

# McDowell Mountain Ranch

## Real Estate News



JULY-AUGUST 2021 | VOL. XXIV, NO 4



*The City of Scottsdale has released preliminary plans for the WestWorld Sports Complex.*

## Scottsdale Reveals Plans for 5 Fields

Although we do our best to keep up with the City of Scottsdale, we were a bit dismayed to find out that it published a hard-to-find online community meeting in May to reveal the plans for five new sports fields across the street from McDowell Mountain Ranch. It was during the presentation that

we discovered community input would be sought only after the city began clearing the vegetation southwest of Thompson Peak Parkway and McDowell Mountain Ranch Road. In fact, design and con-

*(Soccer Fields: Continued on page 16)*

## Spotlight on the Community

## HOA Studies Lighting Options for Community

The McDowell Mountain Ranch Homeowners Association began exploring concepts for updating or replacing aging outdoor lighting throughout The Ranch. In some places the lighting styles, which are over 20-years-old, have become inconsistent. The older installations tend to concentrate light into just a few areas rather than spreading it out across larger ones, we learned at the July Board of Directors meeting.

The Board was presented with a variety of options by Abstract Lighting, which is based in

*(Spotlight: Continued on page 12)*

## City Council OKs Operator Change for Golf Course

The nation's second-largest company in its category, Arcis Golf, won Scottsdale City Council approval on July 1st to take over operational control of the McDowell Mountain Golf Course (MMGC) from Phil Mickelson's White Buffalo Golf. Arcis, a company that manages \$57.7 billion in assets and equity capital, plans to operate the McDowell Mountain Golf Club as an "upscale daily fee club." The company, based in Dallas, owns or operates 58 golf courses in several states with nine of them in Arizona.

Under Mickelson, White Buffalo Golf made

*(Golf Course: Continued on page 16)*



Helene and  
Christine's Team

*Celebrating 24 Years Serving the MMR Community!*





## Auction Sales Hit \$105 Million

Although Barrett-Jackson delayed its auto auction at WestWorld until March this year because of the Covid-19 pandemic, it still managed to gross \$105 million in sales, according to the Scottsdale Progress. More than 1,054 vehicles and 1,018 automobilia items were purchased at the event. One vehicle, a 1966 Shelby Cobra 427 Super Snake, sold for \$5.5 million while a 967 Ferrari 275 GTB/4 sold for \$2.475 million. The Ultimate Best in Show was a 1970 Dodge Challenger titled "Havoc." About \$5.8 million was raised via the sale of vehicles donated for charity purposes. You can find the story here: [bit.ly/3h3VvmzY](http://bit.ly/3h3VvmzY)

## How to Enjoy Aquatic Center

For years, except for the summer of 2020, McDowell Mountain Ranch and Scottsdale residents have flocked to the Aquatic Center. While the facility has been open for regular swimmers, the rules are a bit different for the water park portion of the facility as a result of the Covid-19 pandemic. This year, the water park will only be open to residents Fridays though Sundays, but residents will need to make reservations. The water park portion of the Aquatic Center will remain open until Aug. 1st. Go to this URL to learn more about making reservations on ActiveNet: [bit.ly/3dmBJkh](http://bit.ly/3dmBJkh)

## 9Round Kickboxing Reopens

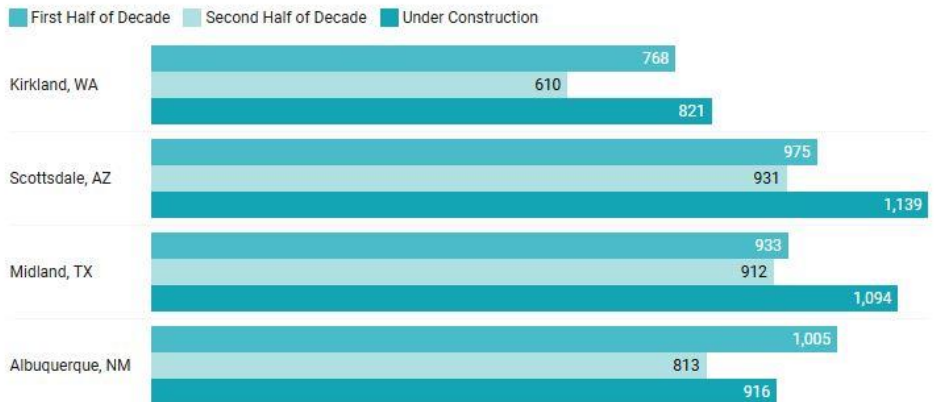
9Round, the kickboxing fitness center located near the Bashas' grocery store, has reopened now that the Coronavirus pandemic has eased. Those new to 9Round can go to the following URL to schedule a free workout: [bit.ly/3gZGKkP](http://bit.ly/3gZGKkP)

(Continued on page 3)

## Cities with Larger Apartments Under Construction vs. Last 5 Years

	Apartment Size 2016-2020	Net Change in Sq. Ft.
Everett, WA	928	267
Kirkland, WA	610	211
Scottsdale, AZ	931	208

## Cities That Were Building Smaller & Are Now Building Larger Apartments



## Scottsdale Is Building Larger Apartments

If you need room to stretch out but only want to rent, Scottsdale is a great choice because our city is a national and state leader in the category, according to Rent Café. Over a five-year period, from 2016-2020, Scottsdale apartments have increased by 208 square feet to 931 square feet on average. Although the Washington state cities of Everett and Kirkland have seen bigger increases, Scottsdale had a

larger average apartment size during the five-year study. The only cities on the list that had a bigger average apartment size during the same time are Athens, Georgia, and Burlington, North Carolina. New apartments under construction in Scottsdale are averaging 1,139 square feet while in Tucson the average size is 971 square feet. Go to this URL for more information: [bit.ly/3AfjR4N](http://bit.ly/3AfjR4N)



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NMLS Consumer Access Site

[www.NMLScustomeraccess.org](http://www.NMLScustomeraccess.org)



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Effective Rate as of July 6, 2021. Rates are subject to change without notice. Certain restrictions may apply. Rates are based on a 15-year term, \$250,000 loan amount with a minimum Fico score of 740 80% LTV Owner occupied primary dwelling \$1,608.77 P&I Plus tax and insurance escrows.

