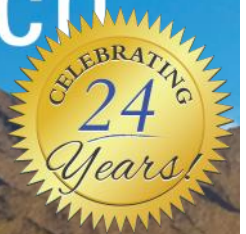


McDowell Mountain Ranch

Real Estate News



SEPTEMBER-OCTOBER 2021 | VOL. XXIV, NO 5



The August monsoons brought not only rain, but interesting cloud formations to McDowell Mountain Ranch. While the rains did not fully end the drought in Scottsdale, the precipitation helped ease conditions somewhat. Story, Page 11.

Sports Field Plans Near MMR Clear Hurdles

We realize that our poor readers may be getting tired of this story, but we still feel it's important to keep you up to date on the proposed WestWorld Sports Fields that are going through various approval processes at the City of Scottsdale. While this newsletter was at the printers, the Scottsdale City Council was expected to approve a Municipal Use Master Site Plan that will bring the 29-acre, multi-use sports field complex that much closer to a reality. The site is located behind the Shell Gas Station along the southwest corner of McDowell Mountain Ranch Road and Thompson Peak Parkway.

While the Scottsdale Development Review

Board approved the site plan in July and the Planning Commission approved the site plan in August, both requested that the city find a drainage solution to the area, which can be inundated following heavy rainfalls, by working with adjacent property owners.

The WestWorld Sports Complex will be built on Bureau of Reclamation and City of Scottsdale land and might open by January 2023. We have since learned that the buildings will total 5,733 square feet and will be a bit over 17 feet tall. We also learned that there will be 455 parking spaces. The facility

(Soccer Fields: Continued on page 16)

Spotlight on the Community

HOA Approves Plan to Update Outdoor Lighting

The McDowell Mountain Ranch Homeowners Association approved a plan during its August meeting to spend \$144,860 to update aging lighting systems at monument signs as well as at the Community, Recreation and McDowell centers. During Phase 1, the main monument signs along Thompson Peak Parkway and McDowell Mountain Ranch Road will be replaced. The lighting at another monument sign, located at Bell and McDowell Mountain Ranch roads, will be updated as will the lighting for deer statues at 105th Street and McDowell Mountain Ranch Road.

The \$117,945 in second phase updates will
(Spotlight: Continued on page 13)

Garbage Pickup Dates to Change in November

Beginning on Nov. 1st, garbage pickup dates will be changing in McDowell Mountain Ranch for the first time in 20 years, according to the City of Scottsdale. Recycling will be picked up on Mondays while trash will continue to be picked up on Wednesdays. Scottsdale, which announced the change at the beginning of September, explains that it needs to better balance the amount of waste and recycling being collected along various routes. Another big change will be that pickup times may be as early as 5 a.m. on collection days. For our readers outside The Ranch, the city also creat-

(Garbage: Continued on page 16)



Celebrating 24 Years Serving the MMR Community!



Scottsdale Great Place to Drive

So we found this story about how Phoenix has the worst roads in the nation, but we originally decided against running it here because, well, we live in Scottsdale and Phoenix roads are just different than ours. It turns out our hunch was correct because on the very SAME day we found a WalletHub story that claims Scottsdale is the eighth best place to drive in the nation. Even better, the city ranked fourth best for Traffic and Infrastructure. Scottsdale drivers are also ranked as having the fifth lowest chance of car accidents. While those who never drive elsewhere may doubt this, those of us who have driven around Los Angeles, San Francisco or Chicago find our city's roads to be excellent. The top places to drive are Raleigh, North Carolina; Lincoln, Nebraska; and Greensboro, North Carolina. Gilbert came in 17th place, followed by Mesa in 21st. Here is the URL to the Wallet Hub story: bit.ly/3h8sgyY.

And as we mentioned, the U.S. Chamber of Commerce Foundation and RoadBotics found Phoenix Roads to have the No. 1 worst roads in the nation, largely because nearly 17% of its roads are in the worst possible condition. Go here for the story on Phoenix's roads: bit.ly/2VV0uPg

Mesquite Grille Permit Sought

Sometimes there is news in something that is not usually considered news. In this case, the company taking over the operations of the McDowell Mountain Golf Course and Mesquite Grille filed a request with the City of Scottsdale to take over



Young McDowell Mountain Ranch residents compete in a game of Limbo at the 2019 Fall Festival at the Community Center in McDowell Mountain Ranch.

HOA Plans on Holding Fall Festival on Nov. 6

We had to dig all the way into our 2019 archives to find a photo from the last Fall Festival, that sadly had to be put off for two years because of the Covid-19 pandemic. But it looks like the McDowell Mountain Ranch Homeowners Association is ready to move forward with the event this year, which will run from 11 a.m. to 2 p.m. on Nov. 6th at the Community Center. The HOA tells us that it is currently searching for event sponsors. For those interested, contact the HOA's Lifestyle Director, Anjelica Giardino by 5 p.m. on Sept. 20th at agiardino@aamaz.com or 480-585-7600.

the previous owner's liquor license. What's interesting is that Arcis Golf, the company taking control from Phil Mickelson's White Buffalo Golf, check marked a box reporting that the company does not have any plans to remodel the facility. The liquor license application also indicates that the company plans to continue using the site for dancing, DJs, live bands and amplified music. Nearby Ranch residents have complained in the

past about loud music coming from the facility at late hours. The liquor license indicates that alcohol will be served from 7 a.m. to 2 a.m. The Scottsdale City Council is expected to approve the liquor license at its Sept. 14th meeting, but we won't have the final results here because the newsletter will be at the printers.

No Scottsdale Tour in 2021

Although we checked the Tour de Scottsdale's website repeatedly for the past few months to learn the status of the annual event, it turns out that the organization announced in June via its Facebook Page that it was canceling the 2021 event. From the Facebook post:



"This decision comes after careful consideration regarding the lingering impact of Covid-19, financial feasibility, and the need to evaluate the long-term sustainability of the event.

"We understand that this may be a great disappointment to many riders who hoped that the in-person event would return this year. We wholeheartedly appreciate your

(Continued on page 3)

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2021 REAL ESTATE SUPERSTARS



COMMUNITY CONNECTOR Christine Espinoza with RE/MAX Fine Properties

Christine Espinoza grew up in Scottsdale, Arizona. After graduating from the University of Arizona, she began her career in real estate working alongside her dad. With nearly 24 years of experience, Christine works with buyers from in and out of state, some of whom purchase properties sight unseen based on her recommendations. She works with sellers to creatively market their properties in order to secure top dollar for them.

