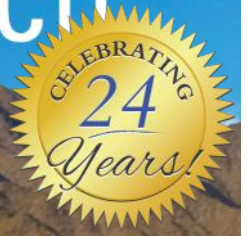


McDowell Mountain Ranch

Real Estate News



NOVEMBER-DECEMBER 2021 | VOL. XXIV, NO 6



Fall Festival Returns

For the first time in two years, McDowell Mountain Residents returned to the Community Center lawn to enjoy the Fall Festival sponsored by the Homeowners Association. One of the most popular events was Deb's Dragons Interactive Wildlife Encounters. Story, Page 5.

What a Waste; Scottsdale Messes With MMR

October was truly a garbage month for McDowell Mountain Ranch. Well, not really, but here is what we mean by that: 1. The City of Scottsdale posted an erroneous map of garbage pickup dates and 2. Scottsdale failed to pick up bulk waste for a full month.

The map we're talking about basically mislead us and half of The Ranch to misunderstand that the new garbage pickup dates would be starting on Nov. 1st. That's because the map failed to indicate that week-

(Waste: Continued on page 14)

Spotlight on the Community

Master, Special Use HOA Fees to Rise in 2022

The McDowell Mountain Ranch Homeowners Association voted at its October meeting to raise the 2022 master quarterly assessment by \$8 to \$135 because of increasing costs — about 6.3% over 2021 — and to build a capital improvement fund for the community. Quarterly rates will also increase for most of the Special Use areas:

- **Sonoran Estates I:** \$8 to \$143 (\$278 total)
- **Trovas:** \$5 to \$150 (\$285 total)
- **Desert Cliffs:** \$5 to \$95 (\$230 total)
- **Mirador:** \$7 to \$122 (\$257 total)
- **Sonoran Fairways:** \$3 to \$88 (\$223 total)

The Special Use rate for Sonoran Estates II will remain unchanged, but with the Master

(Spotlight: Continued on page 12)

California Chain Raley's Buys Bashas, AJ's

The Bashas' grocery store chain is being sold to California-based grocery holding company Raley's, according to various news reports. Current CEO Edward "Trey" Basha says operations of all Arizona, New Mexico and Tribal Nation stores will continue without change or interruption. Bashas' operates more than 100 stores, which includes AJ's Fine Foods and Food City. Raley's operates 120 stores under the names of Raley's, Bel Air Markets, Nob Hill Foods and Raley's O-N-E Market in California and Nevada. You can find the story at this URL: bit.ly/2ZYi3QI



Phoenix Area & State See Boom

Over the past two months, Arizona and the Phoenix area have been topping various lists. We can't fit all of them in, but here are a few:

1. Phoenix lead the nation in growth by total numbers when measured from 2010 to 2020, according to a new report by the Consumer Affairs Research Team. In fact, during that time span, Phoenix's population grew by 262,495 to 1.7 million residents.
2. Meanwhile we've learned that most new Arizona residents are coming from California with 62,859 residents moving here from 2015 to 2019, according to AZ Big Media.
3. The Phoenix area is also the No. 2 destination for homebuyers looking to relocate, according to Redfin. In fact, 35.1% of all home searchers in our area come from outside the metro area.
4. Phoenix ranked No. 1 for multifamily construction projects while rent had the fourth highest increase in rent prices — 26.4% — since last year and third highest for median home sales prices at 24.5%.

Barrett Jackson Returns in 2022

While it's a bit early for the specifics, this year's Barrett-Jackson Auto Auction will be celebrating the company's 50th anniversary at its annual

event from Jan. 22nd to the 30th at WestWorld. In 2021 the event was delayed until March because of the Covid-19 pandemic. The show originally began as a fundraiser for Scottsdale Library. Go to this URL for event details: barrett-jackson.com

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A Little Bit Sheepish

A baby sheep was apparently out on the lamb after escaping an enclosure set up at the Paradise Community Center Park. After a several-hour search, which included finding a coyote and javelina along the way, the lamb was returned to its owners.

(Photo courtesy Nancy Keane.)

Shredding Event Planned

No, we're not talking the workout kind; instead this is about getting rid of pesky documents filled with your personal and business information that you need to get rid of while keeping them out of the hands of criminals. Up to 100 residents can bring up to two banker's boxes worth of documents that need shredding. Instead of paying \$5 a box, Helene and Christine's Team, who are partnering up with McDowell Mountain Ranch for the event, ask that you donate to the Phoenix Rescue Mission. The Shred-A-Thon



will be from 10 a.m. to noon on Nov. 20th at the McDowell Center. Go to this URL to register: bit.ly/3CTG8G2

Lights, Santa and Cookies

The McDowell Mountain Ranch Homeowners Association will be sponsoring a holiday home decorating contest and a Cookies with Santa night. Residents have now until Dec. 8th to enter their homes in the **Holiday Tour of Lights** contest. Winners will be in three categories: Best Holiday Spirit, Classic Holiday and Best in Show. The HOA will provide identifying numbers that should be placed in front of the house. Judging will take place the week of Dec. 12th. Go to this URL to register: bit.ly/3wuRZrD

Cookies with Santa will take place from 6 p.m. to 8:30 p.m. at the Community Center. A map will also be provided to residents who want to see the houses that participated in the Holiday Tour of Lights event. Residents are asked to bring toys to benefit Arizona Helping Hands. Go to this URL to register: bit.ly/3mVuzlW

Disabled Do Well in Scottsdale

Scottsdale ranks as the second-best city in the nation for people with disabilities, according to a WalletHub report. To reach that conclusion, WalletHub determined that Scottsdale has the fourth-highest employment rate for people with disabilities as well as the sixth-best economy, the 25th best health care and the 45th best quality of life in the nation. Tucson came in 10th in the nation while Chandler came in 16th place.

(Continued on page 3)

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2.032%
APR

Effective Rate as of Nov. 5, 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 \$1,594.42 P&I Plus tax and insurance escrows.



Here is an artist's rendition of what the Thompson 105 will look like after remodeling is complete.