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## Tiger Woods' PopStroke Entertainment Plans Putting Course at Talking Stick

While miniature golf may seem to be a form of entertainment of bygone days, Tiger Woods and Greg Batoli have been reinventing the game via PopStroke Entertainment. In fact, Scottsdale residents will be able to enjoy the putting courses at Salt River Fields by the Fall of 2022, according to the company. The two high-tech courses, which will make use of an app and Jumbo Tron, planned for Talking Stick will include a full-service outdoor dining area where drinks will also be served. Tiger Woods is working with TGR Design to create unique courses at each PopStroke location. PopStroke Entertainment, based in Jupiter, Florida, was founded by Woods and Bartoli in 2018. Learn more about the expansions at this URL: [bit.ly/3x1UfGk](https://bit.ly/3x1UfGk)



*While only two PopStroke golf centers have been built in Florida to date, Scottsdale is expected to get a custom, two-course facility by the Fall of 2022.*

(Continued from page 2)

### Fitness Trade Show Planned

UBU Expo, a consumer trade show that focuses on fitness products, is bringing more than 300 exhibitors to WestWorld later this summer. Vendors include vitamin and supplement stores, Smoothie King and fitness clothing companies. The show will include more than 40 live athletic events, Champions of Cosplay, a Meet the Olympians Seminar Tour, and free interactive games. The WestWorld event will run from Aug. 6th through the 7th. [ubuexpo.com](https://ubuexpo.com)



### Sewing Festival Set for Sept.

A Quilt, Craft and Sewing Festival that includes a "variety of Sewing, Quilting, Needle-Art and Craft supply exhibits" will be coming to WestWorld in early September. Items for sale during the Sept. 2nd-4th event include quilt frames, sewing machines and applique patterns. Check out the URL for ticket discounts. [quiltcraftsew.com](https://quiltcraftsew.com)

### Junk in the Trunk to Return

The Junk in the Trunk Vintage Market, which includes more than 130 vintage curators and handmade artisans from around



the United States, will return to WestWorld the weekend of Sept. 17-19th. You can learn more about the event here: [bit.ly/3dq6AMG](https://bit.ly/3dq6AMG)

### Residents Can Enjoy Aquafit

MMR AquaFit, a health and fitness program that is held 6-days a week at the 105th Street pool, will be continuing in August and September. Sessions are held from 5:30-6:30 p.m. Tuesday through Friday, noon-1 p.m. on Saturdays and 3-4 p.m. on Sundays. There is a \$5 per class fee. For more information, go to @mmr\_aquafit\_ on Instagram or email [mmraqaafit@gmail.com](mailto:mmraqaafit@gmail.com).

### Phoenix Is Growing the Fastest

Our neighbor to the west was named the fastest-growing city in the United States for the fifth year in a row, according to AZ Big Media. Phoenix grew by 25,194 residents pushing the city's population to more than 1.7 million. While Phoenix remains the fifth largest city by population in the United States, Chicago and Los Angeles lost about the same number of people that Phoenix gained. The next fastest growing were the Texas cities of San Antonio, Fort Worth and Austin followed by Seattle. Go to this URL for the story: [bit.ly/3dnpgNn](https://bit.ly/3dnpgNn)

### Bulk Garbage Dates

Bulk garbage pickup dates for McDowell Mountain Ranch will be the weeks of July 25th, Aug. 22nd and Sept 26th. Go to this URL for the full calendar: [bit.ly/3egtaZe](https://bit.ly/3egtaZe)

# Transform your backyard

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## SUSD Approves \$174.1 Million Budget for 2021-22

The Scottsdale Unified School District's provisional budget includes a 4 percent raise for all of its classified staff as well as certified and substitute teachers, according to a press release posted in late June. "The budget includes \$174.1 million for Maintenance and Operations (M&O), \$25.3 million for Capital expenses, \$42.4 million in Bond spending, \$19.6 million in state and federal grants, and \$111.2 million in other funds," according to the press release. The budget is provisional because the State of Arizona had not approved its fiscal 2021-2022 budget in time.



### National Merit Winners Named

Two students at BASIS Scottsdale and one from Desert Mountain High School were named National Merit winners, bringing the Scottsdale total to six and the state total to 90, according to Scottsdale Patch. These students will receive between \$500 and \$2,000 scholarships from colleges and universities around the nation. Here is the list of Scottsdale winners, where they attended, where they plan to go to college, and what they plan to study:

- **Danielle Sherman**, Desert Mountain High School, Emory University, English literature
- **Raymond G. Nucuta**, BASIS Scottsdale, Arizona State University, computer science
- **Shawnpreet S. Sahnan**, BASIS Scottsdale,

Arizona State University, medicine

- **Michael I. Sava**, Horizon High School, University of Arizona, computer science
- **Siddhant Saxena**, Chaparral High School, Arizona State University, medicine
- **Brynn D. Kramer**, Pinnacle High School, Santa Clara University, physics

Here's the web link to the Patch story: [bit.ly/3hdOleK](http://bit.ly/3hdOleK)

### Schools Resume in August

It's probably difficult to believe, but the Fall Semester for the 2021-2022 school year is just around the corner. Here are some of the start dates for area schools:

Scottsdale Unified School District students — including **Desert Canyon Elementary**, **Desert Canyon Middle**, **Copper Ridge** and **Desert Mountain** schools — begin classes on Wednesday Aug. 4th.

**BASIS Scottsdale** students' first day of school is set for Aug. 4th.

**Notre Dame Preparatory School** students begin classes on Wednesday, Aug. 11th.

**Scottsdale Preparatory Academy** and **Archway Classical Academy** Scottsdale students' first day of clas-

ses is scheduled for Wednesday, Aug. 11th, according to the school's draft calendar.

**Casy Preschool's** students will begin the fall semester on Aug. 18th.

### Metro-Area Hike Planned

A Mammoth March, including 20- and 30-mile loops around the Valley, will be coming to Scottsdale and Phoenix on Nov. 13th. Both hikes will include routes along the Scottsdale Greenbelt, and would start at the Scottsdale Civic Center. Scottsdale has given the event conditional approval at the time of this writing. Similar hiking trips, which can be taken over two days, are in the works at other locations, such as Philadelphia, Ohio and Florida. The event won't be timed. One tree will be planted for each hiker, according to Mammoth March's website. Below is the map for the proposed 30-mile hike. [mammothmarch.com](http://mammothmarch.com)



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# MMR Residents Cool Off at Ice Cream Social



*Residents of McDowell Mountain Ranch found a new way to cool off in June when the Homeowners Association sponsored its first Ice Cream Social at the Community Center. The ice cream was provided via a 1989 Chevy school bus named Buster.*



# RESALE ACTIVITY AT THE RANCH

## HOMES CURRENTLY FOR SALE

Address	Subdivision	Model	Price	Sq ft	Br	Gar	Pool
15819 N 107th Pl	Castle Chase	Helmsley	\$690,000	1690	2	2	N
10364 E Acoma Dr	Sunset Point	#2162	\$729,000	2159	4	3	N
10437 E Helm Dr	Sunset Point	#1912	\$749,900	2110	4	2	Y
10722 E Autumn Sage Dr	Castle Chase	Stirling	\$750,000	1701	3	2	Y
15899 N 107th Pl	Castle Chase	Windsor	\$799,900	1936	3	2	Y
10344 E Pine Valley Dr	Sunset Point	#3097	\$875,000	3064	4+Den	3	Y
16375 N 105th Wy	Arizona Highlands	Picacho	\$929,000	3001	4+Den	2	Y
16589 N 109th St	Vermillion Cliffs	#923	\$999,500	2835	3+Den	3	Y
10951 E Cosmos Ci	Trovas	Dante	\$1,400,000	3297	3+Den	3	Y
16341 N 109th Wy	Trovas	Dante	\$1,425,000	3297	3+Den	3	Y
11260 E Autumn Sage Dr	Cimarron Ridge	Escalante	\$1,550,000	3375	4+Den	3	Y
13957 N 109th Pl	Sonoran Estates	Topanga	\$1,550,000	3692	4+Den	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**.