When asked about her career path, she explains she was fortunate to have her father as a guiding figure in her early career. "He was my real estate mentor and we were partners for several years before I ventured out on my own". In 2016 Christine partnered with Helene Cass, the top agent in her neighborhood. "As Helene approaches retirement, I will continue the legacy she began by delivering excellent service, with the utmost integrity to insure we remain the #1 Team in McDowell Mountain Ranch."

Christine's focus is to help people, not just find houses, but a home. "I work at being connected in the community as a way to serve others, not just in real estate, but also to serve those in need. I believe the more I'm involved by networking and staying current on topics impacting our community, the more I can help my clients with referrals and area information," she says.

With the use of social media, Christine stays in touch with past clients and offers potential clients a glimpse into what she has to offer via her unique marketing style and skills. "They can see the type of properties I sell, watch my videos featuring local businesses, Doctors, Teachers, Schools etc. and get a behind the scenes glimpse of my life and family," she says. It's no surprise with her core values and extraordinary drive, Christine was voted one of the 50 Most Influential Women in Business and has been the recipient of annual RE/MAX awards for her production, technology and innovation, including the 2020 RE/MAX Titan award.

Christine's top priorities are her sons Dominic and Brody. Additionally, year after year, her dedication to her community and her connection to people is evident. "I build life-long relationships with my clients. I'm a connector in the community and I pride myself in running my business as a professional with integrity, always acting in the best interests of my clients, who so often remain in my life as friends."

To contact Christine call 602.989.7492 or visit www.ChristineSellsScottsdale.com

So Scottsdale Magazine! features Christine Espinoza of Helene and Christine's Team as a Community Connector in the real estate industry. The article about Christine is on Page 57 of the September edition.

3 New Businesses Near MMR

Since our last newsletter, Dr. Nancy's Integrative Medicine and The Wiggly Tooth have opened up in the Desert Canyon Center while Swing Away Golf Studio opened up in Windgate Plaza.



Dr. Nancy Gaines-Dillard, whose practice replaces a stem cell treatment center, has more than 25 years of experience, launched the Dr. Nancy Family Matters Healthcare Foundation and is the star of DrNancyKnows.com. Her practice can be found here: drnancysintegrativemedicine.com

Drs. Najmeh Shahbazi and Nicholas Bland are behind The Wiggly Tooth, which replaces another in a series of dentists at the location, specializing in pediatric dentistry. Dr. Shahbazi and Dr. Bland have too many degrees to list here, but let's just say their educations are expansive.



Dr. Najmeh Shahbazi



Dr. Nicholas Bland

Swing Away Golf Studio, which replaces electric-powered bike company Pedego, offers patrons a private-room, full-swing simulator via memberships. The URL is here: swingawaygolfstudio.com

Garage Sale Set for Oct. 16th

The MMR community garage sale is scheduled to run from 7 to 11 a.m. on Saturday, Oct. 16th. In a few weeks we'll provide more details at facebook.com/mmrhomes, but the garage sale will run similarly to those in years' past. The Goodwill truck will also be on hand from 1 p.m. to 3 p.m. The registration deadline is on Oct. 13th. If you can't wait to register, you can do so at this URL: bit.ly/2Vm2cZl



Christine Espinoza Featured in So Scottsdale!

Christine Espinoza of Helene and Christine's Team was featured in this year's "Real Estate Superstars" edition of So Scottsdale Magazine! Christine tells us that this photo is special to her because it was taken in her newly remodeled kitchen in McDowell Mountain Ranch. Credit goes to

her designer, Connie @c2interiordesign, Christine says. Christine also thanks all of her clients for allowing her to represent them in such an important purchase/sale in their lives. Home sellers and buyers can reach Christine at 602-989-7492. The article can be found at soscottsdale.com

(Continued from page 2)

training and dedication to the Tour de Scottsdale and our beneficiary – McDowell Sonoran Conservancy – over the past 17 years. Please continue to support the Conservancy by donating or getting involved in other ways." You can find the Facebook post here: bit.ly/3kYnIMK

Shred-A-Thon Set for Nov. 20

Helene and Christine's Team are sponsoring a Shred-A-Thon in conjunction with the McDowell Mountain Ranch Homeowners

Association from 10 a.m. to noon on Nov. 20th at the McDowell Center. Visit our Facebook page for full details as we get closer to the event: facebook.com/mmrhomes

Pinners AZ Set for Nov. 12-13

If you are into crafts, photography and shopping, the best show in the state happens to be at WestWorld this year during the weekend of Nov. 12-13. Go to the website to learn about ticket prices and other bargains: az.pannersconference.com

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SUSD Sees Drop in Covid-19 Cases With Facemask Policy

As you can see from the graphic at right, the Scottsdale Unified School District announced that it was requiring all students and teachers to wear facemasks, because Covid-19 cases surged right after school resumed in August. It was unclear at the time of writing this what SUSD would do once an Arizona State law prohibiting school districts from making such mandates took effect at the end of September. For now at least, the facemask requirement seems to be limiting the spread of the disease, according to a letter sent to parents.

In fact, SUSD reports that the number of students required to quarantine dropped by more than 75% for the week ending on Sept. 4th. The number of active cases fell from 167 to 64 in a one-week period. That could change again in either direction by the time you receive this newsletter.



State Test Results Announced

Students at the Scottsdale Unified School District fared well in Arizona state assessments, according to the district and state results. In English Arts, 55% of SUSD's students passed the test and in math, 49% passed. That's better than Arizona's average of 38% of all students passing English and 31% passing in math. Other results:

Desert Canyon Elementary

71% passed English; 72% in math

BASIS Scottsdale (overall)

87% passed English; 87% in math

Scottsdale Archway

75% passed English; 70% in math

Scottsdale Preparatory Academy

73% passed English; 69% in math

Unfortunately, scores across the state fell during the Covid-19 pandemic. For example, 41% of Arizona students passed English in 2018, but only 38% in 2021. The fall in math was even greater, from 41% in 2018 to 31% in 2021. The data can be found here: bit.ly/38LMhGU

SUSD Plans for Anniversary

The Scottsdale Unified School District voted to spend \$156,000 on planning its 125th anniversary, according to a story in the Scottsdale Progress. The approved money is for a marketing campaign though contract details have yet to be worked out. Once

SUSD has worked up plans, we'll provide updates. bit.ly/3BQy0oV

Notre Dame Festival Planned

Notre Dame Preparatory High School plans to hold its Culinary Festival from 6 to 10 p.m. on Nov. 6th this year. The school was forced to cancel the 2020 event because of the Coronavirus pandemic. Restaurants committed to the event so far include Fresh-box, The Vig, The Capital Grille, Grimaldi's, Snooze and Butta Cakes. Additional restaurateurs are welcome to join the fundraiser. Advance tickets are \$100 per ticket for general admission and \$50 a ticket for alumni of the school. Tickets will be \$125 at the door. Go to this URL for more information: bit.ly/3BI0a5s

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Happy Hour Held at Wandering Donkey



McDowell Mountain Ranch sponsored a Happy Hour on Monday, Aug. 30th, at the newly opened Wandering Donkey, located near the Bashas' grocery store at the southwest intersection of Bell Road and Thompson Peak Parkway. Those who attended enjoyed dishes from the Food Truck menu as well as received \$2 off MMR Margaritas. Photos courtesy of MMR Lifestyle Director Anjelica Giardino.