Thompson 105 Opening Rescheduled for January 2022

If you've driven past the Desert Canyon Center recently, you may have noticed ongoing construction inside the old Twisted Lizard. That's because work has begun on Thompson 105, the restaurant that is expected to open in January of 2022. The

original plan was for the restaurant to open in November, but getting materials and crews for projects has been difficult since the Covid-19 pandemic began, so we're assuming that is the reason for the delay. The restaurant has a website up that in-

cludes photos of how the remodel is expected to look and hints at what might be on the menu. From the images, it appears that the restaurant will feature cocktails, a wood-fired grill and improved outdoor seating. thompson105.com

(Continued from page 2)

The best city to be in for people with disabilities? Overland Park, Kansas. Follow this URL for full story: bit.ly/3CTpRAU

MMR Podcast Gets New Vibes

Alicia Haygood announced that the MMR podcast went off the air as of Monday, Nov. 1st, but the Scottsdale Vibes podcast will take its place. "I started Scottsdale Vibes to showcase all the amazing things I've fallen in love with here," Alicia explains on her website.



Alicia Haygood

Here's the announcement via a URL: bit.ly/3EUPCSc

And here is Scottsdale Vibes web address: scottsdalevibes.media

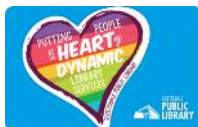
Phoenix Open Concert Tickets

While the 87th annual Waste Management Phoenix Open Golf Tournament will be from Feb. 7th to Feb. 13th, the organization is unsure how big attendance will be this year,

according to a request filed with the City of Scottsdale. So far the 2022 event is expected to include a Junior Golf Clinic, Trick Shot Show and a Special Olympics Putting Challenge. Thomas Rhett and Old Dominion are scheduled to perform on Feb. 5th, but tickets are already for sale. Sam Hunt will perform on Feb. 10th while Quinn XCII and Macklemore will perform on Feb. 11th. Kygo is scheduled for Feb. 12th. Because of the ongoing Covid-19 pandemic, face masks will be required at all times except when eating or drinking. coorslightbirdsnest.com

Library Friends Seek Signups

The Friends of Scottsdale Public Library, a nonprofit organization, has been trying to get 2,000 city residents to sign up for new library cards by Nov. 30th. McDowell Mountain Ranch residents, of course, have easy access to Arabian Library, which is near the southeast corner of McDowell Mountain Ranch Road and Thompson Peak Parkway. Library supporters will also



be at the Old Town Farmers Market from 8 a.m. to 1 p.m. on Dec. 4th. The group also recently supported the Spirit of Literacy Award to promote reading and library use. See the link for more details: bit.ly/3kc9at1

Scottsdale OKs General Plan

Scottsdale voters approved General Plan 2035 by a modest margin, according to the city's website. At last count, the tally shows that 28,488 residents or 52.34% voted yes on the plan while 25,942 voted no. If the General Plan is certified, it will be the first time the city has approved a new one in two decades. Election results can be found at this URL: bit.ly/3kjyDAT

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SUSD Facemask Requirement to Remain Through Semester

The Scottsdale Unified School District can continue requiring students to wear face-masks at its schools now that the Arizona Supreme Court has unanimously overturned provisions that banned such mandates. The court faulted the State Legislature for inappropriately cramming a slew of policies, including the ban on mask-mandates, into a budget bill. Under the state constitution, each bill and their titles must be limited to one subject.

SUSD originally extended its requirement that all students continue wearing face masks until at least the end of October following an earlier decision by Maricopa County Superior Court Judge Katherine Cooper. The Arizona Supreme Court upheld Judge Cooper's decision on Constitutionality grounds.

SUSD now says that it plans to continue enforcing its facemask mandate until the end of the fall 2021 semester. Beginning with the new semester on Jan. 4th, 2022, the district will adopt a mask-optional policy. At the time we wrote this, Arizona infection rates were over 3,000 a day.

SUSD adopted the facemask requirement shortly after the new school year kicked off because Covid-19 infections were rising too quickly. The state law that was struck down wasn't scheduled to take effect until the end of September, which gave SUSD a narrow window to enforce the wearing of facemasks. Since the facemask requirement took effect at SUSD schools, the number of quarantines and positive cases quickly fell.

You can read about SUSD's press release here: bit.ly/3F83poD



Desert Mountain High School won the state AIA swim championship for both the boys and girls in Division II. Chaparral won in the girls category for Division I.

DCES and DCMS Get Ranked

Desert Canyon Elementary School placed 32nd while Desert Canyon Middle School placed 64th in Arizona, according to new rankings released by U.S. News and World Report. DCES reported an 82% math and 80% reading proficiency level while DCMS came in at 65% for math and 66% for reading. State rankings weren't provided for Scottsdale Archway or Scottsdale BASIS charter schools. Scottsdale's highest ranked elementary schools in the state were fifth place Cheyenne Traditional School and 12th place Sequoia Elementary School. Cheyenne's math and reading proficiency levels were about the same as DCES though Sequoia had an 86% math proficiency level and an 84% reading proficiency level. Thir-

teenth-placed Cheyenne Traditional School was Scottsdale's highest ranking middle school.

DCES: bit.ly/3qhbZNE

DCMS: bit.ly/3mREqPS

Notre Dame Theater Opens

Despite a pandemic and shortages of workers and building materials, Notre Dame Preparatory Academy dedicated its 20,000-square-foot Pitre Family Theater this year, according to the Scottsdale Progress. The theater, which includes music classrooms and a recording studio, actually opened at the start of school in August. Construction began during the spring of 2020. Find the story at this URL: bit.ly/3bNVvrB



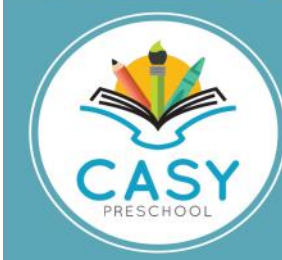
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Top left: McDowell Mountain Ranch residents spend quality time at the petting zoo. Above: A princess handles an albino corn snake from Deb's Dragons Interactive Wildlife Encounters.



Fall Festival Brings MMR Residents Out for Perfect Day

McDowell Mountain Ranch had a solid turnout for its first Fall Festival since the Covid-19 pandemic began at the tail end of 2019. While the crowd may have been a bit smaller than past years, residents were asked to sign up in advance this year to limit the number of guests who don't live in the Ranch. Although crowds can be fun, limiting the audience allowed children from The Ranch to get plenty of turns at the various booths and activities, such as the trampoline, face painting, petting zoo and the wildly popular reptile exhibit. The smaller audience may have also lowered the risk of spreading the Coronavirus. For adults, Helene and Christine's Team auctioned off a gift basket while serving popcorn.

