News and World Report Best High School Rankings. This year, BASIS Scottsdale ranked 5th best school in the state and 38th nationally while Desert Mountain High School ranked 20th in the state and 1,663rd in the nation. BASIS Scottsdale also ranked the 5th best charter school in the nation while Scottsdale Preparatory Academy was ranked 28th in the state and 1,980th nationally.

Chaparral High School ranked 35th in the state and 2,235th in the nation. The top high school in Arizona was BASIS Chandler, which also placed 8th overall nationally and was ranked the No. 1 charter school in the nation. Notre Dame Preparatory Academy does not take part in the rankings.

Go to this URL to see all Scottsdale schools that were ranked: bit.ly/3vGcnoi

Go to this URL to see all Arizona rankings: bit.ly/3xOSDR1

FAFSA Applications Decline

Desert Mountain High School saw a small drop in the number of students applying for the Free Application for Federal Student Aid, which is also known as the FAFSA, according to Patch news. Nationally, the number of FAFSA completions dropped 6.7 percent compared with a 4.33% drop at DMHS or down from 254 in 2020 to 243 in 2021.

A drop in FAFSA applications is generally linked to a decline in the number of students planning to go to college in the fall. BASIS Scottsdale did not see a change in the number of applications with there being 63 in both 2020 and 2021, while Scottsdale Preparatory Academy saw an increase of 71%, from 14 in 2020 to 24 in 2021. Chaparral High School saw a 10.54% increase in FAFSA applications, from 266 in 2020 to 294 in 2021. Overall, the Scottsdale Unified School District saw a 25% drop in FAFSA applications.

Go to this URL for the Patch story: bit.ly/2PN21n8

Short-Term Rental Violations

The Scottsdale City Council may form a citizen task force that will address issues created by short-term rental companies such as Airbnb and VRBO, according to the Scottsdale Progress. There were 142 nuisance violations out of 4,000 properties that are actively being marketed as short-term rentals between Oct. 24th, 2019, and Feb. 1st, 2021, the Progress reported. The state legislature is currently considering bills that would strengthen cities'

ability to regulate short-term rentals, but McDowell Mountain Ranch requires that rentals be longer than a month following a change to its bylaws approved by residents in 2019. Use this URL to find the Progress story: bit.ly/2QStyEg

N.D. Gets New Principal



Eugene Sweeney

The Diocese of Phoenix has appointed Dr. Eugene Sweeney, an assistant principal at Seton Catholic Preparatory in Chandler, as the new principal of Notre Dame Preparatory Academy. Dr. Sweeney will be replacing Jill Platt, who will relinquish her role as principal and focus on her other role as Notre Dame

president. Sweeney begins in his new role on July 1st.

MCC Can Offer B.A. Degrees

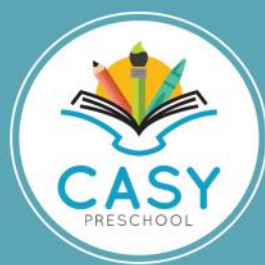
A new law will allow Scottsdale and Paradise Valley community colleges to offer four-year degrees now that Arizona Gov. Doug Ducey signed SB1453 into law. Maricopa County Community Colleges, which includes SCC and PVCC, has already announced that it plans to move forward with offering bachelor's degrees. Bills like SB1453, which had strong support in both the Arizona House and State Senate, have already been implemented in 23 other states.



The WestWorld Barns that are being remodeled are located near the canal.

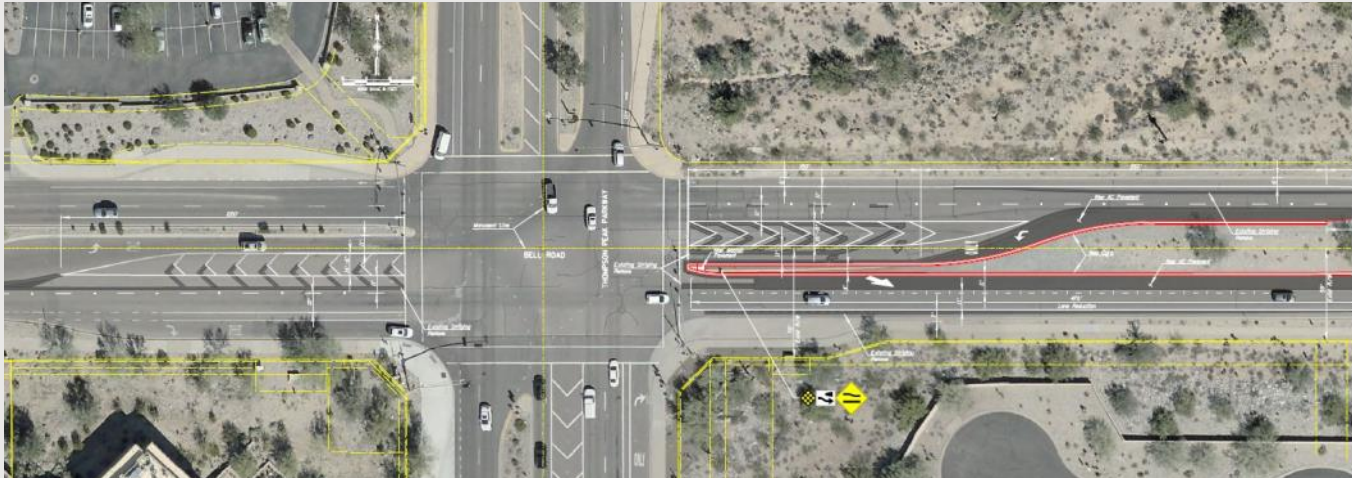
City OKs Barn Remodeling

The Scottsdale City Council approved a \$1.97-million contract to Caruso Construction for the renovation of the WestWorld Horse Barns during its April 20th meeting. The project calls for reconstructing the 10-oldest, most-deteriorated barns as a way of increasing rentable space at the facility. Although construction will take about five months, work isn't expected to begin until September.