Multifamily Shea Boulevard Projects Concern Scottsdale Residents

Debate and controversy have been growing increasingly intense over two proposed multifamily projects south of Shea Boulevard.

The Development Review Board approved in early September a 310-unit project called 92 Ironwood. The 8.5-acre site just south of Chompie's and Sprouts calls for removing or repurposing unused or underused buildings on the lot. The project also calls for a parking garage at the center of the proposed housing units. Scottsdale and area residents expressed concern that the new developments will worsen traffic in an area that already is

heavily congested. Developers say that a study found that changes to traffic would be "negligible" and new residents of the project would have the advantage of being able to walk to nearby retail and recreational amenities.

As we reported in our July edition, a 219-unit project on an 11-acre site called District at 9400 Shea, was rejected 4-3 by the Scottsdale Planning Committee, but the project may not be dead. As we understand it, further city consideration of this project has been delayed until at least Oct. 19th.



The proposed 92 Ironwood project.



The City of Scottsdale has replaced the front and back of the WestWorld tent previously damaged during monsoons.

WestWorld Tent Gets New Front and Back

The WestWorld tent, which is used each year for the Barrett-Jackson Auto Show, and more recently Covid-19 vaccinations, has had new front and back panels installed over the past couple of months. After being damaged by heavy monsoons in past years, the City of Scottsdale found some additional funds to conduct the work before the tent could become damaged again.

City officials were fortunate to find a domestic manufacturer to help reduce overall costs. The city hopes to increase the productivity and the lifespan of the tent.

RESALE ACTIVITY AT THE RANCH

HOMES CURRENTLY FOR SALE

Address	Subdivision	Model	Price	Sq ft	Br	Gar	Pool
16420 N TPP #1043	Cachet	Monarch	\$545,000	1659	2+Den	2	N
16420 N TPP #1084	Cachet	Legacy	\$550,000	1656	2+Den	2	N
11580 E Raintree Dr	Sunrise Point	Palo Verde	\$660,000	1667	2	2	N
10418 E Meadowhill Dr	Sonoran Fairways	Palo Verde	\$699,000	2334	4	2	N
15180 N 104th Wy	The Preserve	Avalon	\$712,000	1702	3	2	N
10570 E Betony Dr	Panorama Point	Primrose	\$740,000	1874	3	2	N
10697 E Le Marche Dr	The Overlook	Ocotillo	\$799,000	1770	4	2	Y
10346 E Morning Star Dr	Panorama Point	Ironwood	\$799,999	2661	4+Den	3	Y
16526 N 105th St	Arizona Highlands	Pinnacle	\$849,000	1859	3	3	Y
10431 E Sheena Dr	Sonoran Fairways	Cholla	\$925,000	3466	4+Loft	3	N
10491 E Meadowhill Dr	Sonoran Fairways	Cholla	\$995,000	3466	5	3	Y
10634 E Sheena Dr	Sonoran Fairways	Cholla	\$1,075,000	3466	4+Loft	3	Y
11481 E Blanche Dr	Cimarron Ridge	Cantabria	\$1,125,000	3090	4	2	N
10586 E Sheena Dr	Sonoran Fairways	Cholla	\$1,149,000	3466	4+Den	3	Y
11312 E Greenway Rd	Cimarron Hills	San Rafael	\$1,275,000	3393	4+Den	3	Y
11550 E Paradise Ln	100 Hills	Custom	\$3,895,000	5588	6	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 JULY & AUG.

Address	Subdivision	Model	Price	Sq ft	Br	Ga	Pool
<u>16420 N TPP #2061</u>	<u>Cachet</u>	<u>Heritage</u>	<u>\$500,000</u>	<u>1338</u>	<u>2</u>	<u>1</u>	<u>N</u>
15750 N 102nd St	Arizona Vintage	Bordeaux	\$520,000	1478	3	2	N
<u>16420 N TPP #2008</u>	<u>Cachet</u>	<u>Monarch</u>	<u>\$550,000</u>	<u>1659</u>	<u>3</u>	<u>2</u>	<u>N</u>
10343 E Sallito Dr	Discovery Trails	Sabino	\$565,000	1622	3	2	N
10237 E Firewheel Dr	Arizona Vintage	Zinfandel	\$565,000	1603	3	2	N
16420 N TPP #1063	Cachet	Monarch	\$575,000	1659	3	2	N
10518 E Star of the Desert	Discovery Trails	Coronado	\$575,000	1451	3	2	N
10482 E Karen Dr	The Preserve	Avalon	\$635,000	1702	3	2	N
15822 N 107th Pl	Castle Chase	Stirling	\$649,000	1701	2+Den	2	Y
10331 E Tierra Buena Ln	Panorama Point	Mariposa	\$664,000	1817	3	2	N
10441 E Star of the Desert	Discovery Trails	Sierra	\$675,000	1700	3	2	Y
10318 E Raintree Dr	The Preserve	Brisas	\$677,000	2132	4	2	N
15280 N 102nd St	Discovery Canyon	Scenic	\$683,000	1992	4	2	N
10463 E Salt Bush Dr	Panorama Point	Mariposa	\$700,000	1817	3	2	Y
10375 E Texas Sage Ln	The Preserve	Brisas	\$701,999	2132	3+Den	2	Y
11485 E Pine Valley Rd	Sunrise Point	Sierra	\$725,000	2083	3	2	N
10335 E Rosemary Ln	Eagle Ridge	#3344	\$726,000	2367	3+Den	3	N
15716 N 102nd Wy	Panorama Point	Primrose	\$735,000	1874	3	2	N
10722 E Autumn Sage Dr	Castle Chase	Stirling	\$750,000	1701	3	2	Y
10437 E Helm Dr	Sunset Point	#1912	\$750,000	2110	4	2	Y
10482 E Bahia Dr	The Summit	Samoa	\$750,000	1854	3	3	N
10555 E Salt Bush Dr	The Overlook	Mesquite	\$760,000	1972	4	3	Y
10448 E Acoma Dr	Sunset Point	#2162	\$783,900	2159	4	3	Y
15899 N 107th Pl	Castle Chase	Windsor	\$789,900	1936	3	2	Y
10344 E Pine Valley Dr	Sunset Point	#3097	\$795,000	3064	4+Den	3	Y
10270 E Jasmine Dr	Montecito	San Miguel	\$830,000	2212	3+Den	3	Y
10640 E Penstamin Dr	The Overlook	Ironwood	\$840,000	2613	3+Den	3	Y
16712 N 106th Wy	The Summit	Samoa	\$840,000	1855	3	3	Y
16601 N 104th St	Eagle Ridge	#3344	\$850,000	2367	3+Den	3	Y
10825 E Rosemary Ln	Armonico	Tierra	\$910,000	2413	4	3	Y
16375 N 105th Wy	Arizona Highlands	Picacho	\$912,000	3001	4+Den	2	Y
10570 E Karen Dr	Cimarron Hills	Montoro	\$925,000	2623	3	2	Y
10945 E Betony Dr	100 Hills	Sevilla	\$936,350	2629	3+Den	3	N
10731 E Redfield Rd	Sienna Canyon	La Palma	\$960,000	2936	4	3	Y
10366 E Bahia Dr	Eagle Ridge	#3354	\$980,000	2287	4	3	Y
10660 E Butherus Dr	Desert Cliffs	#6040	\$1,055,000	2351	3+Den	3	Y
10888 E Mirasol Ci	Vermillion Cliffs	#932-5	\$1,070,000	3248	4+Den	3	Y
10840 E Bahia Dr	Armonico	Montana	\$1,150,000	2994	4+Den	3	Y
11440 E Autumn Sage Dr	Cimarron Ridge	Escalante	\$1,260,000	3375	4+Den	3	Y
<u>10857 E Butherus Dr</u>	<u>Desert Cliffs</u>	<u>#6090</u>	<u>\$1,300,000</u>	<u>3924</u>	<u>5</u>	<u>3</u>	<u>Y</u>
10732 E Raintree Dr	Desert Cliffs	#6090	\$1,310,000	3924	5+Den	3	Y