Above left: A mom supports her son on the trampoline.

Above right: The Scottsdale Fire Department shows off one of its trucks to a local resident.

At right: Helene Cass and Christine Espinoza sign up Ranch residents for a raffle while handing out popcorn.

Far right: A closer look at the fire truck.





Buddha's Ritual will be located near WestWorld-adjacent SOHO.

Buddha's Ritual Set to Open in SOHO

A restaurant called Buddha's Ritual plans to open this month in the WestWorld-adjacent SOHO Scottsdale housing development, according to KTAR News. The concept is under development by Mac Entertainment Group, the operators of American-styled restaurants The Ainsworth in downtown Phoenix, and The Lola and Irish-themed McFadden's in Glendale. The menu will include croissant waffles, crispy pork belly, pho, ramen, a kimchi

grilled cheese sandwich and pizza. The 2,700-square-foot restaurant is currently hiring about 50 staff members. Applicants can email the restaurant at: sohoscottsdale@buddhasritual.com. SOHO, which is located at Bahia Drive and 92nd Street, is a work/play/live project under construction in the McDowell Mountain Business Park. Buddha's Ritual will join The Thumb and 18 Degrees as the only full-service restaurants in the business park. Story: bit.ly/3o8ggjl



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HOMES CURRENTLY FOR SALE

Address	Subdivision	Model	Price	Sq ft	Br	Gar	Pool
16420 N TPP #2120	Cachet	Heritage	\$445,000	1338	2	1	N
10225 E Betony Dr	Arizona Vintage	Bordeaux	\$662,000	1478	3	2	Y
15227 N 104th Pl	The Preserve	Brisas	\$679,000	2132	3+Den	2	N
10511 E Tierra Buena Ln	The Overlook	Mesquite	\$720,000	2152	4+Den	2	N
10615 E Tierra Buena Ln	The Overlook	Mesquite	\$720,000	1972	3+Den	3	N
10382 E Hillery Dr	The Preserve	Brisas	\$750,000	2132	4	2	Y
10426 E Conieson Rd	Sonoran Fairways	Cottonwood	\$750,000	2237	4	3	N
10417 E Acoma Dr	Sunset Point	#1912	\$899,950	2114	3+Den	2	Y
10491 E Bahia Dr	The Summit	Molokai	\$1,050,000	2712	4+Den	3	N
11171 E Beck Ln	Cimarron Hills	Laredo	\$1,195,000	2787	4	3	Y
10835 E Palm Ridge Dr	Sienna Canyon	Talavera	\$1,215,000	4098	5+Den	2	Y
11047 E Verbena Ln	Trovas	Dante	\$1,599,000	3297	3+Den	3	Y
11550 E Paradise Ln	100 Hills	Custom	\$3,895,000	5588	6	3	Y

CLOSED SALES IN SEPT. & OCT.

Address	Subdivision	Model	Price	Sq ft	Br	Ga	Pool
16600 N TPP #1053	The Ridge	Monarch	\$525,000	1674	3	2	N
16420 N TPP #1094	Cachet	Legacy	\$558,000	1728	2	2	N
15136 N 102nd St	Discovery Canyon	Sunset	\$570,000	1642	3	2	N
14874 N 103rd St	The Preserve	Brisas	\$570,500	2132	4	2	N
11476 E Raintree Dr	Sunrise Point	Mesquite	\$571,500	1535	2	2	N
10221 E Blanche Dr	Discovery Canyon	Catalina	\$605,000	1504	3	2	N
10552 E Firewheel Dr	The Overlook	Primrose	\$640,000	1630	3	2	N
10426 E Morning Star Dr	Panorama Point	Mesquite	\$642,000	1548	3	2	N
11580 E Raintree Dr	Sunrise Point	Palo Verde	\$645,000	1667	2	2	N
<u>10294 E Raintree Dr</u>	<u>The Preserve</u>	<u>Brisas</u>	<u>\$650,000</u>	<u>2132</u>	<u>4</u>	<u>2</u>	<u>Y</u>
15819 N 107th Pl	Castle Chase	Helmsley	\$670,000	1690	2	2	N
10418 E Meadowhill Dr	Sonoran Fairways	Palo Verde	\$670,000	2366	4+Den	2	N
15104 N 102nd St	Discovery Canyon	Mountain View	\$673,000	2197	4+Loft	2	N
10364 E Acoma Dr	Sunset Point	#2162	\$700,000	2159	4	3	N
10570 E Betony Dr	Panorama Point	Primrose	\$703,250	1874	3	2	N
10435 E Texas Sage Ln	The Preserve	Avalon	\$724,000	1702	3	2	N
<u>10462 E Helm Dr</u>	<u>Sunset Point</u>	<u>#1912</u>	<u>\$750,000</u>	<u>2114</u>	<u>3+Den</u>	<u>2</u>	<u>N</u>
10458 E Morning Star Dr	Panorama Point	Ironwood	\$760,000	2711	5+Den	3	N
10346 E Morning Star Dr	Panorama Point	Ironwood	\$797,000	2661	4+Den	3	Y

(Continued on page 11)

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**.



Helene and Christine's Team

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REAL ESTATE PULLOUT SECTION



Signs of the Times

The real estate market this year has been both unique and wildly unpredictable. While it froze during the early months of 2020 as the pandemic emerged, it quickly morphed into a more traditional supply and demand problem. That led to big price swings and a frenzied market, the likes of which we hadn't seen for nearly 15 years. The news was dominated by buyers' frustrations with low inventory and rising prices and correspondingly by sellers' realizing phenomenal windfalls as a result of the imbalanced market.

Unfortunately, buyer fatigue, a term that summed up how many felt after being precluded from buying a home (due to unlimited buyer competition and multiple bidding wars) started showing up a few months ago, at the beginning of the summer. As a result and as you might expect, traditional buyers started to take a step back and it looked like the market might be in for a bit of a correction.

However, major investors (private equity firms) stepped in at that point and helped sustain the seller's market beyond what would have been its "normal shelf life." A good portion of the homes purchased by these investors are being rented out and are therefore somewhat insulated from any possibility of a drop in sales prices.