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## CLOSED SALES IN MAY & JUNE

Address	Subdivision	Model	Price	Sq ft	Br	Ga	Pool
16420 N TPP #2001	Cachet	Heritage	\$411,500	1338	2	1	N
16420 N TPP #1099	Cachet	Legacy	\$525,000	1640	2+Den	2	N
16600 N TPP #2040	The Ridge	Heritage	\$530,000	1318	2	2	N
10308 E Star of the Desert	Arizona Vintage	Zinfandel	\$540,000	1603	3	2	N
<b><u>16600 N TPP #2043</u></b>	<b><u>The Ridge</u></b>	<b><u>Monarch</u></b>	<b><u>\$540,000</u></b>	<b><u>1674</u></b>	<b><u>3</u></b>	<b><u>2</u></b>	<b><u>N</u></b>
16420 N TPP #1128	Cachet	Monarch	\$550,000	1659	2+Den	2	N
10428 E Salt Bush Dr	Panorama Point	Mesquite	\$583,000	1548	3	2	Y
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
10591 E Morning Star Dr	Panorama Point	Mariposa	\$633,000	1963	3+Den	2	N
10852 E Betony Dr	Castle Chase	Helmsley	\$636,000	1701	3	2	Y
16501 N 105th Wy	Arizona Highlands	Pinnacle	\$670,000	1821	3	3	N
10303 E Morning Star Dr	Panorama Point	Ironwood	\$683,000	2549	4	3	N
10580 E Tierra Buena Ln	The Overlook	Ocotillo	\$685,000	1960	4	2	N
11216 E Butherus Dr	Sunrise Point	Estrella	\$700,000	1797	3	2	N
10238 E Le Marche Dr	Arizona Vintage	Chablis	\$700,000	2308	4	2	N
10280 E Rosemary Ln	Eagle Ridge	#3343	\$710,000	2084	4	3	Y
16032 N 106th Wy	The Overlook	Palo Verde	\$775,000	2421	4	3	Y
10767 E Caribbean Ln	Cimarron Hills	Valencia	\$780,000	2369	2+Den	2	N
10400 E Rosemary Ln	Eagle Ridge	#3344	\$799,000	2557	3+Den	3	Y
10558 E Meadowhill Dr	Sonoran Fairways	Ironwood	\$803,000	2296	4	3	Y
10556 E Tierra Buena Ln	The Overlook	Mesquite	\$805,000	2152	4+Den	2	N
10253 E Indigo Dr	Montecito	San Miguel	\$820,000	2400	4+Den	3	Y
10918 E Salt Bush Dr	Castle Chase	Helmsley	\$825,000	1681	3	2	Y
16591 N 105th Wy	Arizona Highlands	Picacho	\$825,000	2696	4+Loft	3	Y
<b><u>16424 N 106th Wy</u></b>	<b><u>The Summit</u></b>	<b><u>Presley</u></b>	<b><u>\$840,000</u></b>	<b><u>1855</u></b>	<b><u>3</u></b>	<b><u>3</u></b>	<b><u>Y</u></b>
10769 E Gelding Dr	Sienna Canyon	Borgata	\$849,900	2551	3+Den	3	N
10271 E Verbena Ln	Montecito	Castillo	\$930,000	3152	5	3	Y
10852 E Mirasol Ci	Armonico	Montana	\$939,312	2994	4	3	Y
10794 E Greenway Rd	Cimarron Hills	Valencia	\$950,000	2369	3	2	Y
10843 Acacia Dr	Armonico	Ladera	\$950,000	3896	5+Den	3	Y
16488 N 106th Pl	The Summit	Molokai	\$985,000	2682	4+Den	3	N
<b><u>10693 E Acoma Dr</u></b>	<b><u>Mirador</u></b>	<b><u>Solana</u></b>	<b><u>\$1,000,000</u></b>	<b><u>2977</u></b>	<b><u>3</u></b>	<b><u>3</u></b>	<b><u>N</u></b>
10738 E Greenway Rd	Cimarron Hills	Montoro	\$1,000,000	2598	2+Den	2	Y
10787 E Palm Ridge Dr	Sienna Canyon	La Palma	\$1,000,000	2936	4	3	Y
10350 E Acacia Dr	Montecito	Presidio	\$1,120,000	3402	5	3	Y
11404 E Autumn Sage Dr	Cimarron Ridge	San Raphael	\$1,125,000	3393	4+Den	3	Y
14962 N 108h Pl	Desert Cliffs	#6085	\$1,140,000	3498	5+Loft	3	Y
16281 N 108th Pl	Armonico	Montana	\$1,165,000	2994	4+Den	3	Y
16532 N 108th St	Armonico	Ladera	\$1,175,000	3596	4+Den	3	Y
11031 E Mirasol Ci	100 Hills		\$1,215,000	3259	3	3	N
10982 E Raintree Dr	Desert Cliffs	#6090	\$1,250,000	3924	5	3	Y

(Continued on page 11)



# Helene and Christine's Team

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## REAL ESTATE PULLOUT SECTION



### Red Hot Housing Market!

It's now been well over one year since the start of the hottest real estate market we've ever seen, and the narrative has been consistent throughout that period. Home prices are rising amid a surge in demand, while low interest rates enable buyers to afford more house.

This extraordinary level of demand is uniformly spread across the country and in all sectors of the housing market. As of the end of April, purchases of high end homes increased 26% from a year earlier, according to a report by the brokerage Redfin. Sales of the most affordable properties, those purchased by first time buyers, downsizers and property investors, rose 18% while mid-priced homes gained 15%.

Luxury home sales in the U.S. are soaring in part due to rising stock market portfolios that reportedly added \$3.2 trillion to household assets in the first quarter. As a result, million dollar home sales hit a new record this year. Paradise Valley, our priciest city in metro Phoenix, had an average sales price of just over \$3 million last month, which was an increase of almost 62% compared with June 2020!

According to data reported by the Arizona Multiple Listing System, about 35% of million-dollar homebuyers in the Valley listed out-of-state addresses on their property records. Some are obviously moving to Arizona for the traditional reasons: our warm climate and quality of life, and the relative tax benefits in comparison to their home states. However, others are purchasing second or third homes (i.e. vacation homes) which some folks plan to use as rentals.

Vacation home purchases surged during the pandemic as people were able to work from home, students were schooled virtually and the Covid-19 precautions that were promoted to the general public en-

couraged people to stay away from urban-based recreational areas. The National Association of Realtors reported that sales of vacation homes rose 57.2% year over year through April.

Not surprisingly, new homes are also in high demand from buyers facing bidding wars for a shrinking supply of resales. New homes are going up in metro Phoenix at the fastest rate since the housing boom of 2004-2006 and many have extensive waiting lists. It's reminiscent of the days when builders initiated sales by lottery.