(Continued on page 11)

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REAL ESTATE PULLOUT SECTION



Buyer Info

In our last edition of our McDowell Mountain Real Estate newsletter, we mentioned the possibility of a market shift, and we can now affirmatively say that the following trends are already here or will be in the very near future.

Some buyers seem to be taking a break from searching for a new home. It could be that our hot summer temperatures have caused them to pause, or perhaps that people decided to take a much needed vacation. More likely they're experiencing what is known as "buyer fatigue" and sticker shock. They just ran out of gas after months of standing in line to see a home and competing in multiple bidding wars against other offers, often in the double digits.

But the good news for buyers who waited is that we're starting to see an increase in inventory. It's still a sellers' market but it's definitely cooled from the frenzied, crazy activity we saw just a few months ago.

Typically, August is a low point in terms of supply however this year it's at the high point and continuing to rise, up 42% since May according to Tina Tambour, senior housing analyst with The Cromford Report. The number of days on the market before contract acceptance is rising too, as are the number of price reductions. These factors bode well for buyers as there will likely be a much larger selection of homes to choose from.

Another positive for buyers is that interest rates on home loans remain at historic lows but they won't stay that way forever. The Federal Reserve has been buying \$120 billion a month in mortgage and Treasury bonds to try to hold down longer-term loan rates to encourage borrowing and spending. However, Fed Chair Jerome Powell recently said that the Fed will start dialing back its ultra low rate policies later

this year as long as hiring continues to improve.

And hiring is improving. Job growth was up across the country in all industries. The Labor Department reported that U.S. employers added 943,000 jobs in July, exceeding economists expectations, and driving the unemployment rate down to 5.4%. Average hourly earnings were also up 4% from a year earlier. And Arizona led the nation for small business employment growth for that same month, followed by Texas, according to data from Paychex, a payroll company.

However, there is a worry that the fast-spreading delta variant of the coronavirus will discourage people from going out and spending, which would trigger another round of shutdowns and will set back the recovery. We intend to keep a close eye on the Labor Department reports.

Unfortunately, the U.S. office market isn't faring so well. The national vacancy rate, which was at 16.5% at the end of the second quarter according to the commercial real estate company CBRE, is expected to climb as supply continues to rise in an environment where leasing activity hasn't yet come back to pre-pandemic levels. They expect that figure to peak at about 18.5% in mid-2022. For

MORTGAGE INTEREST RATES

Conforming* Loans

30 Year.....2.625%

15 Year1.875%

5 Year ARM....1.916%

7 Year ARM...2.040%

10 Year ARM.....2.287%

Jumbo* Loans

30 Year.....2.731%

15 Year2.548%

5 Year ARM.....2.582%

7 Year ARM.....2.750%

10 Year ARM....2.875%

Rates effective 8/24/2021

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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the record, the national vacancy rate reached 16.8% during the Great Recession of 2008.

(Continued on page 9)

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Check out our website at www.MMRHomes!



Some of Our Recent 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!

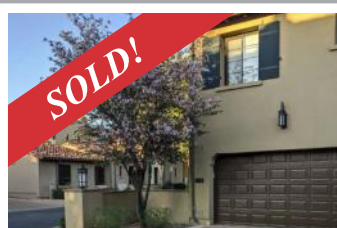
\$500,000



Cachet
16420 N TPP #2008
3BR/2BA 1,659 SF

Upper Level Split Floor Plan in a Gated Comm w/City Light & Mountain Views, Cozy Gas Fplc and 2CG!

\$550,000



DC Ranch
18650 N TPP #2068
2BR+DEN/3BA 1,565 SF

Gated Community w/Granite Counters, Stainless Appliances, Double Ovens, Gas Fireplace & 2C Garage!

\$590,000



The Preserve
10294 E Raintree Drive
4BR/3BA 2,132 SF

Backs to a Wash w/Sparkling Pool! Stainless Appls, Freshly Painted Interior & Vaulted Ceilings. 2CG!

\$650,000



The Preserve
10462 E Helm Drive
3BR/2BA 2,114 SF

Great Room Plan Backs to a Wash with Spectacular Mountain Views! Tile Flooring, Gas Fireplace & 2CG!

\$750,000



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

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

\$1,300,000



Castle Chase
10801 E Salt Bush Drive
3BR/2BA 1,489 SF

Great Rm Plan Backs to a Wash with City Light & Mountain Views! Stainless Appls & Freshly Painted!

\$2,950/Month



Castle Chase
10809 E Salt Bush Drive
2BR+DEN/2BA 1,701 SF

Furnished, Gated & Backs to a Wash w/City Light and Mountain Views! Tile Flooring, Gas Fplc, 2C!