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Although it's difficult to see in this image from the City of Scottsdale, the plan is to lengthen the Bell Road left turn lanes to provide more room for turning cars.

Scottsdale May Lengthen Bell Road Turn Lanes at Thompson Peak Parkway

The Scottsdale City Council was expected to approve a plan in May to lengthen the east- and west-facing left turn lanes on Bell road at the Thompson Peak Parkway inter-

section, but the item was pulled from the agenda at the last minute as we were going to press. The work, if eventually approved, would also add a second turn lane east on

Bell road for 475 feet. The \$302,707 project includes similar work at Bell and Perimeter roads, Project Manager Jeremy Richter told us.

98th Street from Bell to MMR Roads May Be Widened

The City of Scottsdale may spend \$1.3 million to widen 98th Street north of McDowell Mountain Ranch Road to Bell Road, a city report says. For those not familiar with the road, it primarily serves as access to Notre Dame Preparatory Academy and access from Bell Road to WestWorld's Parking Lot 5. Another possible reason for widening the road: It could provide easier access to sports/ soccer fields planned for the southwest corner of Thompson Peak Parkway and McDowell Mountain Ranch Road. The sports fields are expected to double as parking lots for WestWorld.



The Scottsdale Airport runway will be rebuilt beginning July 6th.

Sports Fields Contract

The Scottsdale City Council approved a \$2.4 million contract for the final phase of constructing sports fields at the northwest corner of Bell Road and 94th Street at its May 4th meeting.

The contract, which went to the Valley Rain Construction Corporation, would fund the construction of operations, maintenance and restroom buildings not covered in earlier

phases. Originally, 10 companies applied for the contract.

Runway to Be Reconstructed

The Scottsdale City Council has unanimously approved spending \$10.7 million to rehabilitate the aging runway at Scottsdale Airport. The project, expected to start on July 6th and continue through the middle of August, calls for removing up to 5 inches of pavement before resurfacing the runway. The city is hoping to receive a grant from the Federal Aviation Administration to help offset some of the costs.

The new runway is expected to last for at least 20 years, though it will require regular surface treatments and maintenance.

Loop 101 Widening on Track

Although the Arizona Department of Transportation has seen a significant drop in revenue because of the Coronavirus pandemic, plans to widen Loop 101 between Princess Drive and Shea Boulevard are still on track to begin in 2023, according to the Scottsdale Progress. Annual revenue for ADOT, much of which comes from gas taxes, has fallen from \$1.6 billion to \$1 billion a year. Use this URL to find the Scottsdale Progress story: bit.ly/33ejpEt

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RESALE ACTIVITY AT THE RANCH

HOMES CURRENTLY FOR SALE

Address	Subdivision	Model	Price	Sq ft	Br	Gar	Pool
16420 N TPP #1128	Cachet	Monarch	\$550,000	1659	2+Den	2	N
10591 E Morning Star Dr	Panorama Point	Mariposa	\$620,000	1963	3+Den	2	N
10441 E Star of the Desert	Discovery Trails	Sierra	\$655,000	1700	3	2	Y
10580 E Tierra Buena Ln	The Overlook	Ocotillo	\$700,000	1960	4	2	N
16032 N 106th Wy	The Overlook	Palo Verde	\$750,000	2421	4	3	Y
10448 E Acoma Dr	Sunset Point	#2162	\$789,000	2159	4	3	Y
10556 E Tierra Buena Ln	The Overlook	Mesquite	\$795,000	2152	4+Den	2	N
10767 E Caribbean Ln	Cimarron Hills	Valencia	\$799,000	2369	2+Den	2	N
10271 E Verbena Ln	Montecito	Castillo	\$949,500	3152	5	3	Y
16488 N 106th Pl	The Summit	Molokai	\$950,000	2682	4+Den	3	N
16532 N 108th St	Armonico	Ladera	\$1,175,000	3596	4+Den	3	Y
11404 E Autumn Sage Dr	Cimarron Ridge	San Raphael	\$1,300,000	3393	4+Den	3	Y
11440 E Autumn Sage Dr	Cimarron Ridge	Escalante	\$1,325,000	3375	4+Den	3	Y
11146 E Beck Ln	Cimarron Hills	Escalante	\$1,499,999	3775	6	3	Y
11277 E Paradise Ln	100 Hills	Merida	\$1,525,000	3550	3+Den	2	Y
11095 E Verbena Ln	Trovas	Francesca	\$1,800,000	3618	4+Den	3	Y
16777 N 111th St	Trovas	Medici	\$2,400,000	4134	4	3	Y

NOTE: OUR STUFF - Although the listings and transactions shown in this publication involve a variety of organizations and agents, you'll note that all of our closed sales are printed in **BOLD BLUE TYPE** and **UNDERLINED**.