Phoenix-area housing analyst RL Brown reported that through April of this year, home-building permits are up 36% from last year. In fact, in April alone, new home permits in the Valley shot up 68.5% compared to March. Rising construction costs for labor, materials and land, along with the Valley's shortage of resales, are expected to drive up the median price of new homes 11%-16% during the rest of 2021, according to analysts.

The real estate community itself is, I'm sure, shocked at the rising prices, which have exceeded our wildest expectations.

I suggest you take a seat and pour yourself a glass of wine because I'm going to rattle off some numbers that will dazzle you. To begin,

### MORTGAGE INTEREST RATES

#### Conforming\* Loans

30 Year.....2.750%

15 Year .....2.125%

5 Year ARM....2.375%

7 Year ARM...2.500%

10 Year ARM.....2.500%

#### Jumbo\* Loans

30 Year.....2.842%

15 Year .....2.691%

5 Year ARM.....2.637%

7 Year ARM.....2.643%

10 Year ARM....2.729%

Rates effective 6/28/2021

Fees vary by lender

All loans have Zero Points

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

**Call Your Lender for Current Quotes!**

Scottsdale's most expensive ZIP code, 85266, which encompasses the Pinnacle Peak area, Troon and the area north to the Desert Mountain golf community, had an

(Continued on page 9)

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## Some of Our Closed & Pending Transactions.....



**Cachet**  
**16420 N TPP #2061**  
**2BR/2BA 1,338 SF**

Gated End Unit w/Mountain Views, Fireplace and Stainless Steel Appliances! New HVAC & 1C Garage!

\$425,000



**Cachet**  
**16600 N TPP #2043**  
**3BR/2BA 1,674 SF**

Gated Split Plan w/Mountain Views & Gas Fireplace. Granite Counters, Stainless Appliances & 2C Garage!

\$540,000



**The Preserve**  
**10476 E Hillery Drive**  
**3BR+DEN/3BA 2,132 SF**

Remodeled w/Wood & Tile Flooring, Granite Counters & Shaker Cabinets. Grassy Backyard. 2CGar!

\$640,000



**The Summit**  
**16424 N 106th Way**  
**2BR+DEN/2BA 1,855 SF**

Remodeled Great Rm Plan Backs to a Wash with a Sparkling Pool, Grassy Area & Mtn Views! 3CarG!

\$840,000



**Mirador**  
**10693 E Acoma Drive**  
**3BR/2.5BA 2,977 SF**

Great Room Plan Backs to a Wash with Spectacular Mountain Views! Tile Flooring, Gas Fireplace & 3CG!

\$1,000,000



**Desert Cliffs**  
**10857 E Butherus Drive**  
**5BR/3BA3 3,924 SF**

Gated w/Sparkling Pool, Spa, City Light and Mountain Views! Chef's Kitchen & Remodeled Baths. 3CG!

\$1,299,800



**Discovery Canyon**  
**14344 N 102nd Street**  
**2BR/2BA 1,504 SF**

Darling Great Room Plan w/Tile Plank Flrs & Built-In Entertainment Center & Grassy Backyard. 2CarG!

\$2,595/Month



**The Preserve**  
**10447 E Hillery Drive**  
**4BR/3BA 2,132 SF**

Backs to a Wash with Mountain Views, Granite Counters, Kitchen w/Center Island, New HVAC. 2CG!

\$2,800/Month

## Don't Forget...We Sell Homes Throughout the Valley!



**Trailside**  
**11425 N 90th Way**  
**4BR+DEN/2.5BA 2,014 SF**

Located on C-D-S Street with Travertine Flooring, Solar Panels, Granite Counters & Sparkling Pool! 3CG!

\$700,000



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

Guard Gated and Remodeled with Separate Casita, Sparkling Pool, Spa & Gorgeous Mountain Views!

\$1,200,000



**Sereno Canyon**  
**12218 E Desert Vista Drive**  
**3BR+DEN/3BA 5,323 SF**

Brand New Build in Gated Community with a Sparkling Pool and Spectacular Mountain Views! 4CG

\$1,934,689



**Ancala**  
**11424 E Dreyfus Avenue**  
**4BR+DEN/6BA 7,226 SF**

Custom Estate with Mtn and City Light Views! Chef's Kitchen, Pebble Tec Pool & Spa, Elevator, 5CG!

\$2,399,000





## Buyer Needs



This young couple is still 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 empty nester couple is relocating here from Illinois in order to live in Arizona full time. They need a single level home with at least 4 bedrooms, a 3 car garage and a minimum of 2800 square feet. They would prefer to have a pool and low maintenance landscaping. They're looking up to \$1 million.



This snowbird couple is looking for a second home in MMR for the winter. They want a south or west facing backyard to maximize the sunshine and a view is a must. Also on the wish list is a minimum of 3 bedrooms, a den and a 3 car garage. They are looking up to \$1.5 million and are flexible on a closing date.

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)

average sales price of \$1.746 million in June, an increase of 58% over a year earlier. Remarkably, the 85255 ZIP code, which includes the majority of McDowell Mountain Ranch and other popular communities such as DC Ranch, Silverleaf and Grayhawk, saw the average sales price increase almost 64%, to \$1,418,265, for that same period.

Bringing it home to MMR, we, too, are "knocking it out of the park!" Amazingly, of the 30 sales that closed in June, half of them sold over \$1,000,000 with an average sales price of \$1,142,417. Compared with the average sales price of \$719,985 a year earlier, in June of 2020, that's about a 59% increase! Check out the Sales By Community Chart on Page 10 to see the year-to-date statistics and our appreciation rate of almost 21%. One note of caution: As great as all of these numbers are, you really can't make assumptions that the rates apply across the board. Call us at 480-563-3333 if you'd like a price opinion.

## Summertime Blues?

Recent economic reports have suggested that the economy remains on good footing entering the second half of the year. Consumer confidence rose sharply in June, no doubt a result of businesses reopening and resuming pre-pandemic capacity now that an increasing number of people have been vaccinated.

In addition, the consumer financial services company Bankrate reported that their quarterly survey showed economists were generally bullish, predicting monthly job gains in the hundreds of thousands. It's also assumed that the Fed will be slow to raise interest rates. Currently, the 30-year fixed rate is hovering around an all-time low of 2.75%.

Christine and I believe the market will remain strong for at least the next 12 months. However, there are some subtle signs that it may be starting to level out. Whether this is merely a consequence of normal summer market

conditions or an actual cooling off is yet to be seen. We definitely still see positive growth but it may be at a slower pace.

Those "summer market conditions" involve rising inventory, in part because the snowbirds who might have bought a second home this year have already departed. Others have taken a hiatus from the extreme temperatures, and families with kids, who typically settle into a new home by July so as not to interrupt the school year, have already purchased. And even though the number of homes we have on the market recently doubled, from 6 to 12, it's still absurdly low. 🙄

If we continue to see an increase in inventory beyond seasonal expectations, it will likely be driven by sellers wanting to cash in on some of their equity, and not a predictor of a reduction in demand.