The next injection of market stimulation came from the "instant buyers" (a.k.a. iBuyers). These included organizations like Zillow, Opendoor and Offerpad that had ready cash and the ability to close quickly. Purchases of this type almost tripled this year. The essential idea behind this strategy was that, with prices rising so quickly, they would be able to then turn those homes around and sell for a fast profit.

Well, that strategy didn't fare so well for Zillow, who just announced it has shut down their iBuying program altogether,

just weeks after it paused new iBuying purchases. The move should take several quarters to work its way through and will also result in Zillow reducing its work force by approximately 25% according to an article in INMAN, a leading real estate news source.

Only after going on an unprecedented home-buying spree, in which the company bought 14,000 homes over a period of six months, did Zillow executives realize they had over-spent and were sitting on massive losses in the months to come. The company said, in a nutshell, that it purchased homes at higher prices than their current estimates of future selling prices.

Bloomberg News reported that Zillow racked up more than \$550 million in combined losses for the third and fourth quarters! Meanwhile, Chandler-based Offerpad and San Francisco-based OpenDoor executives said they are continuing to operate business as usual, although both have seen their spread on home sales in the Phoenix Metro market shrink.

Along those same lines, National database company Attom Data Solutions indicated that home flippers are seeing the lowest return on investment in nearly a decade.

Ivy Zelman, the housing analyst famous on Wall Street for calling the top of the market in

MORTGAGE INTEREST RATES

Conforming* Loans

30 Year.....2.750%

15 Year2.000%

5 Year ARM....2.733%

7 Year ARM...2.755%

10 Year ARM.....2.782%

Jumbo* Loans

30 Year.....2.984%

15 Year2.625%

5 Year ARM.....2.640%

7 Year ARM.....2.875%

10 Year ARM....3.125%

Rates effective 10/27/2021

Fees vary by lender

All loans have Zero Points

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

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2005, warns that there's a risk that investors, from iBuyers to private equity firms acquiring and building single family homes for rent, may get spooked and start selling

(Continued on page 10)

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Some of Our 2021 Closed Transactions.....



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

Remodeled End Unit w/Plank Flrs,
White Cabinets, Quartz Counters &
SS Appls! Mountain Views & 1CG!

\$389,900



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

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

\$500,000



The Ridge
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



Castle Chase
15835 N 107th Place
2BR/2BA 1,474 SF

Great Room Floor Plan in a Gated
Comm w/SS Appls, Tile Flooring,
Plantation Shutters & Mtn Views!

\$548,000



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

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

\$550,000



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

Great Room Plan with Mountain
Views, Freshly Painted, New Car-
peting and New Appliances! 2CG!

\$575,000



DC Ranch
18650 N TPP #2008
2BR/+DEN/3BA 1,565 SF

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

\$590,000



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

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

\$600,000



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

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

\$630,000



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

Remodeled w/Wood & Tile Floor-
ing, Granite Counters and Shaker
Cabinets. Grassy Backyard. 2CGar!

\$640,000



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

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

\$650,000



Sunset Point
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



*Helene and
Christine's Team*

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More of Our 2021 Closed Transactions.....



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

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

\$809,000



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



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

Remodeled with Viking Stove, Sub-
Zero, Granite & hardwood Floors!
Sparkling Pool, Built-In BBQ. 2CG!

\$865,000



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

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

\$880,000



100 Hills
15919 N 110th Place
4BR/3.5BA 2,829 SF

Guard Gated w/Casita & Backs to
a Wash w/Mountain Views! Peb-
ble Tec Pool, Newer HVAC & 2CG!

\$950,000



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

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

\$999,000



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
11070 E Raintree Drive
5BR/3BA 3,509 SF

Gated with Pool, Spa & Backs to a
Wash with Mountain Views! Re-
modeled Kitchen and Baths. 3CG!

\$1,094,500



Mirador
10952 E Acoma Drive
5BR/3BA 3,714 SF

Gated & Backs to a Wash! Granite,
SS Appls and Newer HVAC Units!
Pool, Spa & Mountain Views! 3CG!

\$1,125,000



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

Gated Custom Home w/Mountain
Views, Negative Edge Pool, Solar
Panels and New Roof! 4C Garage!

\$1,180,000



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

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

\$1,200,000



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



(Continued from page 7)

and thereby overloading the market with supply.

Shifting Winds

There's good news on the mortgage front. It was recently announced that Fannie Mae and Freddie Mac will be raising the conforming loan limits from \$548,250 to \$625,000 on January 1st. This means that many more buyers can now afford to purchase a higher priced home without having to take out a Jumbo loan. We'll discuss this in more detail in our next newsletter issue.

On the flip side, while the 30-year fixed rates are currently under 3% and, as a matter of fact, have been at record lows for quite some time now, rates have been trending upward recently and economists caution that home prices may drop a bit.

George Ratiu, manager of economic research for Realtor.com, says that our improving economic outlook may also mean higher mortgage rates for consumers. He said that "consumer confidence is at the core of economic gains, and as the number of Covid cases continues to drop, the outlook for the upcoming holiday retail season looks brighter" — well, as long as U.S. ports can manage to offload a long line of cargo ships.

The supply-chain constraints that are impacting the broader economy are also the biggest challenge to the housing market. Supply shortages are likely to persist for another year according to Mark Vitner, a senior economist at Wells Fargo.

There are also some national indicators showing early signs of market balancing. There is a rise across the country in the number of new listings, an increase in price reductions and the fact that fewer homes are selling above their list price. Make no mistake, buyers are still willing to pay over asking price and willing to participate in competing offers, but we're also finding that they're only amenable to doing so on those homes that are truly deserving of their price.

Some sellers have been overly optimistic when it comes to pricing. And who can blame them? After all, we've seen appreciation of almost 23% in MMR to date this year (the final figure will be published in our Jan/Feb issue). A handful of them were even experimenting with higher "testing the market" prices to see what they could get and, of course, to take advantage of their new found equity.

The Chief Economist for Realtor.com, Danielle Hale, said that real estate markets are showing signs of a new equilibrium, marked by a steady pace of transactions, and more

moderate growth. While the frenetic pace of housing may be cooling off somewhat, demand still far exceeds the limited supply of homes for sale.

Earlier this month, the Fed said it will start reducing its \$120 billion in monthly bond purchases by \$15 billion a month. Those purchases have been intended to hold down long-term interest rates to encourage borrowing and spending. With the economy recovering, that's no longer needed.