CLOSED SALES IN MARCH & APRIL

Address	Subdivision	Model	Price	Sq ft	Br	Ga	Pool
16420 N TPP #2141	Cachet	Heritage	\$370,000	1338	2	1	N
<u>16420 N TPP #2050</u>	<u>Cachet</u>	<u>Heritage</u>	<u>\$389,900</u>	<u>1338</u>	<u>2</u>	<u>1</u>	<u>N</u>
16420 N TPP #1037	Cachet	Legacy	\$505,000	1737	2+Den	2	N
10330 E Saltillo Dr	Discovery Trails	Coronado	\$506,300	1451	3	2	N
10498 E Raintree Dr	The Preserve	Palomino	\$535,000	1358	3	2	Y
16420 N TPP #1014	Cachet	Legacy	\$540,000	1640	2+Den	2	N
10254 E Le Marche Dr	Arizona Vintage	Chardonnay	\$540,000	1744	4	2	N
15152 N 102nd St	Discovery Canyon	Scenic	\$555,000	1847	3	2	Y
15923 N 102nd Pl	Arizona Vintage	Bordeaux	\$570,000	1478	3	2	Y
<u>15301 N 104th Wy</u>	<u>The Preserve</u>	<u>Montana</u>	<u>\$575,000</u>	<u>1504</u>	<u>3</u>	<u>2</u>	<u>N</u>
10350 E Tierra Buena Ln	Panorama Point	Mesquite	\$575,000	1548	3	2	N
10234 E Karen Dr	Discovery Canyon	Sunset	\$600,000	1642	3	2	N
10878 E Le Marche Dr	Castle Chase	Helmsley	\$600,000	1701	2	2	N
<u>10341 E Raintree Dr</u>	<u>The Preserve</u>	<u>Primrose</u>	<u>\$600,000</u>	<u>2132</u>	<u>4</u>	<u>2</u>	<u>Y</u>
10416 E Penstamin Dr	Discovery Trails	Andorra	\$601,000	1700	3	2	N
10690 E Autumn Sage Dr	Castle Chase	Helmsley	\$621,900	1681	2+Den	N	N
15696 N 104th Pl	Panorama Point	Primrose	\$631,000	1874	3	2	N
10619 E Firewheel Dr	The Overlook	Primrose	\$635,000	1679	2	2	N
<u>10476 E Hillery Dr</u>	<u>The Preserve</u>	<u>Brisas</u>	<u>\$640,000</u>	<u>2132</u>	<u>3</u>	<u>2</u>	<u>N</u>
15931 N 102nd Pl	Arizona Vintage	Chablis	\$645,000	2316	4	2	N
10683 E Penstamin Dr	The Overlook	Primrose	\$675,000	1679	3	2	N
10463 E Karen Dr	The Preserve	Brisas	\$677,500	2132	4	2	N
10636 E Tierra Buena Ln	The Overlook	Mesquite	\$680,000	1972	3+Den	3	Y
10636 E Tierra Buena Ln	The Overlook	Mesquite	\$685,000	1972	3+Den	3	Y
10360 E Verbena Ln	Montecito	San Miguel	\$724,500	2396	4+Den	2	Y
10687 E Caribbean Ln	Cimarron Hills	Montoro	\$750,000	2599	2+Den	2	N
10632 E Penstamin Dr	Panorama Point	Ironwood	\$750,000	2613	4+Den	3	Y
10555 E Bahia Dr	The Summit	Samoa	\$751,000	1854	3	3	Y
16397 N 106th Pl	The Summit	Samoa	\$757,000	2045	2+Den	2	Y
16659 N 105th Wy	Arizona Highlands	Picacho	\$777,777	2395	4+Den	2	Y
10692 E Caribbean Ln	Cimarron Hills	Valencia	\$780,000	2405	2+Den	2	Y
15037 N 114th Wy	Cimarron Ridge	Valencia	\$780,000	2447	3	2	Y
10591 E Firewheel Dr	The Overlook	Ironwood	\$800,000	2818	4	2	Y
10595 E Firewheel Dr	The Overlook	Mesquite	\$805,000	2152	4	2	Y
<u>10503 E Tierra Buena</u>	<u>The Overlook</u>	<u>Ironwood</u>	<u>\$809,000</u>	<u>2818</u>	<u>5</u>	<u>2</u>	<u>Y</u>
10443 E Helm Dr	Sunset Point	#2787	\$810,000	2797	4+Loft	3	N
10686 E Rosemary Ln	The Summit	Aruba	\$830,000	2068	3+Den	3	N
<u>10479 E Morning Star Dr</u>	<u>Panorama Point</u>	<u>Ironwood</u>	<u>\$865,000</u>	<u>2693</u>	<u>4+Den</u>	<u>3</u>	<u>Y</u>
14908 N 108th Pl	Desert Cliffs	#6050	\$885,000	2647	4	3	Y
10983 E Kora Ln	Cimarron Hills	Escalante	\$925,000	3375	4+Den	3	N
10996 E Karen Dr	Cimarron Hills	Montilla	\$961,600	3808	4+Den	3	N
11471 E Beck Ln	Cimarron Ridge	Sevilla	\$972,500	2656	4	3	Y

(Continued on page 11)



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REAL ESTATE PULLOUT SECTION



The Forecast

By now you've undoubtedly heard we are in a full-blown sellers' market. While it was assumed that the pandemic would suppress demand, and allow for a rebalancing, the exact opposite happened. The usual patterns of supply and demand have been skewed.

We have absurdly low inventories. In fact, they're almost 70% lower this year than 2020. Normally, one could expect to have a six-month supply of homes for sale. That's traditionally considered to be a balanced market. The National Association of Realtors shows the inventory of houses for sale is sitting at just a two-month supply. However, the Valley has a supply of only .37 months, according to RapidStats, an analytical tool provided by the Arizona Multiple Listing System.

Obviously, low inventory is the main reason for the frenzy. Another major contributor to the low supply of homes on the market is the fact that many homeowners are choosing not to relocate, especially if they are already in a house with plenty of space for remote work and virtual schooling.

In addition to that, the millennial generation is closing in on 30 years of age which is a popular time to consider buying a home. George Ratiu, senior economist for Realtor.com, says they're now the largest share of homebuyers across the country and the competition doesn't appear to be deterring many of them from the market.

There are some other contributing factors as well: low interest rates and Arizona's growing population. Mortgage rates are fairly stable and although we've seen them fluctuate, they are back down under 3%. See the chart on this page for current rates. Freddie Mac and Fannie Mae's forecast for the remainder of the year is 3% at the highest, citing the Federal Reserve's commitment to keeping interest rates low

for the foreseeable future.

Hiring is accelerating as Americans increasingly venture out to shop, eat at restaurants and travel. Even though there are 8 million fewer jobs than there were before the pandemic struck, the unemployment rate inched down from 6.2% to 6%. There is light at the end of the tunnel.

The U.S. kicked into a higher gear as employers added a booming 916,000 jobs in March as Covid-19 cases slowed and a growing number of Americans received the vaccine, according to an article in USA Today.

A new poll from Impact Genome and The AP shows that overall, 55% of Americans say their financial circumstances are about the same now as a year ago, and 30% say their finances have improved. I believe that's likely the result of our robust stock market. Only 15% say they are worse off.