However, there have been some "rumblings"

(Continued on page 10)





Helene and  
Christine's Team

**RE/MAX**  
Fine Properties  
480-563-3333

(Continued from page 9)

on our Real Estate Facebook forum where some agents are reporting a shift from what has been the norm. It's risky to rely on what's posted on social media. It might sound silly but we need to be careful when the slightest change in wind can cause some to panic; things such as "longer" days on the market, say from 3 days up to 12 for example, price reductions after just a week of being listed, and/or less showings than expected.

I can attest to it based on my own personal experience. I just sold a condo of mine in the heart of Old Town Scottsdale that was priced under \$200,000. Although it sold for over the asking price, I expected to field about 10-20 offers. I was surprised to receive only 5 but it's not a trend.

Year to date, homes have sold approximately 1% over their asking price here in McDowell Mountain Ranch and our average days on the market has been fairly consistent, at less than one month. However, an in-depth look at the statistics shows that in June, 26.6% of our homes for sale had price reductions before they accepted a contract. It's possible that home prices may have finally stabilized after a long run of sustained increases.

## Red, White and Blue

We're proud to announce that RE/MAX Fine Properties leads all other brokerages in McDowell Mountain Ranch with the highest

number of transactions and, not surprisingly, Christine and I have a significant portion of those. In fact, our team continues to be No. 1 in the community, outselling our closest competitor by over 60%! Our total number of sales Valley wide are up 50% to date this year while our sales volume has more than doubled!

The 300 or so agents at RE/MAX Fine Properties have closed \$1 billion in sales during the first 5 months of 2021. Despite record low inventory, closings have gone up almost 23% and dollar volume increased almost 69% as shown on the chart to the left.

If you're thinking of selling, NOW is the time, before there's a noticeable shift in the market. If you're thinking of buying, NOW is the time before interest rates rise. Call Helene at 480-563-3333 or Christine at 602-989-7492 for all of your real estate needs. We offer a free, confidential, no obligation Market Analysis and up-to-the-minute guidance on market conditions.

## Sales By Community (January-June 2021)

Community	# Sold	Avg Price	Avg SF	DOM	\$/SF	% Change
Cimarron Hills	19	\$1,112,006	3197	23	\$347.83	19.09%
100 Hills	13	\$1,724,523	4070	63	\$423.67	25.30%
Cachet	10	\$457,390	1563	24	\$292.65	23.82%
The Overlook	10	\$735,400	2162	13	\$340.10	38.84%
The Preserve	9	\$605,378	1898	20	\$318.90	13.59%
Panorama Point	8	\$665,625	2083	16	\$319.59	13.79%
Desert Cliffs	8	\$1,188,188	3614	42	\$328.75	20.83%
Arizona Vintage	7	\$584,857	1797	32	\$325.54	8.79%
The Summit	7	\$824,286	2288	8	\$360.20	26.05%
Sienna Canyon	7	\$1,031,400	3171	4	\$325.25	24.48%
Sonoran Estates	7	\$1,617,714	3893	42	\$415.56	15.60%
Castle Chase	6	\$641,483	1657	33	\$387.25	16.16%
Sunrise Point	6	\$701,583	2015	59	\$348.18	8.21%
Armonico	6	\$1,043,202	3495	29	\$298.46	13.12%
Cimarron Ridge	6	\$1,199,167	3227	40	\$371.60	13.34%
Discovery Canyon	5	\$568,060	1887	6	\$301.04	0.48%
Montecito	5	\$914,100	2824	10	\$323.69	23.80%
Trovas	5	\$1,480,000	4153	36	\$356.33	1.60%
Discovery Trails	4	\$550,825	1700	52	\$324.06	28.16%
Arizona Highlands	4	\$746,194	2268	20	\$328.97	18.55%
Eagle Ridge	4	\$753,500	2465	16	\$305.65	12.89%
Vermillion Cliffs	3	\$1,131,667	3073	23	\$368.30	45.29%
Mirador	3	\$1,263,333	3487	21	\$362.30	3.93%
The Ridge	2	\$535,000	1496	39	\$357.62	56.08%
Sunset Point	2	\$720,000	2456	17	\$293.22	16.00%
Sonoran Fairways	1	\$803,000	2296	4	\$349.74	49.10%
<b>The Ranch</b>	<b>167</b>	<b>\$953,204</b>	<b>2718</b>	<b>28</b>	<b>\$350.70</b>	<b>20.99%</b>



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### YEAR-OVER-YEAR CHANGES

**↑13.2%**

**LISTINGS TAKEN**

despite record-low inventory, RE/MAX Fine Properties agents continue to list more homes than ever



**LEASES EXECUTED**

**↑15.9%**



landlords and tenants trust RE/MAX Fine Properties agents to handle their rental needs

**↑22.9%**

**CONTRACTS**

our agents continue to negotiate and secure more contracts for their buyers and sellers than ever before



**CLOSINGS**

**↑26.2%**



RE/MAX Fine Properties has some of the most productive agents, that close more deals

**↑68.9%**

**SALES VOLUME**

RE/MAX Fine Properties agents are on track to sell over 2 BILLION dollars in real estate in 2021!



**1 BILLION SOLD IN 5 MONTHS**

### 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



# RUGGED MANIAC OBSTACLE RACE SERIES

## Obstacle Course Coming in Fall

The Rugged Maniac Obstacle Race Series, which includes a 5,000-person party, DJ, and beer, will be coming to the Valley this fall. Participants can take part in a 3-mile course packed with more than 20 obstacles. The event will be held on Nov. 6th at Camelback Ranch in Phoenix. ruggedmaniac.com