Wages and salaries soared during the summer, by the most in 20 years. That suggested that workers are increasingly able to compel higher pay from businesses that are desperate to fill a near-record number of open jobs. But the gain was largely offset by inflation. And large pay increases can actually drive up inflation further if companies raise prices to cover their higher costs.

And costs are definitely rising. The government reported that prices surged 4.4% in September from a year earlier—the fastest 12-month increase since 1991. Yet while inflation is still running hot, the job market isn't back to full strength. The unemployment rate was 4.8% in September, above its pre-pandemic level of 3.5%. Roughly 5 million fewer people have jobs now than before. However, it's very possible these numbers are skewed due to The Great Resignation, in which workers voluntarily left their jobs.

Although we believe the housing market will continue to remain hot into 2022, we do think that prices will stabilize. Home prices

are up, but not at the same record pace as earlier this year.

Par for the Course

It's been a busy year for us! Some of our transactions are listed on the previous pages and a number of them were ones in which we represented both the buyer and seller in an "off market" transaction, meaning that the house wasn't even listed in the MLS.

If you're a buyer and having trouble finding a home, call us! We can find properties for you before they go into the Multiple Listing System! Naturally, first dibs are given to those buyers who are working with us exclusively. Also call us if you're thinking of selling your home and don't want to go through the hassle of putting it on the market. We have buyers!

We sell homes throughout the Valley and in all price ranges. Our least expensive sale so far this year was a 1 bedroom, 1 bath 675sf condo in Old Town for \$220,000. Our most expensive was a 4 bedroom, 6 bath, 7,226sf custom home with a theater and an elevator, nestled against the hillside in Ancala Country Club. It sold for \$2,399,000.

Our team is still #1 in McDowell Mountain Ranch, now going into our 25th year. Christine, recently featured as one of the 2021 Superstars, can be reached at 602-989-7492. Helene, a top Realtor for 37 years (Yikes!), can be reached at 480-563-3333.

Wish you and your Family a Wonderful Holiday Season & a Happy New Year!



This out of state buyer is looking for a minimum of 3 bedrooms, 2 baths, a 2 car garage and a pool. This will be a second home for him in a few years. Until that time, he plans to rent it out. If you're interested in selling your home and it's currently rented, and your tenants want to stay, even better! His price point is up to \$650,000.



These out of state clients are also looking for a second home. They are empty nesters who don't need anything too large but they definitely want a single level and a view is important. A remodeled home would be a bonus and they'd also consider buying something that could be sold furnished. They are looking up to \$850,000.



This young couple currently live in NE Phoenix with their two children and want to be in MMR to be closer to family. They're looking for a minimum of 2800 square feet, with 4 bedrooms, a den or office, 3+ baths and a pool. A remodeled home would be ideal but they are open to some updating and can spend up to \$1.1 million.

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

Illuminate Church to Buy Nearby Building

Five-year-old Illuminate Community Church has agreed to buy the \$10.75 million building that it has been renting on E. Princess Drive near the Loop 101 Freeway, according to the Scottsdale Progress. The 1,000+ member church began in the living room of Pastor Jason Fritz and has quickly grown large enough to need the 31,000-square foot property that, with the purchase, will become its permanent home. Story at this URL: bit.ly/3qcKKU6

AZSL Seeks \$83.5 Million for 416 Acre Parcel

The Arizona State Land Department seeks at least \$83.5 million for a 416-acre property west of Cave Creek Road, south of Jomax Road and north of the Pinnacle Peak Road alignment at a Dec. 1st auction. The sale reveals just how much more development will occur to the north-west of McDowell Mountain Ranch. Flyer URL: bit.ly/3kdt0V8

CLOSED SALES IN SEPT. & OCT. (CON'T)

Address	Subdivision	Model	Price	Sq ft	Br	Ga	Pool
10432 E Meadowhill Dr	Sonoran Fairways	Palo Verde	\$799,000	2284	4	2	Y
16526 N 105th St	Arizona Highlands	Pinnacle	\$830,000	1859	3	3	Y
11080 E Butherus Dr	Desert Cliffs	#6050	\$880,000	2647	4	3	Y
10790 E Salt Bush Dr	Castle Chase	Stirling	\$885,000	1721	3	2	Y
11009 E Betony Dr	100 Hills	La Jolla	\$900,500	2385	3	2	N
<u>15919 N 110th Pl</u>	<u>100 Hills</u>	<u>Sevilla</u>	<u>\$950,000</u>	<u>2629</u>	<u>4</u>	<u>2</u>	<u>Y</u>
16589 N 109th St	Vermillion Cliffs	#923	\$952,000	2835	3+Den	3	Y
10634 E Sheena Dr	Sonoran Fairways	Cholla	\$975,000	3466	4+Loft	3	Y
10715 E Palm Ridge Dr	Sienna Canyon	Catalina	\$995,000	2738	4	3	Y
10442 E Sheena Dr	Sonoran Fairways	Palo Verde	\$1,025,000	2294	4	2	Y
16466 N 108th Pl	Armonico	Montana	\$1,055,000	2994	4	3	Y
10586 E Sheena Dr	Sonoran Fairways	Cholla	\$1,149,000	3466	4+Den	3	Y
10901 E Gelding Dr	Sienna Canyon	La Palma	\$1,185,000	2936	4	3	Y
11260 E Autumn Sage	Cimarron Ridge	Escalante	\$1,200,000	3375	4+Den	3	Y
11365 E Greenway Rd	Cimarron Ridge	San Raphael	\$1,700,000	3393	4+Den	3	Y
11324 E Caribbean Ln	Cimarron Ridge	Andorra	\$1,825,000	3922	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

(Spotlight: Continued from page 1)

HOA increase, the quarterly bill will total \$343.

The HOA reports that \$501,152 will go to the Master Association Reserves and \$139,824 will help pay back a loan to itself that was used for remodeling the community's parks and new pickleball courts.

Deadlines for Annual HOA Elections Approach

Although it's still only November, the time is fast approaching for anyone interested in becoming a Board Director on McDowell Mountain Ranch's Homeowners Association. Perhaps the most important deadline to keep in mind is Dec. 7th, when applications must be submitted to the HOA. This year, three seats are up for election, currently held by Steve Aldrich, Ron Roder and Jim Anderson.