Over the Moon!

Valleywide, the annual median sales price jumped a whopping 25% in April, year over year, as reported by The Cromford Report, a web service that studies the Valley housing market. In Scottsdale, which is a microcosm of the Phoenix Metro region as a whole, the prices rose 27% citywide. And, the 85262 ZIP

MORTGAGE INTEREST RATES

Conforming* Loans

30 Year.....2.625%
15 Year2.000%
5 Year ARM....2.375%
7 Year ARM...2.500%
10 Year ARM.....2.625%

Jumbo* Loans

30 Year.....2.750%
15 Year2.750%
5 Year ARM.....2.642%
7 Year ARM.....2.643%
10 Year ARM....2.719%

Rates effective 4/27/2021

Fees vary by lender

All loans have Zero Points

*In Scottsdale, *Conforming* refers to loans up to \$548,250 and *Jumbo* to larger amounts

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code, which includes northern Scottsdale, Cave Creek and Carefree, topped the list with a whopping 41% increase!

The skyrocketing home-price appreciation
(Continued on page 9)

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Some of Our Closed Transactions.....



Cachet
16420 N TPP #2040
2BR/2BA 1,338 SF

Remodeled with Plank Flooring, White Cabinets, Quartz Counters, SS Appls! Mountain Views & 1CG!

\$389,900



The Preserve
15301 N 104th Way
3BR/2.5BA 1,505 SF

Great Room Plan with Mountain Views, Freshly Painted, New Carpeting and New Appliances! 2CG!

\$575,000



The Preserve
10341 E Raintree Drive
4BR/3BA 2,132 SF

Wood Floors, Gas Fireplace, Stainless Appliances and Granite Cntrs! Sparkling Pool & Built-In BBQ. 2G.

\$600,000



Sunset Point
10381 E Pine Valley Road
4BR/2BA 2,114 SF

Great Room Plan w/Gas Fireplace, Travertine Floors & Sparkling Pool! Freshly Painted inside/Out. 2CG!

\$630,000



The Overlook
10503 E Tierra Buena Lane
5BR/3BA 2,818 SF

Updated and on a Spacious Lot w/ Sparkling Pool with Waterfall, Synthetic Grass and Mountain Views!

\$809,000



Panorama Point
10479 E Morning Star Drive
4BR+DEN/3BA 2,693 SF

Remodeled with Viking Stove, Sub-Zero, Granite & Hardwood Floors! Sparkling Pool, Built-In BBQ. 3CG!

\$865,000



Sienna Canyon
14116 N 109th Street
6BR/4BA 4,098 SF

Backs to a Wash with City Light and Mountain Views! Sparkling Heated Pool, Spa and Grassy Area.

\$999,000



100 Hills
11135 E Mirasol Circle
4BR+DEN/2.5BA 3,737 SF

Gated Custom Home with Mountain Views, Negative Edge Pool, Solar Panels and New Roof! 4CG!

\$1,180,000

And a Few of Our Out of Area Transactions.....



Ironwood Village
9380 E Taro Lane
4BR/2BA 2,659 SF

Remodeled w/Sparkling Pool, Fireplace, Granite, Stainless Appls and Granite Counters. New Roof & 3CG!

\$790,000



Ironwood Village
9271 E Rockwood Drive
4BR/3BA 2,813 SF

Remodeled and Backs to Wash on 1/3 Acre Lot with Sparkling Pool! New Roof, Water Heater & HVAC!

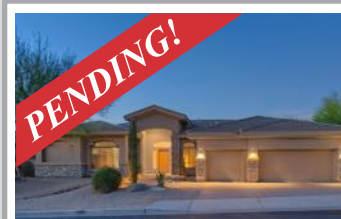
\$880,000



DC Ranch
8883 E Rusty Spur Place
3BR+DEN/3BA 2,390 SF

Designer Remodel with Oak Plank Flooring, Gas Range, Stainless Appls, and Cozy Fireplace! 2CG!

\$1,200,000



Scottsdale Mountain
12409 N 136th Street
3BR+DEN/3.5BA 3,067 SF

Guard Gated and Remodeled with Separate Casita, Sparkling Pool & Spectacular Mountain Views! 2G!

\$995,900



Buyer Needs



This young couple is looking to purchase a starter home in McDowell Mountain Ranch. They want a single-family home with at least 3 bedrooms and a decent sized yard for their two Golden Retrievers. They're currently renting and their lease expires in August. They're able to spend up to \$750,000.



This family with three children have a sense of urgency. They are looking for a single level home in McDowell Mountain Ranch as soon as possible. They would like at least 2,400 square feet and would prefer not to have a pool although they won't rule anything out at this point. They are cash buyers and can spend up to \$800,000.



This empty nester couple, who just sold their larger home in McDowell Mountain Ranch, are looking to downsize. They want a single level home with at least 3 bedrooms and a pool on a quiet, private lot. Ideally, they would like to be settled into their new home by June. They are looking up to \$900,000.

Call Christine at 602-989-7492 if your property fits the criteria of the homes above.

If you've been sitting on the sidelines, unsure of whether to sell or not, now is the perfect opportunity to take advantage of the current marketplace.

We are working with numerous buyers in McDowell Mountain Ranch that are having a hard time finding their perfect home.

The benefit to you is that these active buyers are serious buyers, not merely "lookers," and they've already seen what little is available in the MLS.

Showings would obviously be done by appointment only, respectful of the homeowner's personal space and schedule, or virtually if preferred.

Call us at 480-563-3333 first and let's see if we can work something out that is beneficial to everyone. All three buyers are well qualified and we will make you a great deal!

(Continued from page 7)

shows few signs of cooling. Yet, even though our prices have gone through the roof, the Phoenix region is still a pretty attractive buy compared to California and a lot of the major markets back east.