## CLOSED SALES IN MAY & JUNE (CON'T)

Address	Subdivision	Model	Price	Sq ft	Br	Ga	Pool
10843 E Butherus Dr	Desert Cliffs	#6090	\$1,256,000	3990	5+Loft	3	Y
10975 E Bahia Dr	Trovas	Lido	\$1,270,000	4241	4+Den	3	Y
16310 N 109th Wy	Trovas	Francesca	\$1,330,000	3603	4+Den	3	Y
11540 E Caribbean Ln	Cimarron Ridge	Montilla	\$1,437,500	4098	4+Den	3	Y
11267 E Paradise Ln	100 Hills		\$1,450,000	4308	6	3	N
11052 E Jasmine Dr	Trovas	Medici	\$1,450,000	4065	3+Den	3	Y
10830 E Gelding Dr	Sienna Canyon	La Palma	\$1,469,902	2936	4	3	Y
11027 E Beck Ln	Cimarron Hills	Escalante	\$1,495,000	3375	4+Den	3	N
11047 E Mirasol Ct	100 Hills		\$1,516,000	3721	5+Den	3	Y
11166 E Greenway Rd	Cimarron Ridge	Escalante	\$1,600,000	3375	4+Den	3	Y
11277 E Paradise Ln	100 Hills	Merida	\$1,642,500	3550	3+Den	2	Y
11146 E Beck Ln	Cimarron Hills	Escalante	\$1,650,000	3775	6	3	Y
11038 E Beck Ln	Cimarron Hills	Fronterra	\$1,650,000	2949	33	2	Y
10729 E Acoma Dr	Mirador	Paraiso	\$1,665,000	3770	4+Den	3	Y
11180 E Karen Dr	Cimarron Hills	Montilla	\$1,725,000	4247	5+Den	3	Y
10670 E Redfield Rd	Sonoran Estates	Santana	\$1,875,000	3985	5+Den	3	Y
16777 N 111th St	Trovas	Medici	\$2,250,000	4134	4	3	Y
16469 N 113th Wy	100 Hills		\$3,000,000	5322	4+Den	3	Y
11375 E Paradise Ln	100 Hills	Custom	\$3,107,800	5345	5+Den	4	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
<b>16420 N TPP #2061</b>	<b>Cachet</b>	<b>Heritage</b>	<b>\$425,000</b>	<b>1338</b>	<b>2</b>	<b>1</b>	<b>N</b>
16420 N TPP #2008	Cachet	Monarch	\$520,000	1659	3	2	N
15750 N 102nd St	Arizona Vintage	Bordeaux	\$545,000	1478	3	2	N
10237 E Firewheel Dr	Arizona Vintage	Zinfandel	\$559,900	1603	3	2	N
10343 E Saltillo Dr	Discovery Trails	Sabino	\$569,000	1622	3	2	N
16420 N TPP #1063	Cachet	Monarch	\$575,000	1659	3	2	N
14874 N 103rd St	The Preserve	Brisas	\$590,000	2132	4	2	N
15822 N 107th Pl	Castle Chase	Stirling	\$649,000	1701	2+Den	2	Y
10441 E Star of Desert Dr	Discovery Trails	Sierra	\$650,000	1700	3	2	Y
10331 E Tierra Buena Ln	Panorama Point	Mariposa	\$669,000	1817	3	2	N
10318 E Raintree Dr	The Preserve	Brisas	\$675,000	2132	4	2	N
10375 E Texas Sage Ln	The Preserve	Brisas	\$689,000	2132	3+Den	2	Y
11485 E Pine Valley Rd	Sunrise Point	Sierra	\$695,000	2083	3	2	N
10463 E Salt Bush Dr	Panorama Point	Mariposa	\$699,900	1817	3	2	Y
10482 E Bahia Dr	The Summit	Samoa	\$749,900	1854	3	3	N
10418 E Meadowhill Dr	SonoranFairways	Palo Verde	\$750,000	2334	4+Den	2	N
10555 E Salt Bush Dr	The Overlook	Mesquite	\$775,000	1972	4	3	Y
10448 E Acoma Dr	Sunset Point	#2162	\$788,990	2159	4	3	Y
16712 N 106th Wy	The Summit	Samoa	\$795,000	1855	3	3	Y
10270 E Jasmine Dr	Montecito	San Miguel	\$829,900	2212	3+Den	3	Y
10640 E Penstamin Dr	The Overlook	Ironwood	\$859,000	2613	3+Den	3	Y
10366 E Bahia Dr	Eagle Ridge	#3354	\$899,000	2287	4	3	Y
10570 E Karen Dr	Cimarron Hills	Montoro	\$925,000	2623	3	2	Y
10945 E Betony Dr	100 Hills	Sevilla	\$925,000	2629	3+Den	3	N
10840 E Bahia Dr	Armonico	Montana	\$1,099,000	2994	4+Den	3	Y
10888 E Mirasol Ci	Vermillion Cliffs	#932-5	\$1,100,000	3248	4+Den	3	Y
10732 E Raintree Dr	Desert Cliffs	#6090	\$1,295,000	3924	5+Den	3	Y
<b>10857 E Butherus Dr</b>	<b>Desert Cliffs</b>	<b>#6090</b>	<b>\$1,299,800</b>	<b>3924</b>	<b>5</b>	<b>3</b>	<b>Y</b>
11440 E Autumn Sage Dr	Cimarron Ridge	Escalante	\$1,325,000	3375	4+Den	3	Y
11040 E Karen Dr	Cimarron Hills	Escalante	\$1,400,000	3730	4	3	Y
11014 E Beck Ln	Cimarron Hills	Laredo	\$1,450,000	2787	3+Den	3	Y
10756 E Ludlow Dr	Sonoran Estates	Santana	\$1,650,000	3658	4+Den	3	Y
11095 E Verbena Ln	Trovas	Francesca	\$1,765,000	3618	4+Den	3	Y

(Spotlight: Continued from page 1)

Chandler, and some of those may be temporarily set up around the McDowell Center for Board members and residents to consider. Because of the high cost of replacing lighting, Board members discussed phasing in projects starting with the big monuments followed by the McDowell, Community and 105th Street centers. The smaller monuments would come last. The HOA has long expressed a desire to replace the older lights at big monuments to increase property values and because the current ones are difficult to see at night.

While there are some Reserve funds already available for replacing dated lighting, additional capital improvement funds may be needed for the smaller monuments because many lack lighting and even electrical lines.

The cost of the systems range quite a bit, so it's hard to provide an estimate until the Board has determined which lighting options work best for the community. A proposed lighting system for a small monument sign in Armonico would cost \$3,347 while a sample price for the large monument sign on Bell/McDowell Mountain Ranch Road comes in at \$8,200. One proposal for the McDowell Center that includes custom light bollards (see photo at right), would cost about \$30,000, and it would greatly increase the lighting around the facility while not emitting more light pollution into the desert.

It's unlikely that changes will be made to the Deer Mule Trail's existing lighting because the HOA has been working hard at fixing or re-



A lighting bollard proposed by Abstract Lighting.

(Spotlight: Continued on page 13)

## CLOSED RENTALS IN MAY & JUNE

Address	Subdivision	Model	Price	Sq ft	Br	Gar	Pool
10311 E Raintree Dr	The Preserve	Brisas	\$2,600	2132	4	2	N
15662 N 102nd Wy	Panorama Point	Mesquite	\$2,300	1548	3	2	N
10338 E Saltillo Dr	Discovery Trails	Sabino	\$2,800	1622	3	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
16420 N TPP #1029	Cachet	Legacy	\$1,950	1737	2+Den	2	N
<b>10447 E Hillery Dr</b>	<b>The Preserve</b>	<b>Brisas</b>	<b>\$2,800</b>	<b>2132</b>	<b>4</b>	<b>2</b>	<b>N</b>
13944 N 110th St	Sonoran Estates	Saguaro	\$6,500	4017	4+Den	3	Y
10617 E Meadowhill Dr	Sonoran Fairways	Cottonwood	\$2,750	2077	4	3	N
10476 E Hillery Dr	The Preserve	Brisas	\$3,400	2132	3+Den	2	N
15923 N 102nd Pl	Arizona Vintage	Bordeaux	\$3,850	1478	3	2	Y
14524 N 106th Pl	Mirador	Paraiso	\$4,700	3445	4+Den	3	N
<b>15344 N 102nd St</b>	<b>Discovery Canyon</b>	<b>Catalina</b>	<b>\$2,595</b>	<b>1504</b>	<b>3</b>	<b>2</b>	<b>N</b>
15931 N 102nd Pl	Arizona Vintage	Chablis	\$3,950	2316	4	2	N
11473 E Blanche Dr	Cimarron Hills	La Jolla	\$4,000	2293	3	2	N
10383 E Saltillo Dr	Discovery Trails	Sabino	\$2,400	1622	3	2	N
10340 E Caribbean Ln	Discovery Canyon	Sunset	\$3,700	1700	3	2	Y
11050 E Verbena Ln	Trovas	Alessi	\$4,750	2958	4	3	Y
10307 E Caribbean Ln	Discovery Canyon	Scenic	\$2,950	1837	4	2	N
15693 N 103rd Wy	Panorama Point	Mariposa	\$2,900	1963	3	2	Y
10703 E Caribbean Ln	Cimarron Hills	La Jolla	\$3,595	2285	3	2	Y