Here are all the deadlines at a glance:

- **Dec. 7:** Applications to run for the Board must be submitted.
- **Early January, 2022:** Ballots will be sent to homeowners.
- **Jan. 25:** Residents can meet the candidates at the regular Jan. 25th Board meeting.
- **Feb. 1, 4:30 p.m.:** Deadline for absentee ballots to arrive at HOA.
- **Feb. 1, 6:30 p.m.-7 p.m.:** Last chance to register to vote.
- **Feb. 1, 7 p.m.:** Must turn in ballots; HOA annual meeting begins.

Verizon Tears Up Scottsdale Roads for New Lines

By now everyone in north Scottsdale has noticed one street after another being ripped up, particularly along Thompson Peak Parkway. Especially galling was that the intersection at Bell Road was torn up immediately after the City of Scottsdale finished resurfacing it. The new work can actually be blamed on Verizon, which has been laying down 137 miles of new telecommunication lines. The good news: Verizon will have to reseat all the streets it messed up. The bad news: There has been a shortage of road-sealing equipment, so it's unclear when the work will finally be completed.

WestWorld Sports Complex Wins Approval

The Scottsdale City Council approved spending \$3.4 million for the construction of the 29-acre WestWorld Sports Complex at the southwest corner of Thompson Peak Parkway and McDowell Mountain

(Spotlight: Continued on page 13)

PENDING, UCB * & CBBS** TRANSACTIONS

Address	Subdivision	Model	Price	Sq ft	Br	Gar	Pool
16420 N TPP #1043	Cachet	Monarch	\$539,000	1659	2+Den	2	N
16420 N TPP #1084	Cachet	Legacy	\$550,000	1656	2+Den	2	N
10545 E Star of the Desert	Discovery Trails	Catalina	\$625,000	1504	3	2	N
11454 E Helm Dr	Sunrise Point	Mesquite	\$625,000	1535	2	2	N
10503 E Morning Star Dr	Panorama Point	Primrose	\$655,000	1874	3	2	N
11563 E Raintree Dr	Sunrise Point	Acacia	\$699,000	1886	3	2	N
15180 N 104th Wy	The Preserve	Avalon	\$705,000	1702	3	2	N
11221 E Butherus Dr	Sunrise Point	Estrella	\$749,000	1797	2+Den	2	N
16325 N 106th Pl	The Summit	Samoa	\$775,000	2130	3	2	Y
10551 E Betony Dr	Panorama Point	Ironwood	\$825,000	2711	5	3	N
10620 E Tierra Buena Ln	The Overlook	Ironwood	\$849,000	2818	4+Den	2	N
10624 E Firewheel Dr	The Overlook	Palo Verde	\$875,000	2604	5	2	Y
10431 E Sheena Dr	Sonoran Fairways	Cholla	\$875,500	3466	4+Loft	3	N
10843 E Bahia Dr	Armonico	Tierra	\$900,000	2413	3+Dn	3	Y
10415 E Rosemary Ln	Eagle Ridge	#3355	\$950,000	2933	4+Den	3	Y
10491 E Meadowhill Dr	Sonoran Fairways	Cholla	\$975,000	3466	5	3	Y
10383 E Rosemary Ln	Eagle Ridge	#3375	\$1,150,000	3462	4+Den	3	Y
11312 E Greenway Rd	Cimarron Hills	San Rafael	\$1,270,000	3393	4+Den	3	Y
10751 E Palm Ridge Dr	Sienna Canyon	La Palma	\$1,299,990	2936	4+Den	3	Y
10996 E Butherus Dr	Desert Cliffs	#6080	\$1,450,000	3498	4+Loft	3	Y
10927 E Butherus Dr	Desert Cliffs	#6090	\$1,480,000	3924	5+Loft	3	Y
11051 E Acacia Dr	Trovas	Medici	\$1,745,000	4065	3+Den	3	Y

CLOSED RENTALS IN SEPT. & OCT.

Address	Subdivision	Model	Price	Sq ft	Br	Gar	Pool
10814 E Salt Bush Dr	Castle Chase	Windsor	\$2,850	1936	3	2	N
15136 N 102nd St	Discovery Canyon	Sunset	\$2,900	1642	3	2	N
10801 E Salt Bush Dr	Castle Chase	Carlisle	\$2,950	1489	3	2	N
16600 N TPP #2043	The Ridge	Monarch	\$3,200	1674	2+Den	2	N
16676 N 106th Wy	The Summit	Samoa	\$3,600	1855	3	3	Y
10479 E Sheena Dr	Sonoran Fairways	Palo Verde	\$3,700	2294	3+Den	2	N
10555 E Salt Bush Dr	The Overlook	Mesquite	\$3,800	1972	4	3	Y
10557 E Cosmos Ci	Arizona Highlands	Catalina	\$4,000	2646	4	3	Y
10467 E Sheena Dr	Sonoran Fairways	Cholla	\$4,995	3466	4+Loft	3	Y

AVAILABLE RENTALS

Address	Subdivision	Model	Price	Sq ft	Br	Gar	Pool
16420 N TPP #2031	Cachet	Heritage	\$2,595	1338	2	1	N
16420 N TPP #2063	Cachet	Monarch	\$3,350	1659	3	2	N
10223 E Hillery Dr	Discovery Canyon	Skyview	\$3,800	2357	4	2	N
15104 N 102nd St	Discovery Canyon	Mountain View	\$3,995	2197	4+Loft	2	N

PENDING RENTALS AS OF NOVEMBER

Address	Subdivision	Model	Price	Sq ft	Br	Gar	Pool
15746 N 104th St	Panorama Point	Mariposa	\$2,850	1817	3	2	N



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Small Nylon Pipe Blamed for MMR Gas Leak, Evacuations

A small plastic pipe may be to blame for a gas leak that forced the evacuation of up to 20 homes in McDowell Mountain Ranch's Castle Chase in early September. The 1-inch nylon Driscopipe M-8000 apparently can degrade under high temperatures, according to a warning from the Pipeline and Hazardous Safety Materials Administration.

Besides the homes that were voluntarily evacuated, more than 300 homes had their power and gas turned off. More than 200 firefighters were involved in the effort. The leak, which occurred just after we sent September's newsletter to the printer, also impacted residents who found several streets closed and a helicopter flying over McDowell Mountain Ranch.