In a study conducted exclusively for the Phoenix Business Journal, Zonda, a research group, identified the hottest neighborhoods for homebuyers around the valley. The index was weighted mostly to the change in average sales price in each market but also included total transaction volume as well as new home activity. Our 85255 ZIP code made the list with 1,810 closings, with an average sales price of \$979,462 or \$312 per square foot.

Here, in McDowell Mountain Ranch, our average sales price is \$873,400 with an average price per square foot of \$331.08 and an appreciation rate of 14.22% year to date! Please see Page 10 for a list of sales by community. Keep in mind that for those communities

showing negative numbers, it's only because of the small number of closed transactions to date or, in the case of those communities that have divergently sized homes, more of the smaller ones have sold. With only 17 homes on the market as of this writing, and an average of 31 days on the market for those that have closed, we are looking at about a half months supply of homes for sale. Please note, however, that when properties are reported as Under Contract Accepting Back Up Offers instead of Pending, the days on market continue to accrue and so we're realistically looking at less than a two weeks supply.

Summer Solstice

Looking ahead to late spring and summer, the fast rollout of Covid-19 vaccines is making many hopeful that an end to the pandemic is in sight and some sellers appear to be more inclined to reenter the market. But the housing market trends caused by the pandemic

are expected to continue.

The low interest rates are exceptionally attractive to buyers and last year provided an opportunity for many millennials to save for a down payment. The pandemic's economic impact has been less kind to renters, who have been more deeply impacted by the shutting of retail stores, restaurants and other workplaces requiring in-person work that isn't necessarily considered essential.

The National Association of Realtors states that sellers will continue to have the upper hand throughout the summer of 2021, and it's reasonable to expect home prices to continue to climb as a result, a positive for those who do choose to sell now.

If you're thinking of selling, or buying, call Helene at 480-563-3333 or Christine at 602-989-7492 and we'll guide you through the uncharted waters.

(Continued on page 10)



(Continued from page 9)

Rising Stars

We're privileged to be a part of the world class organization RE/MAX, LLC and the RE/MAX Fine Properties office which happens to be the largest office in the southwest region and second largest in the west.

2020 was a banner year in many ways. We were the #1 RE/MAX franchise (out of 8700 U.S. offices) in a metro market with \$1.8 billion in total sales volume, exceeding the previous year's record of \$1.2 billion!

Sadly, Del Rounds, the owner of RE/MAX Fine Properties passed away suddenly a couple of months ago. He would have been so proud of this achievement and we miss him terribly as both a mentor and a friend.



Christine and I are proud to announce that we won a number of awards at our banquet. Out of 300 agents, we were rated the #5 team in the company and #6 in total number of transactions for 2020. In addition, we're the #1 team in McDowell Mountain Ranch and have been so for over 20 years. Our production topped \$35 million in sales last year and to date in 2021 we're over \$10 million!



THE KEY

SF = square feet

\$/SF = Average sales price per square foot

DOM = Days on Market

% Change = the change in the value per square foot since 12/31/2020

TRANSACTIONS BY TEAM

84



Helene and Christine's Team

Helene & Christine's Team Listed & Sold
More Homes in MMR in the Past
3 Years than their
next 4 competitors!

20



Team #2

20



Team #3

19



Team #4

17



Team #5

Sales By Community (January-April 2021)

Community	# Sold	Avg Price	Avg SF	DOM	\$/SF	% Change
Cimarron Hills	12	\$989,843	3255	24	\$304.09	-10.07%
100 Hills	7	\$1,498,214	3916	71	\$382.60	37.88%
The Overlook	7	\$727,000	2156	14	\$337.24	12.70%
The Preserve	7	\$607,057	1932	12	\$314.26	19.11%
Cachet	7	\$441,057	1570	22	\$280.68	18.76%
Sonoran Estates	6	\$1,574,833	3878	49	\$406.15	21.83%
Desert Cliffs	5	\$1,171,900	3500	43	\$334.79	14.62%
The Summit	5	\$789,000	2296	10	\$343.58	4.79%
Sunrise Point	5	\$701,900	2059	66	\$340.96	25.32%
Panorama Point	5	\$685,200	2120	9	\$323.15	7.86%
Arizona Vintage	5	\$570,800	1733	33	\$329.37	30.26%
Discovery Canyon	5	\$568,060	1887	6	\$301.04	11.19%
Sienna Canyon	4	\$975,000	3444	5	\$283.12	-18.79%
Castle Chase	4	\$596,975	1539	35	\$364.18	39.29%
Discovery Trails	4	\$550,825	1700	52	\$324.06	15.38%
Vermillion Cliffs	3	\$1,131,667	3073	23	\$368.30	40.96%
Cimarron Ridge	3	\$1,010,833	2832	39	\$356.93	-0.71%
Montecito	2	\$850,250	2583	6	\$329.17	40.33%
Eagle Ridge	2	\$752,500	2610	23	\$288.31	-10.39%
Arizona Highlands	2	\$744,889	2278	31	\$326.99	29.36%
Sunset Point	2	\$720,000	2456	17	\$293.22	19.70%
Mirador	1	\$1,125,000	3714	39	\$302.91	7.89%
Arizona Highlands	4	\$685,250	2470	36	\$277.49	20.18%
Armonico	3	\$876,583	3322	23	\$263.85	2.62%
Mirador	3	\$1,138,667	3266	108	\$348.61	4.86%
Trovas	1	\$1,100,000	4724	80	\$232.85	1.63%
Armonico	1	\$889,900	3896	138	\$228.41	-20.07%
Sonoran Fairways	0	There haven't been any sales in these 2 communities yet this year.				
The Ridge	0					
The Ranch	105	\$873,400	2638	31	\$331.08	14.22%