\$3,995/Month

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



Scottsdale Palms
6824 E 2nd Street #213
1BR/1BA 675 SF

Located in the Heart of Old Town Scottsdale! Great Room Plan w/Tile Flrs, Granite Ctrs. Community Pool!

\$220,001



Arroyo Vista
927 E Hearn Drive
3BR/3BA 1,773 SF

Remodeled Great Room Plan with Ceramic Tile Plank Flooring, Quartz Counters, Stainless Appls & a 2CG!

\$465,000



Paseo Vista
7605 N Via Del Paraiso
3BR/2BA 1,700 SF

Remodeled Great Room Plan w/ White Cabinets, Quartz Counters, Stainless Appls & Sparkling Pool!

\$750,000



Vista Norte
28432 N 57th Street
3BR/3BA 2,440 SF

Custom Territorial on a Nearly 1 Acre Lot w/Remodeled Casita, 2 Fireplaces & Sparkling Pool! 2CG!

\$810,000



Buyer Needs



This empty nester couple is looking for a single level home in McDowell Mountain Ranch with 3 or more bedrooms under 3,000 square feet. They prefer to be in one of our gated communities such as Castle Chase, Cimarron Hills, Cimarron Ridge or 100 Hills and they're able to spend up to \$725,000.



Views are important to this single man who is also looking for a smaller home, under 3,000 square feet. He's earmarked Cimarron Hills and Sunrise Point as two possible communities. If your home is in its original condition, that's fine as he's open to remodeling if need be. He's looking up to \$1 million.



This snowbird couple continues to look for a second home in MMR. They want a south or west facing backyard and a view is a must. A home in Cimarron Ridge would be perfect, with 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)

Seller Info

In any event, the demand for housing remains strong and still exceeds the supply. However, as we said earlier, we're beginning to see more homes come on the market, an increasing number of price reductions and homes are taking slightly longer to sell. Still, we're a long ways off from a balanced market, which is typically a 3 months' supply of inventory. With only 16 properties currently on the market (down from 24 this same time last year), and 19 closed sales for August, we are taking less than 1 month to sell here in The Ranch.

Although inventory has been and still is low compared to the last few years, newly listed homes on the market are up 6.5% nationally compared to a year ago, and 11.1% higher for large metro areas over the past year according to a Realtor.com report.

In a recent webinar, market analyst Tina Tambour reported some interesting statistics. She

said that valley wide, 53% of homes are selling over their asking price and that buyers are paying, on average, \$15,000 over the median list price. But both of those figures are lower than earlier this year; down from 60% and \$20,000 respectively. Is it a blip, or more likely a trend?

For the record, buyers in McDowell Mountain Ranch are paying an average of \$12,915 over the asking price when calculating all of the closed sales through the end of August. However that number rises to \$42,507 if we look at just those homes that actually sold over asking price. By the way, 112 out of 214, or 48% of our closed sales sold for higher than their list price. The overages ranged from a low of \$10 to as high as \$250,000 above the asking price!

While we've reached appreciation of 22.48% so far this year (see the Sales By Community chart on Page 10), that's only a tad higher than the 20.99% figure we reported in our July/August issue. We do expect prices to

continue to rise into 2022 but it will be at a much slower pace.

As we've reported in the past, Maricopa County is the fastest growing county in the U.S. The entire Metro Phoenix area grew by an estimated 106,008 to 5.1 million people, the fastest pace of the Top 10 metro areas.

One reason our population growth has exploded is because we are one of the top places in the nation for new job opportunities. The jobs available today are filling roles in the expanding knowledge economy, and growing technology, bioscience and manufacturing sectors. In addition, the quality of life in Phoenix is making it easier for companies to recruit from other areas.

The demand for housing is also fueled by the millennials, who have reached their peak buying years, and folks moving into the area seeking the warm climate and more flexible work-from-home opportunities.

(Continued on page 10)



(Continued from page 9)

Last, but not least, more investors have entered the market. Nationally, investors purchased almost 68,000 homes in the second quarter of 2021, the highest figure on record according to a recent report by Redfin Corp. That's up 15.1% from the 1st quarter. Institutional investors accounted for 10.4% of sales in Arizona according to property database company Attom Data Solutions LLC.

The Rental Market

It's been almost a year since we've analyzed rentals and we thought it was time to revisit that segment of the market.

It should come as no surprise that our higher home prices are pushing more would-be buyers to rent. Many have been priced out of the market or can't find a home due to our low inventory, leaving many no choice but to rent.

The increase of new residents into Maricopa County, from such gateway places as California, Denver, Chicago and New York, have caused the surge in home sales and the same holds true regarding the increased demand for rentals. It's somewhat common for a portion of new residents to rent before buying.

Metro Phoenix's growing single-family rental market, including condos, led the nation for rent increases during the past year according to CoreLogic, a consumer information and analytical company.

Valley home rents jumped an astonishing 16.5% for the 12 months ending in June, easily the market's best performance in at least two decades and a rate that notably overshadowed the national average of 4.2%, as reported by RealPage. Las Vegas and Tucson came in second and third with an increase of 12.9% and 12.5% respectively. Yet despite leading the nation for rising rents, we are still more affordable than the East and West coasts.

Last, but not least, when pandemic-related restrictions were loosened in the spring, following a ramped-up distribution of coronavirus vaccines, the economy and job market both improved and helped stoke the demand for rentals.

Here, in McDowell Mountain Ranch, the unfurnished rental price is up 19.7% through August year over year. Of the 37 properties leased so far, \$3,657 is the average rental amount, the size averages 2,231 square feet, \$1.64 is the price per square foot and they're being snapped up in 16 days.

There's some good news on the way for renters who eventually want to buy. Fannie Mae has announced a new rule that will help more tenants qualify for home loans. Typically, credit scores and credit reports have been the major benchmark that lenders take into account when assessing a borrower's risk. That meant that tenants with little or no credit history had a harder time buying a home and often had to endure a higher interest rate when they did. According to Fannie Mae, about 20% of Americans lack a strong credit history.

However, beginning on September 18th, Fannie Mae will change its automated un-

derwriting system to incorporate consumers' rent payments into the mortgage credit evaluation process. This creates a new opportunity for homeownership for those qualified renters with a limited credit history but a strong rental payment history.

In Summary

If you've been thinking about making a move, whether you are a buyer, a seller, a landlord or renter, the time is ripe to take advantage of the current market conditions. Call Helene at 480-563-3333 or Christine at 602-989-7492 for all of your real estate needs. There's a reason we've been No. 1 in McDowell Mountain Ranch for over 20 years! Over 1,000 MMR buyers and sellers have entrusted us with what's likely one of the largest financial decisions they've ever made in their lifetime.