A spokesperson for Scottsdale Fire said that multiple hazardous materials teams, at least 40 firefighters, and Southwest Gas representatives helped investigate the first-alarm leak, which was in the vicinity of McDowell Mountain Ranch Road and Paradise Lane.

Southwest Gas had been aware of the



An ABC15 news helicopter filmed evacuation operations in McDowell Mountain Ranch after a gas leak.

faulty pipe since 2005, according to a 12News story that you can find at this URL: bit.ly/3k8W2oL. The gas company told the Arizona Corporate Commission that many of the faulty pipes were never found because

construction records identified the pipes as another model. Southwest Gas is now reviewing records for installations between 1999 and 2001. An earlier story can be found at this URL: bit.ly/3qdqim9

(Spotlight: Continued from page 12)

Ranch Road. Construction was expected to begin immediately after the Oct. 5th meeting. The funding for the project comes from Capital Improvement Bonds approved by Scottsdale voters in 2019.

Repairs Planned for Splash Pad

If you have been despairing over the breakdown of the Recreation Center splash pad

on 105th Street, fear no longer: the McDowell Mountain Ranch Homeowners Association has worked out a deal with California Pools & Landscape to repair it for just over \$12,000. The repairs should resolve problems with leaks. Work should begin in December and be done by spring. By repairing instead of replacing the system, The Ranch can avoid the high cost of meeting new city and county requirements.

HOA Works Out Storage Deal

McDowell Mountain Ranch will get two years of storage space for free from the new McDowell Mountain Community Storage facility under construction behind the Shell Gas Station at Thompson Peak Parkway and McDowell Mountain Ranch Road. The HOA needs to safely store a variety of documents but has been running out of office space in recent years. In return, the HOA will promote the storage facility in an email blast or something similar.

Pool Repair Plan on Deck

The McDowell Mountain Ranch Homeowners Association has been exploring long-term solutions to the Community Center pool deck, which has become worn down after repeated coatings. Pool experts have told HOA members that the concrete has been ground down too deeply for continued

resurfacing. Pouring new concrete or installing Travertine could cost up to \$300,000, but a lot of money would be saved if the pool deck didn't need to be resurfaced so frequently. The HOA is exploring other options, such as new products on the market, before making a final decision.

HOA to Purchase Picnic Tables

The McDowell Mountain Ranch Homeowners Association approved replacing six deteriorating picnic tables for \$10,944 during its October Board of Directors meeting. The aging tables will be purchased from Tempe-based ExerPlay, a commercial recreational playground equipment company.

Residents Enjoy MMR Concert

The Homeowners Association reports that about 100 McDowell Mountain Ranch residents attended the Thaddeus Rose Band concert in late September on the Community Center lawn. The event was successful enough that the HOA may hold an additional concert, possibly in conjunction with the Scottsdale McDowell Mountain Ranch Lions Club and a \$15,000 grant from Albertsons.



Thaddeus Rose

MMR Plumbing

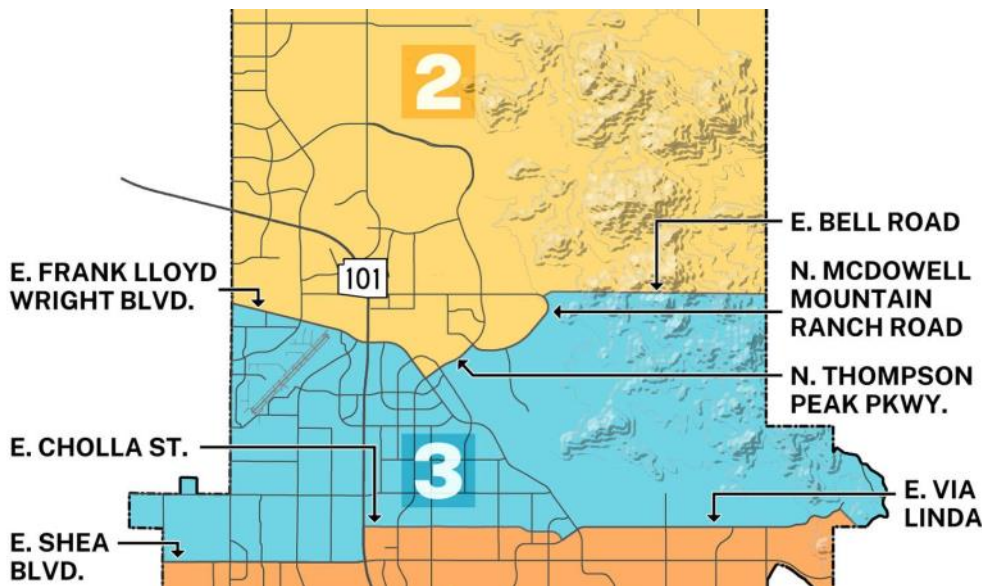
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2	TRASH - THURSDAY RECYCLE - TUESDAY
3	TRASH - WEDNESDAY RECYCLE - MONDAY

A new garbage and recycling map reveals that the City of Scottsdale divided pickup dates into two different zones. Residents living north of McDowell Mountain Ranch Road and west of Thompson Peak Parkway are in Zone 2 while residents south of MMR Road are in Zone 3.

(Waste: Continued from page 1)

ly pickup dates would divide MMR into two different zones.

The first clue something was wrong was when the city sent out postcards with a new map. A new online map that included big arrows indicated the new zones. (See above.) But for us, it was already too late because we posted the old map in our September edition. This left us feeling embarrassed, apologetic and a little bit frustrated, particularly as we watched some residents put out their cans on the wrong dates.

So here's what the corrected map reveals: Homes north of McDowell Mountain Ranch Road and west of Thompson Peak Parkway are in District 2 while homes south of it are in District 3. Here are the revised pickup dates that began on Nov. 1st:

District 2 – Recycling pickup will be on Tuesdays; trash pickup will be on Thursdays.

District 3 – Recycling will be on Mondays; trash pickup will remain on Wednesdays.