CLOSED SALES IN MARCH & APRIL

Address	Subdivision	Model	Price	Sq ft	Br	Ga	Pool
10829 E Gelding Dr	Sienna Canyon	Talavera	\$985,000	3801	5	3	Y
10983 E Kora Ln	Cimarron Hills	Escalante	\$995,000	3375	4+Den	3	N
<u>14116 N 109th St</u>	<u>Sienna Canyon</u>	<u>Talavera</u>	<u>\$999,000</u>	<u>4098</u>	<u>6+Den</u>	<u>2</u>	<u>Y</u>
16540 N 109th St	Vermillion Cliffs	#932	\$1,020,000	3035	4+Den	2	Y
10935 E Greenway Rd	Cimarron Hills	Laredo	\$1,030,000	2787	4	3	Y
16579 N 109th Pl	Vermillion Cliffs	Camelot	\$1,050,000	2835	3+Den	3	Y
11039 E Beck Ln	Cimarron Hills	Escalante	\$1,050,000	3730	4+Den	3	Y
<u>11135 E Mirasol Ci</u>	<u>100 Hills</u>	<u>Montilla</u>	<u>\$1,180,000</u>	<u>3737</u>	<u>4+Den</u>	<u>4</u>	<u>Y</u>
14909 N 107th Wy	Desert Cliffs	#6090	\$1,195,000	3924	5+Loft	3	Y
11365 E Greenway Rd	Cimarron Ridge	San Rafael	\$1,280,000	3393	4+Den	3	Y
16409 N 108th Wy	Vermillion Cliffs	#932-5	\$1,325,000	3348	4+Den	3	Y
11080 E Meadowhill Dr	Sonoran Estates	Topanga	\$1,390,000	3569	4+Den	3	Y
10915 E Karen Dr	Cimarron Hills	Andorra	\$1,575,000	4042	3+Den	3	Y
11440 E Wincomb Dr	Sonoran Estates	Sabino	\$1,600,000	3770	5	3	Y
11410 E Paradise Ln	100 Hills	Merida	\$1,630,000	3429	3+Den	3	Y
10920 E Butherus Dr	Desert Cliffs	#6090	\$1,650,000	3924	6+Den	3	Y
10907 E Meadowhill Dr	Sonoran Estates	Saguaro	\$1,750,000	4337	5+Den	3	Y
11573 E Mirasol Ci	100 Hills	Cardona	\$1,840,000	5093	4+Den	4	Y
15720 N 115th Wy	100 Hills	Malaga	\$2,350,000	4817	4+Den	3	Y



**** CCBS** The Arizona Regional Multiple Listing System has created a new sub-status of "Active" called CCBS (Contract Contingent on Buyer Sale). Like the UCB status, CCBS indicates that there is an accepted contract on the property, but the sellers wish to obtain backup offers. However, it also explicitly indicates that the contract they have accepted is contingent on the buyer selling their current property.

***UNDER CONTRACT-ACCEPTING BACKUPS (UCB)** Indicates that there's an accepted contract on the property, but the sellers have requested that the home continue to be marketed in hopes of getting backup offers. As a practical matter, these listings receive little, if any, attention within the real estate community. However, when inventory grows very scarce (as it is now), there's a possibility that they might draw some interest.

OUR STUFF - Although the listings and transactions shown in this publication involve a variety of organizations and agents, you'll note that all of our closed sales are printed in **BOLD BLUE TYPE** and UNDERLINED.

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RESALE ACTIVITY AT THE RANCH

PENDING, UCB * & CBBS** TRANSACTIONS

Address	Subdivision	Model	Price	Sq ft	Br	Gar	Pool
16420 N TPP #1099	Cachet	Legacy	\$525,000	1640	2+Den	2	N
10428 E Salt Bush Dr	Panorama Point	Mesquite	\$535,000	1548	3	2	Y
10343 E Saltillo Dr	Discovery Trails	Sabino	\$569,000	1622	3	2	N
14851 N 103rd St	The Preserve	Avalon	\$599,000	1702	3	2	N
10469 E Karen Dr	The Preserve	Durango	\$600,000	1861	4	2	N
10852 E Betony Dr	Castle Chase	Helmsley	\$620,000	1701	3	2	Y
16501 N 105th Wy	Arizona Highlands	Pinnacle	\$665,000	1821	3	3	N
11216 E Butherus Dr	Sunrise Point	Estrella	\$700,000	1797	3	2	N
10280 E Rosemary Ln	Eagle Ridge	#3343	\$700,000	2084	4	3	Y
10303 E Morning Star Dr	Panorama Point	Ironwood	\$725,000	2549	4	3	N
10558 E Meadowhill Dr	Sonoran Fairways	Ironwood	\$749,900	2296	4	3	Y
16424 N 106th Wy	The Summit	Presley	\$750,000	1855	3	3	Y
10722 E Autumn Sage Dr	Castle Chase	Stirling	\$775,000	1701	3	2	Y
10253 E Indigo Dr	Montecito	San Miguel	\$828,000	2400	4+Den	3	Y
10918 E Salt Bush Dr	Castle Chase	Helmsley	\$850,000	1681	3	2	Y
14151 N 107th St	Sienna Canyon	La Palma	\$925,000	2936	3+Den	3	N
10852 E Mirasol Ci	Armonico	Montana	\$935,000	2994	4	3	Y
10693 E Acoma Dr	Mirador	Solana	\$975,000	2977	3	3	N
16281 N 108th Pl	Armonico	Montana	\$975,000	2994	4+Den	3	Y
10794 E Greenway Rd	Cimarron Hills	Valencia	\$999,000	2369	3	2	Y
10350 E Acacia Dr	Montecito	Presidio	\$1,100,000	3402	5	3	Y
10843 E Butherus Dr	Desert Cliffs	#6090	\$1,199,000	3990	5+Loft	3	Y
10982 E Raintree Dr	Desert Cliffs	#6090	\$1,250,000	3924	5	3	Y
10975 E Bahia Dr	Trovas	Lido	\$1,379,000	4241	4+Den	3	Y
11052 E Jasmine Dr	Trovas	Medici	\$1,400,000	4065	3+Den	3	Y
11540 E Caribbean Ln	Cimarron Ridge	Montilla	\$1,429,000	4098	4+Den	3	Y
10729 E Acoma Dr	Mirador	Paraiso	\$1,475,000	3770	4+Den	3	Y
10830 E Gelding Dr	Sienna Canyon	La Palma	\$1,499,900	2936	4	3	Y
11267 E Paradise Ln	100 Hills		\$1,500,000	4308	6	3	N
11180 E Karen Dr	Cimarron Hills	Montilla	\$1,537,000	4247	5+Den	3	Y
10670 E Redfield Rd	Sonoran Estates	Santana	\$1,795,000	3985	5+Den	3	Y
11375 E Paradise Ln	100 Hills	Custom	\$2,975,000	5345	5+Den	4	Y
16439 N 113th Wy	100 Hills		\$3,000,000	5322	4+Den	3	Y