Professional Service = Proven Results

Sales By Community (January-August 2021)

Community	# Sold	Avg Price	Avg SF	DOM	\$/SF	%
Cimarron Hills	22	\$1,127,414	3177	27	\$354.92	21.51%
100 Hills	14	\$1,668,225	3968	58	\$420.27	24.29%
Cachet	13	\$476,838	1560	24	\$305.59	29.30%
The Preserve	12	\$621,867	1921	19	\$323.73	15.31%
The Overlook	12	\$746,167	2184	19	\$341.65	39.47%
Panorama Point	11	\$674,909	2015	15	\$334.87	19.23%
Desert Cliffs	11	\$1,197,318	3556	38	\$336.73	23.77%
Arizona Vintage	9	\$575,444	1740	30	\$330.78	10.54%
Castle Chase	9	\$670,867	1697	42	\$395.22	18.55%
The Summit	9	\$817,778	2192	13	\$373.07	30.55%
Sienna Canyon	8	\$1,022,475	3142	7	\$325.45	24.56%
Armonico	8	\$1,039,902	3297	30	\$315.37	19.53%
Trovas	8	\$1,487,500	3872	33	\$384.13	9.52%
Sonoran Estates	8	\$1,610,875	3864	41	\$416.95	15.98%
Discovery Canyon	7	\$503,329	1632	8	\$308.33	2.91%
Discovery Trails	7	\$574,043	1653	42	\$347.24	37.32%
Sunrise Point	7	\$704,929	2025	57	\$348.16	8.21%
Eagle Ridge	7	\$795,714	2412	17	\$329.94	21.86%
Cimarron Ridge	7	\$1,207,857	3248	45	\$371.86	13.42%
Montecito	6	\$900,083	2722	13	\$330.67	26.47%
Sunset Point	5	\$753,780	2449	30	\$307.82	21.78%
Arizona Highlands	5	\$779,355	2415	20	\$322.74	16.31%
Vermillion Cliffs	4	\$1,116,250	3117	22	\$358.17	41.29%
Mirador	3	\$1,263,333	3487	21	\$362.30	3.93%
The Ridge	2	\$535,000	1496	39	\$357.62	56.08%
Sonoran Fairways	1	\$803,000	2296	4	\$349.74	49.10%
The Ranch	214	\$938,907	2645	29	\$355.01	22.48%

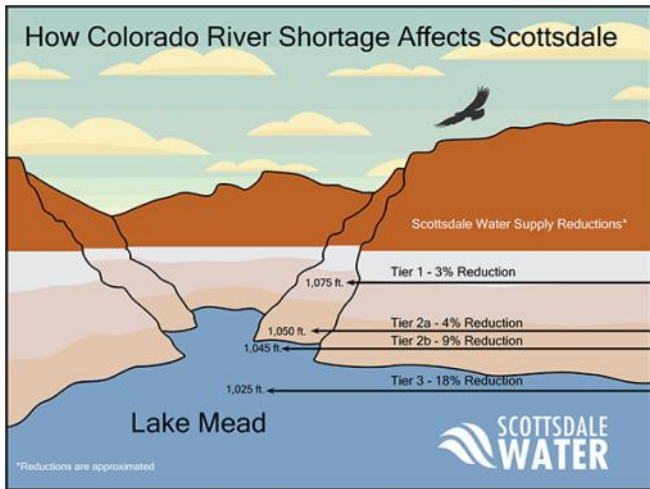
THE KEY

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



Stage 1 Drought Doesn't Impact Scottsdale

Although Scottsdale is now officially in Stage 1 of its drought management plan because Lake Mead levels have dropped too low, residents won't notice the 1 percent to 3 percent reduction of water delivered to the city. For now, the only major impact of the drought declaration is that Scottsdale residents are being asked to conserve water as they always have. The plan also requires the city to activate a Drought Management Team consisting of department leaders from around Scottsdale. Most of the Stage 1 water reductions will be directed at central Arizona agriculture. Under current forecasting models, the city is not expected to enter into a Stage 2 emergency until the summer of 2022. The report is at this URL: bit.ly/311JD5r

CLOSED SALES IN JULY & AUG. (CON'T)

Address	Subdivision	Model	Price	Sq ft	Br	Ga	Pool
11040 E Karen Dr	Cimarron Hills	Escalante	\$1,325,000	3730	4	3	Y
10951 E Cosmos Ci	Trovas	Dante	\$1,355,000	3297	3+Den	3	Y
16341 N 109th Wy	Trovas	Dante	\$1,400,000	3297	3+Den	3	Y
11014 E Beck Ln	Cimarron Hills	Laredo	\$1,425,000	2787	3+Den	3	Y
10756 E Ludlow Dr	Sonoran Estates	Santana	\$1,563,000	3658	4+Den	3	Y
11095 E Verbena Ln	Trovas	Francesca	\$1,745,000	3618	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



A 155-unit residential healthcare facility near Target has been proposed.

Board OKs Health Care Housing Plan

Scottsdale's development Review Board has approved a plan for a four-story, 155-unit residential healthcare facility on a roughly five-acre parcel west of 90th Street between Frank Lloyd Wright Boulevard and Raintree Drive. The location is just a couple blocks south of the nearby Target and just west of the Desert Rose homes. Greystar Active Independent Living would stand 48-feet tall and include a pool on vacant infill property that once was zoned residential, but currently is zoned commercial. Greystar's website reports that it has rental properties around the world and currently manages more than 9,800 active adult units.

Phoenix-Area Homes Have Average Home Sizes

Homes in Phoenix on average have the 8th largest lots – 7,362 square feet – out of the top 20 biggest cities in the nation, according to Storage Café. Indianapolis had the largest lots with an average 9,191 square feet while Philadelphia came in last place at a paltry 1,089 square feet. In case you're curious, the average Phoenix house size came in at 1,656 square feet while Philadelphia homes came in at 1,200 square feet. Yup, that means that the average lot size in Philadelphia is smaller than the average house size, so we're guessing multiple stories or basements make up the difference. Use this URL for more information on the story: bit.ly/2X6vPii

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PENDING, UCB * & CBBS** TRANSACTIONS