Go to this URL to see the maps: bit.ly/3kjnd0e

Waste Piled Up for a Month

The other mess that Scottsdale left for McDowell Mountain Ranch was a three-month period in which the city failed to pick



Above is the faulty map that the City of Scottsdale originally published online.

up bulk waste. First the city was several weeks late picking up bulk trash following storms in August. But the real delay followed the next pickup date in September. The city failed to pick up bulk waste for an entire month leaving the messes until October, though some lucky residents found their waste picked up sooner. That meant residents were stuck leaving branches, plant debris, broken furniture and a surprising number of wood pallets out on their front yards for that entire time.

By missing an entire month, though, the city says it should be caught up enough that everything is back on schedule. So that means our next bulk-waste pickups should be the weeks of Nov. 29th and Dec. 27th.



LOOKING BACK...

Just Five Years Ago*

Nov. 2016 — The Arizona State Land Department announced plans to sell a 7.55 acre parcel inside McDowell Mountain Ranch that eventually became the Lane's End subdivision. ... The Breakfast Joynt prepared to open in the Bashas' shopping center. ... Details about the never-built Desert Discovery Center were revealed. The Scottsdale City Council banned drones in the Sonoran Preserve. ... Scottsdale won the bid for 415 acres in the McDowell Sonoran Preserve.

Only 10 Years Ago*

Nov. 2011 — The remodeled McDowell Mountain Golf Club reopened under new owner Phil Mickelson, who relinquished control of the facility in 2021. ... The Ice Den celebrated the opening of its third ice rink. ... The Arizona Department of Education labeled Desert Canyon Elementary and Middle schools as "excelling." ... The League of American Bicyclists named Scottsdale a Gold Level city.

About 15 Years Ago*

Nov. 2006 — Thompson Peak Parkway finally opened from the south to McDowell Mountain Ranch. ... The McDowell Sonoran Conservancy moved into a new home in the Promenade Shopping Center that had been provided at \$1-a-year rent for 10 years to the nonprofit by the Pederson Group.

Holy, Cow 20 Years Ago*

Sept. 2001 — MMR residents expressed concern over the planned Aquatic Center to the City of Scottsdale. ... MMR's HOA formalized its purchase of what is now called the McDowell Center. ... Scottsdale allocated \$5 million for planning the Desert Discovery Center. ... Helene's Team helped clean up Bell Road with Treasures & Trash.

*As reported in this newsletter.

Changes Proposed for MMR Legislative, Congressional Districts

McDowell Mountain Ranch residents may see the boundaries of state legislative and federal congressional districts dramatically altered for the 2022 elections. That's according to proposals made by the Arizona Independent Redistricting Commission at the end of October. We'll start with the Congressional District:

MMR Would Be in District 1

Under the draft map for Congressional Districts, U.S. Rep. David Schweikert would find himself in a competitive District 1 instead of District 6, which favored Republicans over the past decade. In fact, the new district would favor Democrats by a 1.6% vote spread, according to an analysis of elections over the past 10 years.

Proposed District 1 would include all of Scottsdale, the Fort McDowell Yavapai Nation, portions of the McDowell Sonoran Preserve and Tonto National Forest, Fountain Hills, New River, Cave Creek and portions of east Phoenix as far south as Interstate 10.

The proposed District 1 will be comprised of 794,612 residents with 583,986 of them currently at voting age. See the top chart at right for how the district would break down demographically.

Since Nov. 6th, the Redistricting Commission has been seeking public comment and will continue for 30 days before giving final approval to the maps, presumably before the end of 2021. You can view the Congressional maps here: bit.ly/3CZWovM

Proposed Congressional District 1

Ethnicity	Total Population (%)	Voting Age Population (%)
Hispanic/Latino	18	13
White	68	78
Black	4	3
Asian/Pacific Islander	6	4
Native American	2	2

Proposed Arizona Legislative District 3

Ethnicity	Total Population (%)	Voting Age Population (%)
Hispanic/Latino	7	5
White	81	88
Black	2	2
Asian/Pacific Islander	7	4
Native American	1	1

MMR Set for State District 3

As for the State Legislature, McDowell Mountain Ranch residents would find themselves in District 3 instead of District 23. The proposed new district will result in a partial blending with another district that may push our current representative, John Kavanagh, R-Fountain Hills, into a race against incumbent Republican and colleague Nancy Barto, who currently represents adjacent District 15. State Sen. Michelle Ugenti-Rita will also reside in the proposed District 3, but she plans to vacate her seat to run for Secretary of State. If Kavanagh decides to run for the new District 3 House

seat instead of the State Senate, he'll find a potentially crowded race that could include incumbent Republicans Steve Kaiser, Justin Wilmethe and McDowell Mountain Ranch resident Joseph Chaplik. Rep. Kavanagh has told AZ Mirror that he's still considering his options. Each district has one State Senate seat and two House seats.

Sprawling District 3, which actually resembles our current District 23, will include northern portions of Scottsdale, McDowell Mountain Ranch, the Fort McDowell Yavapai Nation, portions of the McDowell

Sonoran Preserve and Tonto National Forest, Fountain Hills, Cave Creek and some portions of north Phoenix.

The proposed District 3 would include 237,362 residents and heavily favor Republican candidates. In fact, using voting patterns from past elections reveal that Republican candidates should have a 20.4% vote-spread advantage.

Since Nov. 6th, the Redistricting Commission has been seeking public comment and will continue for 30 days before giving final approval to the maps, presumably before the end of 2021. You can view the Legislative maps here: bit.ly/3o2ebFS



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*Helene and
Christine's Team*



Food Network show Supermarket Stakeout filmed in the parking lot of the Bashas' grocery store. See Story Below.

November-December 2021

Supermarket Stakeout Takes Over Bashas' Parking Lot

Although a hired security guard for the Food Network show Supermarket Stakeout tried to scare our photographer off, he managed to take a photo or two of the crew either filming or preparing to film in front of the Bashas' Grocery Store on Bell Road and Thompson Peak Parkway on Oct. 19th. Earlier this month, the show was filmed in front of a Gilbert Bashas' with show host Chef Alex Guarnaschelli. Shoppers sell their groceries to chefs who then use them in competitions. It's unclear when the show will be aired. A story about this can be found at this URL: bit.ly/3H3EbsY

Princess to Celebrate Christmas

Christmas at the Princess kicks off Nov. 16th and will run through Jan. 2nd. Buy ice skating passes, take photos with Santa, view light shows or enjoy igloo packages. Go to this URL for details: bit.ly/3qhtgGq

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