Easter Parade

McDowell Mountain Ranch residents celebrate Easter with the Homeowners Association during the Easter Hat Parade on March 27th. The event, designed for children 12 and under, took the place of the Pancake Breakfast that was canceled because of the Covid-19 pandemic. Top: The Easter Bunny hands out gift bags.

At left: This lucky resident found a golden egg.

CLOSED RENTALS IN MARCH & APRIL

Address	Subdivision	Model	Price	Sq ft	Br	Gar	Pool
16420 N TPP #1029	Cachet	Legacy	\$1,950	1737	2+Den	2	N
10617 E Meadowhill Dr	Sonoran Fairways	Cottonwood	\$2,750	2077	4	3	N
10338 E Saltillo Dr	Discovery Trails	Sabino	\$2,800	1622	3	2	N
10447 E Hillery Dr	The Preserve	Brisas	\$2,800	2132	4	2	N
11183 E Beck Ln	Cimarron Hills	Parada	\$3,500	2911	5	3	N
10226 E Karen Dr	Discovery Canyon	Mountain View	\$3,600	2197	4+Den	2	Y
13944 N 110th St	Sonoran Estates	Saguaro	\$6,500	4017	4+Den	3	Y

AVAILABLE RENTALS

Address	Subdivision	Model	Price	Sq ft	Br	Gar	Pool
10383 E Saltillo Dr	Discovery Trails	Sabino	\$2,400	1622	3	2	N
15344 N 102nd St	Discovery Canyon	Catalina	\$2,595	1504	3	2	N
14839 N 103rd St	The Preserve	Avalon	\$2,849	1702	3	2	N
11050 E Verbena Ln	Trovas	Alessi	\$4,950	2958	4	3	Y

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(Spotlight: Continued from page 1)

the HOA board to make a decision. For now, the Board will continue researching solutions. The good news is that the splash pad at the Community Center on Paradise Lane is working fine.

Dog Waste Stations Coming

When you walk along The Ranch's scenic trails, you probably are not happy to see blue dog poop bags on the ground. But if you're a dog owner, you need a place to put those steaming gifts. The solution? The HOA has been installing new waste stations in strategic locations that can be used for dog or any other kind of waste.

Other Projects in the Pipeline

There are a wide range of projects that are in the planning stage or already underway. Here are just a few samples:

- The HOA may research the cost and benefit of adding solar panels to some of its facilities.
- The HOA is researching adding an event seating wall adjacent to the Community Center lawn.
- The HOA is researching the cost versus benefit of upgraded cool decking to increase its longevity at the Community Center Pool.
- An additional Pickleball Court Light will be installed.
- The HOA is researching adjustable basketball backboards at the Community Center.
- The McDowell Center Office may get



New gate-call devices like this Liftmaster CapXL are being or will be installed at special use communities in McDowell Mountain Ranch.

remodeled and some new office furniture.

- Now that a test run at Trovas has worked out the bugs, new calling units are being installed at gated communities that don't have a separate Homeowner's Association.
- Speaking of Trovas, there are several other projects that are being researched for that community, ranging from lighting to landscaping upgrades.
- The HOA has little in the way of storage, so it may research adding a new shed if a good location can be found, which is difficult because of the city's NAOS rules.

Garage Door Policy Enacted

You probably thought that garage doors are just, well, garage doors. Apparently, that's not the case anymore, particularly as residents have been and are continuing to remodel their homes in face of the Coronavirus pandemic and historically low interest rates. After several months of consideration, the HOA Board of Directors enacted a new policy at its April meeting. Here's a quick summary of garage door design guidelines:

- Any changes made to or replacement of garage doors must be brought to the Design Review Committee for approval first.
- The garage doors must continue to match the style of the house.
- An application must include color images of the desired door style and a photo of the home's current elevation.
- Low gloss or satin sheen enamels are permitted on garage doors only.
- Garage door windows should not be covered with reflective material such as foil, or fabrics.

HOA Conducts a Survey

The McDowell Mountain Ranch Homeowners Association received 759 responses as of March 1st to a survey it conducted to learn more about what homeowners would like to see improved around The Ranch. Issues included residents failing to paint their homes, nighttime parking on streets, NAOS and common-area landscaping problems, remodeled homes, garage doors and street lighting. The HOA is still thumbing through the results and plans to release more about the report in the coming months.

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City Buildings Still Require Facemasks

Although Scottsdale Mayor David D. Ortega is acknowledging that Arizona Gov. Doug Ducey has revoked the city's ability to enforce the wearing of facemasks in public settings and local businesses, the mayor said in a statement that the executive order came too soon. Gov. Ducey issued the executive order, which leaves it to individual businesses to determine whether facemasks should be worn or not, in late March. Scottsdale continues to require that facemasks be worn in municipal buildings and facilities.

"I look forward to the day when we can declare 'all clear' and remove all restrictions — but that day is not today," Mayor David D. Ortega said in the Scottsdale announcement. "While we have seen encouraging progress, and more and more people have received the vaccine, Covid remains a concern. We will continue to exercise caution. Mask Up Arizona is a successful campaign and remains the best advice — keep your distance from others, and mask up when you cannot."

Because airports are federally operated, Gov. Ducey's order does not apply to Sky Harbor Airport, Valley Metro and other federal buildings where facemasks are required

under an order implemented in January by President Joe Biden.