Address	Subdivision	Model	Price	Sq ft	Br	Gar	Pool
16600 N TPP #1053	The Ridge	Monarch	\$550,000	1674	3	2	N
15136 N 102nd St	Discovery Canyon	Sunset	\$575,000	1642	3	2	N
11476 E Raintree Dr	Sunrise Point	Mesquite	\$579,000	1535	2	2	N
14874 N 103rd St	The Preserve	Brisas	\$590,000	2132	4	2	N
10552 E Firewheel Dr	The Overlook	Primrose	\$600,000	1630	3	2	N
10426 E Morning Star Dr	Panorama Point	Mesquite	\$605,000	1548	3	2	N
10294 E Raintree Dr	The Preserve	Brisas	\$650,000	2132	4	2	Y
15819 N 107th Pl	Castle Chase	Helmsley	\$679,900	1690	2	2	N
10435 E Texas Sage Ln	The Preserve	Avalon	\$699,000	1702	3	2	N
10364 E Acoma Dr	Sunset Point	#2162	\$729,000	2159	4	3	N
10462 E Helm Dr	Sunset Point	#1912	\$750,000	2114	3+Den	2	N
10458 E Morning Star Dr	Panorama Point	Ironwood	\$760,000	2711	5+Den	3	N
11009 E Betony Dr	100 Hills	La Jolla	\$900,500	2385	3	2	N
11080 E Butherus Dr	Desert Cliffs	#6050	\$925,000	2647	4	3	Y
16589 N 109th St	Vermillion Cliffs	#923	\$949,500	2835	3+Den	3	Y
10442 E Sheena Dr	Sonoran Fairways	Palo Verde	\$1,049,000	2294	4	2	Y
11260 E Autumn Sage Dr	Cimarron Ridge	Escalante	\$1,395,000	3375	4+Den	3	Y
11365 E Greenway Rd	Cimarron Ridge	San Raphael	\$1,700,000	3393	4+Den	3	Y

CLOSED RENTALS IN JULY & AUG.

Address	Subdivision	Model	Price	Sq ft	Br	Gar	Pool
10551 E Morning Star	Panorama Point	Mesquite	\$2,400	1548	3	2	N
10111 E Tierra Buena	Arizona Vintage	Bordeaux	\$2,500	1478	3	2	N
10491 E Raintree Dr	The Preserve	Montana	\$2,700	1504	3	2	N
14839 N 103rd St	The Preserve	Avalon	\$2,799	1702	3	2	N
10563 E Bahia Dr	The Summit	Samoa	\$2,800	1854	2+Den	3	N
10449 E Star of Desert	Discovery Trails	Sierra	\$2,850	1700	3	2	N
10560 E Firewheel Dr	The Overlook	Palo Verde	\$3,195	2421	4	3	N
10254 E Le Marche Dr	Arizona Vintage	Chardonnay	\$3,200	1744	4	2	N
11481 E Helm Dr	Sunrise Point	Sierra	\$3,595	2083	2+Den	2	N
16429 N 105th Wy	Arizona Highlands	Picacho	\$3,800	2696	4+Loft	3	Y
10310 E Le Marche	Arizona Vintage	Chablis	\$4,000	2504	5+Loft	2	Y
10811 E Greenway Rd	Cimarron Hills	La Jolla	\$4,000	2285	3+Den	2	N
10253 E Indigo Dr	Montecito	San Miguel	\$5,000	2396	4+Den	3	Y
10858 E Cosmos Ci	Armonico	Santana	\$5,495	3404	4	3	Y
10732 E Raintree Dr	Desert Cliffs	#6090	\$5,900	3924	5+Loft	3	Y
11047 E Mirasol Ci	100 Hills	Diamante	\$9,500	3389	5+Den	3	Y

AVAILABLE RENTALS

Address	Subdivision	Model	Price	Sq ft	Br	Gar	Pool
10814 E Salt Bush Dr	Castle Chase	Windsor	\$2,950	1936	3	2	N
10479 E Sheena Dr	Sonoran Fairways	Palo Verde	\$4,000	2294	3+Den	2	N

PENDING RENTALS AS OF SEPTEMBER

Address	Subdivision	Model	Price	Sq ft	Br	Gar	Pool
10801 E Salt Bush Dr	Castle Chase	Carlisle	\$2,950	1489	3	2	N
10467 E Sheena Dr	Sonoran Fairways	Cholla	\$4,995	3466	4+Loft	3	Y



Winter Festival of Lights Scheduled for Dec. 10

The McDowell Mountain Ranch Homeowners Association plans on holding the Holiday Tour of Lights this year from 6 p.m. to 8:30 p.m. on Dec. 10th. We should have more details for you in our November edition and at [facebook.com/mmrhomes](https://www.facebook.com/mmrhomes), but we thought you might appreciate the advance notice for planning purposes.

(Spotlight: Continued from page 1)

result in new standalone bollards as well as LEDs under trees, the Ranch's parks, the Community Center playground and parking lot areas. See the photo at right for an example. The work should be completed by Abstract Lighting in September.

HOA Unhappy With AAA Fees

The McDowell Mountain Ranch Homeowners Association is reworking its contract with AAA Landscapers, the company re-



New LEDs, like these sample versions at the McDowell Center, will be installed throughout The Ranch by the end of September.

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sponsible for keeping the community's vegetation healthy and appearing top notch. While the landscaping company is only asking for a modest 1.5% increase for its overall contract, Board members expressed concern that a new 50-item surcharge list would result in significantly increased costs for the HOA. The fees would in effect result in a 28% increase in the total cost of services, which the HOA Board indicated at the August Board meeting as unacceptable.

Thaddeus Rose Sold Out

Although the Thaddeus Rose Band, which performs dance rock hits, will be coming to McDowell Mountain Ranch's Community Center Great Lawn on Sept. 25th, we're sad to report that unless you have already purchased tickets, the concert has already sold out. For those who will be attending: The Wandering Donkey Food Truck will be selling food onsite.

Scottsdale to Vote on Battling Flammable Weeds

The Scottsdale City Council was expected to approve spending \$146,826 over a one-year period to combat invasive plants on or near the McDowell Sonoran Preserve. The city plans to treat 218 acres of land both mechanically and chemically with funds coming from the Arizona Department of Forestry and a Fire Management Invasive Plant Grant fund. The Preserve, which includes more



Globe Chamomile spotted along the Paradise Trail in the McDowell Sonoran Preserve in 2020.

than 30,000 acres, has recently been invaded by highly flammable, invasive species such as red brome, globe chamomile, fountain grass, buffel grass, and salt cedar. Beyond the Preserve, the funds will also be used to treat

an area along Scottsdale Road where it borders Phoenix. The Scottsdale City Council was expected to approve the measure while this newsletter was at the printers.



LOOKING BACK...

Just Five Years Ago*

Sept. 2016 — The McDowell Mountain Ranch Homeowners Association OK'd paying Dig Studio \$15,056 to develop preliminary designs for remodeling the parks. ... Pascal & Donna Dionot decided against selling Classic Cooking in the Desert Canyon Center. ... Scottsdale Mayor Jim Lane visited MMR to discuss city issues, including the proposed Desert Discovery Center that was eventually rejected by Scottsdale voters. ... Chris Richardson became MMR's General Manager.