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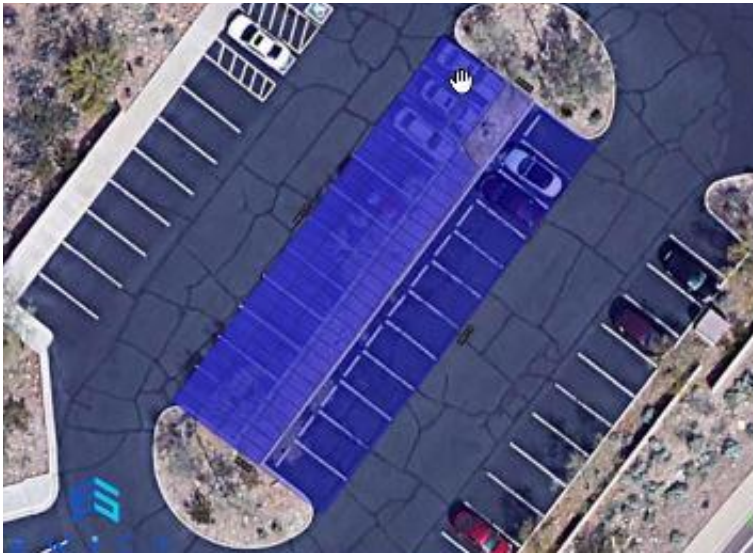
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*A covered solar parking system, if approved, might look something like this at the McDowell Center.*

(Spotlight: Continued from page 12)

placing lights that were put in by developers in the late 1990s to aid in the sale of homes. The cost of installing lighting on trails that don't currently have any would probably be price prohibitive.

The board is expected to take another look at the lighting project during its Aug. 24th meeting, which will be the first in-person get together since going online because of the Covid-19 pandemic.

## HOA Sheds Light on Solar Options

The McDowell Mountain Ranch Homeowners Association has been exploring solar options, but has run into a surprise issue: The Ranch

is not eligible for tax credits on such a project. A carport solar system normally would have paid for itself in five to six years with a tax credit, but without one it would take up to 15 years to recoup the investment, a contractor told the HOA.

Interestingly, solar sales professional and MMR resident Larry Marchman noticed our story in the May Edition of the McDowell Mountain Ranch News and told the HOA that a lease-to-own solar system would result in a roughly \$0 Arizona Public Service bill until The Ranch owned the system. Even without the tax credit, the system would pay for itself in less than a decade, and then provide solid annual savings on electricity for the remaining life of the system. By the way, Larry is a Managing Partner at Swich, an independent solar sales organization for both residential and commercial systems.

## HOA OKs McDowell Center Office Remodel

The McDowell Mountain Ranch Homeowners Association voted unanimously to approve an update to the offices at the McDowell Center for roughly \$30,000. The project calls for rearranging the space a bit to add an office and waiting area for residents. The biggest expenditure will be on new furniture and carpeting, but the updates will also include lighting, cabinets, paint, art and ceiling tiles.

## HOA Approves Music Licenses

The McDowell Mountain Ranch Homeowners Association has agreed to spend about \$5,000 annually on licensing contracts with some of the biggest music agencies to cover any events at the Community or McDowell centers that might violate licensing rules. While this may sound a bit strange, music agencies can sue individuals or organizations that illegally play or perform copyrighted music to large groups. So, the HOA felt it was time to protect itself and residents from potential lawsuits by buying licenses from BMI, GMR, SESAC and ASCAP, the largest U.S. music copyright holders.

## County Rules Force Splash Pad Repair Delay

It seems that fixing the 105th Street splash pad will be no easy feat and has been delayed at least until this fall. That's because there are new Maricopa County rules that will complicate fixing and replacing the pad. One possibility is that under County rules, the HOA may have to install child-safe fencing around the splash pad if major fixes are made. The good news is that this does not impact the Community Center splash pad, which is operating well.

### 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 Verbenia Ln	Trovas	Alessi	\$4,950	2958	4	3	Y

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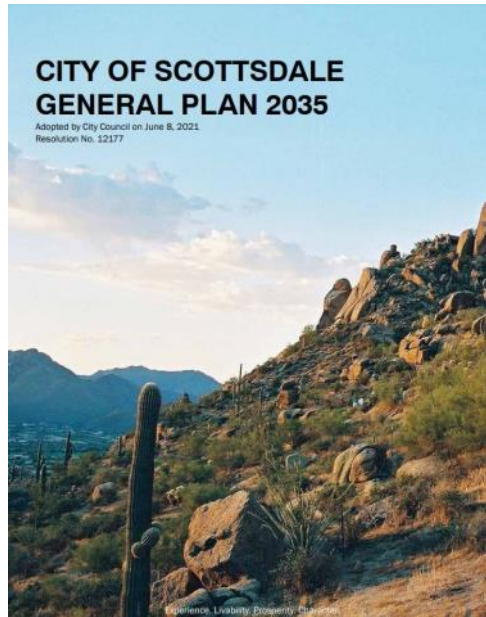


## Council Puts General Plan on Fall Ballot

The City Council approved putting the Scottsdale General Plan 2035 on the November ballot. The measure allocates \$328,200 for the Nov. 2nd election costs. The General Plan, which Arizona State law requires be updated every 10 years, would serve as a sort of blueprint for the City of Scottsdale if approved. But the plan hasn't been updated in nearly 20 years since voters approved one in March of 2002. The full plan can be found at this link: [bit.ly/3h4qjUG](http://bit.ly/3h4qjUG)

## Scottsdale Seeks Poet Laureate

Sadly, we didn't learn that the City of Scottsdale had held a contest to choose a new Poet Laureate until after our May edition. To add insult to injury, we didn't learn who won the contest in time for our July newsletter. Regardless, it seems that Bob Frost is stepping away from the position after serving since 2010. Applicants were asked to provide five published or self-published poetry samples, a video recording and two essays. "Scottsdale's next poet laureate will be called specifically to utilize the power of poetry and language to contribute insight, foster understanding, and support healing



around issues of equity and inclusion in our community," the entry form states. The Poet Laureate, who must be over 18 years old, serves for four years and is paid a stipend of \$1,500 annually.