GoDaddy Is Moving to Tempe

GoDaddy, the internet service provider that has long been based in Scottsdale, will be moving to Tempe starting in May and is expected to be fully relocated by the end of July, according to news website Patch. While this may be something of a pain for McDowell Mountain Ranch residents who work at the company, part of the move will be based on a more online workforce that has grown and evolved during the Coronavirus pandemic.



AZ Best State for Nurses

WalletHub has ranked Arizona the best state in Arizona for nurses because it has an excellent work environment and a lot of opportunities to change one job for another. The low number of openings also keeps pay relatively high.



LOOKING BACK...

Just Five Years Ago*

May 2016 — The City of Scottsdale proposed launching a Cactus Trolley that would go through McDowell Mountain Ranch, but that hasn't happened yet. ... Groundbreaking for Foothills Animal Rescue began. ... Desert Canyon Elementary School began teaching Mandarin. ... The Homeowners Association identified the location of what would become the The Ranch's new pickleball courts and began discussing what would become a million dollar remodel of our two parks.

Only 10 Years Ago*

May 2011 — Golf star Phil Mickelson purchased the Sanctuary Golf Course for \$2.2 million before he renamed it the McDowell Mountain Golf Club. ... Texas-based Whitestone REIT purchased the Desert Canyon Center. ... The now defunct Frostberry yogurt shop opened in the McDowell Mountain Marketplace near Basha's.

About 15 Years Ago*

May 2006 — McDowell Mountain Ranch Real Estate News began publishing in full color. ... About 48% of polled residents supported the use of photo radar on the Loop 101 Freeway while 31% were opposed. ... Chase Bank applied to build a new branch in the Basha's parking lot and Circle K had resumed — and eventually failed — to win permission to build a store adjacent to where the branch was eventually built.

Holy, Cow 20 Years Ago*

May 2001 — The Desert Canyon Center announced plans for a Rockwell's Deli and Baskin Robbins/Dunkin Donuts Combo Store, but the deals fell through. ... Giant, now the Shell gas station at Thompson Peak Parkway and MMR Road, planned to open an Auto Wash, but that deal also fell through.

*As reported in this newsletter.

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Builder Proposes 192-Unit Raintree Residential Building

Developer High Street Residential, a subsidiary of the Trammell Crow Company, hopes to build a residential development called Raintree Residential on a 3.12-acre site just east of the Vanguard Group building and south of Kohl's in Northsight Crossings. The development calls for a five-story residential building with 192 units totaling 218,419 square feet of floor space. The project also includes a parking garage that would stand over 5-stories, or around 69 feet tall. A small, offset portion of the parcel would become an outdoor space. Previous projects proposed in the general area have been criticized for potentially increasing traffic on nearby Raintree Drive and Northsight Boulevard. High Street believes the project will help businesses in the area while allowing residents to live closer to their work places. The property is located outside of the Scottsdale Airpark noise-sensitive zones.

Shea Project Proposed

A 219-unit residential project has been proposed for an 11-acre parcel on the south side of Shea Boulevard, just to the east of Chompie's and behind the S & V Urban Italian Restaurant. The project has triggered opposition from adjacent property owners.

Legacy Includes 10 Homes

Camelot Homes has proposed Legacy at DC Ranch, a 10-home site on 3.13 acres that the developer is in the process of buying, to the City of Scottsdale. The community, which originally was zoned for five lots, would be located between Union Hills Drive



Raintree Residential would be surrounded by businesses and a shopping center if built.

to the north and Legacy Boulevard to the south with the Villas at DC Ranch to the east. The lots, if approved, will average from 6,000 to 6,500 square feet.

14-Floor Tower Proposed

Scottsdale-based Hampton Group has proposed a 14-story residential tower that would include 255 units near the Promenade at the southwest intersection of Frank Lloyd Wright Boulevard and Scottsdale Road, according to Azbex. The project, which currently is occupied by a single-story retail building, would be across the street from the iconic Frank Lloyd Wright spire and would include a third-level clubhouse and a rooftop pool and spa. The

apartment complex would include 81 surface-level parking spaces and 305 spaces underground. Because the project is on the west side of Scottsdale Road, approval will go through the City of Phoenix and the Paradise Valley Village approval process.

Commercial Buildings Planned

Developers want to build a multiuse commercial project called 9100 Legacy on a triangular-shaped, 2.35-acre parcel in the DC Ranch area, according to a proposal. The plan calls for three buildings to be erected along Legacy Boulevard and Union Hills Drive across the street from the Camden Foothills Apartments and DC Crossing commercial center.

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The blooming Palo Verde trees and cactuses throughout McDowell Mountain Ranch mask an underlying problem of drought conditions in the nearby McDowell Sonoran Preserve. Residents are encouraged to remain vigilant in protecting our huge neighbor and The Ranch.

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(Perspective: Continued from page 1)

include a greatly enhanced outdoor dining area and improved outdoor lighting. We didn't have much time to further research the restaurant ownership, but we have learned that work is expected to be completed sometime in mid-November.

Don't Forget Wandering Donkey

Meanwhile, the HOA also approved plans for the Wandering Donkey to add an outdoor patio and sun shades to its planned location in the Bashas' Center. The HOA did stipulate that a new application request would be required for amplified music to be performed on the 2,993-square-foot patio.

Additional Restaurants Open

While we're talking about restaurants, we've spotted a few here and there in the North Scottsdale area:

Sweetwaters Coffee & Tea: This national chain opened recently near the Boot Barn just off the Loop 101 Freeway.

Veggie Village: A new Asian vegetarian restaurant between Staples and Best buy in Sonoran Village opened this January.

Tropical Smoothie Café: See our story on Page 2.

Brett Levy is the Editor and Publisher of McDowell Mountain Ranch Real Estate News.



Top: The side patio of Thompson 105, formerly known as the Twisted Lizard, will be remodeled as shown in this illustration. Above: The Wandering Donkey plans to build a patio at its planned location.