Only 10 Years Ago*

Sept. 2011 — Newsweek Magazine named Desert Mountain High School as a top U.S. school. ... Planners met to discuss a proposed \$74 million Desert Discovery Center that never materialized. ... MMR resident Bob Alico launched the still running Spontaneous Coronary Artery Dissection site, scadresearch.org, after his wife Judy died suddenly from this rare illness.

About 15 Years Ago*

Sept. 2006 — Scottsdale holds the formal groundbreaking for the Arabian Library. ... The opening date for the Aquatic Center was pushed back to November. ... Plans for a small amphitheater between the Aquatic Center and Arabian Library were discussed, though the idea never came to fruition. ... Toll Brothers abandoned a lottery program to market homes at Windgate Ranch and replaced it with a \$30,000 incentive package.

Holy, Cow 20 Years Ago*

Sept. 2001 — Circle K revealed a plan to build a gas station on the corner of Thompson Peak Parkway & Bell Road, though the effort eventually failed. ... The McDowell Mountain Ranch condominium community, The Ridge, held its grand opening.

*As reported in this newsletter.

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Plan to Remove Troublesome Sissoo Trees in Silver Leaf Rejected

The Scottsdale Development Review Board rejected a plan to rip out 670 troublesome Dalbergia Sissoo trees in the 120-home Arcadia at Silver Leaf subdivision and replace them with Chinese Elms. The builder of the 94-acre Arcadia community failed in 2005 to install physical limits that could block the Sissoo trees' aggressive root structures, which can spread out as much as 200 feet. The trees are already damaging common area roads, sidewalks, utility lines, and even decorative walls. To pull out the trees, existing asphalt would have to be ripped out and replaced. Sissoo trees, which are native to India and also called North Indian Rosewood, are fast-growing deciduous trees that can reach 60-foot tall.



The Scottsdale Development Review Board rejected a plan to remove 670 Sissoo Trees from Arcadia at Silver Leaf.

77-Acre Joy Ranch Proposed

A plan by Sonoran Peaks LLC to build the 77.6-acre Joy Ranch would put 52 single-family homes right up to the edge of the Tonto National Forest, according to a report filed with the City of Scottsdale. Just over 30 acres would be protected as environmentally sensitive lands on the property, which sits east of Desert Mountain and west of the Tonto National Forest in the Carefree area. Each lot would be over 32,250 square feet and homes would be kept to 24 feet tall. Scottsdale's Development Review Board unanimously approved the project at its Aug. 5th meeting.

DC Ranch Project Approved

The Scottsdale Development Review Board has unanimously approved a proposed nine-

lot, single-family subdivision in the DC Ranch area that would be located between E. Union Hills Drive and E. Legacy Boulevard. Proposed by Scottsdale-based Camelot Homes, Legacy at DC Ranch would be on a 3.13-acre parcel that is surrounded by three washes, two of which would be consolidated to avoid flooding and erosion concerns. The property was originally approved for five homes on roughly 14,000-square foot lots, but under the new proposal the homes would range between 6,311 square feet to 8,032 square feet.



At right: Proposed Legacy at DC Ranch.



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EDITOR & PUBLISHER

Brett Levy, brettdl@writethru.com

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McDowell Mountain Ranch

Real Estate News



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*Helene and
Christine's Team*



The heavy monsoon rains in August not only brought desert greenery to the desert, but triggered an explosion of insects, including these Cloudless Sulphur butterflies. If you came across black and yellow caterpillars, those eventually morphed into White-Lined Sphinx Moths. Learn more about the butterflies here: bit.ly/2WVXMc7

September-October 2021

(Garbage: Continued from page 1)

ed a Determine-Your-New-Collection-Day tool where you can enter your address to determine your pickup dates.

Go to this URL for details: bit.ly/3l3BHko

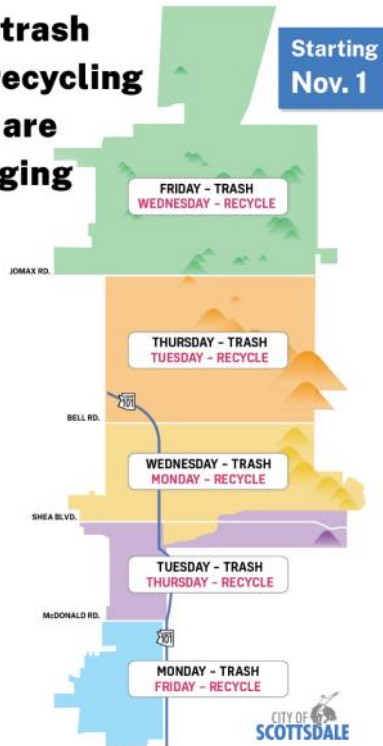


Bulk waste languished on McDowell Mountain Ranch streets because the City of Scottsdale was overwhelmed following the August monsoons.

Bulk Garbage Pickups Delayed

As you probably have noticed, the City of Scottsdale fell deeply behind in collecting bulk refuse in late August in part because intense monsoon storms that overwhelmed the system. And although the city had expected to finish before Labor Day, many residents still had refuse on the streets well after the holiday. Hopefully the city will be able to catch up by the next pickup week, which starts on Sept. 27th, though residents can put out their trash as early as Sept. 22nd. The McDowell

Your trash and recycling days are changing



For more information please visit ScottsdaleAZ.gov, search "Collection Day" or call 480-312-5353.

Mountain Ranch Homeowners Association was aware of the problem and didn't penalize residents for waste still out past the normal deadline.

(Soccer Fields: Continued from page 1)

ty will be used for WestWorld event parking for up to four weeks a year, and the city hopes that the increased number of sports fields will allow for tournament events to be held more frequently in Scottsdale.

While many residents welcomed the additional sports fields, some are concerned over increased traffic, noise and light pollution, known drainage issues, and fencing that would block access to area residents. The city explains that public access will be available through reservations.

Scottsdale voters approved the capital funds for the project in a 2019 bond vote. About 1.5 acres will remain natural open space.

City Needs Land for Bell Fields

The City of Scottsdale is expected to vote on a resolution that would authorize it to submit bids to the Arizona State Land Department so that it can purchase separate rights of way and construction easements totaling 66,213 square feet. The land is needed from ASLD to complete the sports field facility under construction at the northwest corner of Bell Road and 94th Street. The city has already posted a \$240,199 deposit to ASLD but still needs to win the auction to take control of the properties that have been appraised at \$345,725. The auction dates were not posted at the time of this writing.