## LOOKING BACK...

### Just Five Years Ago\*

**July 2016** — The McDowell Mountain Ranch Homeowners Association hired Dig Studio to begin developing a remodel of the Community Center and 105th Street parks. ... Pascal and Donna Dionot decided against selling Classic Cooking and began focusing more on amateur chefs. ... The City of Scottsdale hired New York City-based Thinc Design to create Desert Discovery Center plans that were later rejected by voters. ... Chris Richardson became MMR's General Manager following Mike Woolington's retirement.

### Only 10 Years Ago\*

**July 2011** — Whitestone REIT opened a sales office in the Desert Canyon Center shortly after its purchase. ... The developers of Windgate Crossing purchased the 9-acre site plus another 11 acres adjacent to the property from the Arizona State Land Department for \$3.49 million. .... WestWorld announced plans to demolish Brett's Barn.

### About 15 Years Ago\*

**July 2006** — Scottsdale Mayor Mary Manross and Councilman Jim Lane attended the ground-breaking ceremony for the Arabian Library. ... The campaign for Proposition 106, which would have set aside Arizona State Land for the McDowell Conservancy, failed. ... Toll Brothers stopped using a lottery program to market Windgate Ranch homes because of the worsening economy. ... The McDowell Mountain Aquatic Center opening was delayed by one month.

### Holy, Cow 20 Years Ago\*

**July 2001** — The Board of Directors of the MMR Homeowner's Association successfully acquired the former Information Center — now known as the McDowell Center — from Sunbelt Holdings following a positive vote.

\*As reported in this newsletter.

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# Grayhawk Development Plans 18-Acre Cavasson Apartments

Grayhawk Development is working with the City of Scottsdale on plans to build rental apartments south of Legacy Boulevard and east of the yet-to-be-built Miller Road alignment. Currently named "Grayhawk Residences at Cavasson," the 18-acre project, which will be located at 7701 East Legacy Boulevard, is expected to include six residential buildings in a vertical townhome style made up of units ranging from studios to three-bedroom units. The project comes as the building of Cavasson, the giant office complex going up along the 101 Freeway and Hayden Road, is opening the door to other projects.

## Council Delays Apartment Vote

The Scottsdale City Council delayed a vote on a proposed 11-acre multifamily project that might be built on the south side of Shea Boulevard and east of 92nd Street. The developer asked for a delay until at least Aug. 14th because the McCormick Ranch Homeowners Association had not weighed in on the project. The Scottsdale Planning Committee voted 4-3 against the project and the Development Review Board voted 5-0 in favor. The project calls for adding 291 units to the very busy commercial area near the Honor Health Scottsdale Shea Medical Center. [bit.ly/3hhge5C](http://bit.ly/3hhge5C)

## Surgical Supply Co. Planned

A company that makes surgical equipment is building a 16,344 square foot manufacturing center in the DC Ranch Corporate Center, according to AZ Big Media. LGE Design Build expects the Fetzer Surgical facility at



Grayhawk Residences at Cavasson would be located south of Legacy Boulevard and Miller Road.

9217 Easter Verde Grove View to open in early 2022.

## Building May Go Plastic

The owner of the Ilume Innovation Center, formerly known as the Henkel building at the northeast corner of the Loop 101 Freeway and Scottsdale Road, is asking the City of Scottsdale to approve the addition of artificial plants on the parapets of the



building. Proposed plastic plants include: hanging Asparagus Fern, Bougainvillea Garland, Agave Plant and Cycas Palm. The Ilume owners also are seeking permission to put brighter lights on the building façade. The company has already put some sample plants up outside the building.

## Kierland Penthouses for Sale

7180 Optima Kierland near Kierland Commons recently announced plans to sell four luxury penthouses priced from \$1.349 to \$1.445 million. The condos will feature large decks with expansive views, terraces, 10-foot-high ceilings and upgraded interiors. Amenities at Kierland include a heated lap pool, steam and sauna rooms, pickleball/basketball courts, indoor and outdoor fitness centers, and a dog park.

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# McDowell Mountain Ranch

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*We knew that the City of Scottsdale planned to lengthen the east- and west-facing left turn lanes on Bell Road at the Thompson Peak Parkway intersection, but the scale of the \$302,707 project surprised us a bit. The project is expected to be finished before October.*

July-August 2021

*(Soccer Fields: Continued from page 1)*

struction of the project is expected to begin by the end of this year. The roughly 27-acre facility, which will be called the WestWorld Sports Complex, will be built on Bureau of Reclamation and City of Scottsdale land.

The facility could open by January 2023 and will include five lighted soccer fields behind the Shell Gas Station and under-construction McDowell Mountain Community Storage.

The project originally mentioned additional soccer fields, but some of the land is on private property that the city apparently failed to acquire. In the meantime, the city is moving forward on the five fields pictured on Page 1 that are expected to double as parking spaces for up to four weeks a year for large events held at WestWorld.

The tournament-quality, sand-based soccer fields will have to be tiered because elevation at the site ranges from 1,502 to 1,542 feet. LED lighting, similar to that used at Horizon Park on 100th Street, will be installed for night-time play.

The site will also include a warm-up area and



450 paved and lighted parking spaces around the fields' perimeter. The parking lot may also be connected to the WestWorld Trailhead and 98th Street.

A staff office, walking paths and restrooms with access from both McDowell Mountain Ranch Road and Thompson Peak Parkway are part of the plan.

The public hearing process will begin this summer and continue through the fall.

*The proposed WestWorld Sports Complex apparently excludes privately-owned property to the northeast of the site despite indications that the city had hoped to purchase them. The private parcels to the far right include the Shell Gas station and McDowell Mountain Community Storage.*

Three city boards will consider the project — the Design Review Board, Planning Commission and the Parks and Recreation Commission — before the City Council weighs in. A traffic study on how the fields will impact nearby streets is expected.

Residents who want to learn more about the project can call 480-312-4444. A pdf of the plans are at this URL: [bit.ly/3AJSbvV](https://bit.ly/3AJSbvV) and a virtual public meeting can be found at this URL: [bit.ly/3yqaoFN](https://bit.ly/3yqaoFN)

*(Golf Course: Continued from page 1)*

significant improvements to the golf course in 2011 and the company expanded the Clubhouse and Mesquite Grille in 2012. The projects were paid for by the Bureau of Reclamation's Basin Management Fund, private fund-

ing and Scottsdale capital project bonds. Mickelson's White Buffalo Golf has agreed to pay the city back \$41,408 owed to the Basin Management Fund at the completion of the sale.

Increased golf fees are expected to remain

in place until at least 2032 to reimburse the city for previous construction costs and \$500,000 spent on improving the clubhouse. The City of Scottsdale and the Bureau of Reclamation own the golf course real estate. Go to this URL for more info: [bit.ly/2ViAMDz](https://bit.ly/2ViAMDz)