

McDowell Mountain Ranch

Real Estate News



JANUARY-FEBRUARY 2022 | VOL. XXV, NO 1

1997 *Happy 25th Anniversary* 2022

MMR REAL ESTATE NEWSLETTER

MMR Residents Enjoy Cookies With Santa, Holiday Tour of Lights

Many McDowell Mountain Ranch residents shared their Holidays with other residents at the Cookies With Santa event held at the Community Center in December. To learn which three houses were chosen as having the best displays for the Holiday Tour of Lights, see Page 5.



Spotlight on the Community

Four Candidates Emerge for Three Seats on HOA

With the upcoming departures of Ron Roder and Jim Anderson from the McDowell Mountain Ranch Homeowners Association Board of Directors, this year's upcoming election will result in something of a sea change in leadership. That's because Ron Roder has served on the board for about 17 years with seven of them as president while Jim Anderson led the recent efforts to remodel both the Community Center and 105th Street parks. Anderson served as president for two years and was on

(Spotlight: Continued on page 13)

Golf Club Event Noise Returns; Sparks Complaints

The issue of amplified noise generated by the McDowell Mountain Golf Club has bubbled back to the surface as weddings and other events have been returning to the venue. Assistant Scottsdale City Manager Bill Murphy responded to an email from concerned residents, which includes the impacted communities of Sonoran Fairways, Sonoran Estates, Mirador, Sunset Point and Sienna Canyon, explaining that he has instructed Parks and

(Noise: Continued on page 12)



Scottsdale Police Clears SUSD's Demoted Greenburg

Although the Scottsdale Police Department cleared former Scottsdale Unified Governing Board member Jann-Michael Greenburg of committing a crime, by the time the announcement came in early December, he had lost his position as Board President. The controversy began when it was discovered that Greenburg's father, Mark, allegedly maintained a publicly visible Google Drive dossier on several district parents, according to a statement by Superintendent Scott Menzel.

The file, which was open to the public when discovered, allegedly contained more than 1,000 student school files, photos of students, as well as parents' divorce records and financial statements. At the time of this writing, the Scottsdale Unified School District was still investigating the allegations. Patty Beckman was chosen to serve as board president for the time being. "The existence of these files is disturbing and unacceptable," Menzel said in the statement. The Scottsdale Progress has a more detailed story at this URL: bit.ly/3mSfs2C

SUSD Goes Mask Optional

Although this could change by the time the newsletter arrives in the mail, the Scottsdale Unified School District was only strongly recommending that students wear facemasks to protect against Covid-19 when school resumed on Jan. 3rd rather than requiring them as they had during the fall semester. As long as the policy holds, the district planned on a school-by-school, case-by-case approach. Students were asked to stay home if they exhibit possible Covid-19 symptoms, otherwise they will be sent home until parents can provide a negative test.



Desert Mountain High School Rankings
Niche ranks nearly 100,000 schools and districts based on statistics and millions of opinions from students and parents.

Best College Prep Public High Schools in Arizona #25 of 295	Best High Schools for STEM in Arizona #30 of 174	Best Public High Schools in Arizona #43 of 432
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Niche ranked Desert Mountain High School as the 43rd Best Public High School in Arizona.

Niche: BASIS Scottsdale Second Best in Arizona

Niche ranked the charter school **Basis Scottsdale** as the second best high school in Arizona as well as the Best College Prep High School and STEM School in the state. The school did particularly well in Academics, College Prep and Teaching, all receiving A+ scores. **Scottsdale Preparatory Academy** was rated as the 14th best school in the state. The high school also placed as having the 7th Best Public High School Teachers in the state, receiving an A+ for Academics and Teaching.

Desert Mountain High School, which

ranked 43rd overall in the state, received A's in Academics and College Prep. It was also ranked as the 25th best College Prep High School in Arizona. **Notre Dame Preparatory Academy** placed as the 12th Best Private High School in Arizona, while its Athletic program placed 3rd in the state. Notre Dame also was ranked as the 4th Best Catholic High School in the state and received A+ scores for Academics, Clubs & Activities, and Sports. Follow this URL for all the rankings: bit.ly/3mSgyLM

wise they will be sent home until parents can provide a negative test.

Notre Dame 5k to Raise Funds

Notre Dame Preparatory High School will be holding its second annual Saints 5K run/walk to raise awareness of teen mental health. Proceeds will benefit the notMYkid program with the goal of helping students "address common mental health issues including suicide prevention, depression and anxiety."

Race check-in will be at 7:30 a.m., and the race will begin at 8 a.m. on Saturday, Jan. 29th, at its 9701 E. Bell Road campus. Registration is \$35 if made by Jan. 7th but the fee will increase to \$45 on the day of the event. The school is also sponsoring a Saints Virtual 5K for \$20. Organizations wishing to underwrite the event can call 480-634-8284.

Event information: ndpsaints.org/SAINTS5K

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2.2% Job Growth Predicted

Arizona may see the creation of 721,689 new jobs by 2030, according to the Arizona Office of Economic Opportunity. That would mean a 2.2% annual growth rate bringing the total employment in the state to 3.7 million workers, well above the predicted national growth rate of 1.8%. The sector expected to see the most gain? Education and Health Services, which could grow by 3.2% a year. Construction and Leisure/hospitality are expected to grow by 2.7% a year. Government jobs are expected to decrease by 0.2% by 2030.

Maricopa County is expected to lead the state in job growth with an estimated 2.4% annually, followed by Pinal County at 2.2% and Yavapai County at 1.9%. The county expected to grow the slowest is Apache, which is only expected to see a 0.2% rise in jobs by 2030. More details here: bit.ly/3pKXyAu

Wine With Friends to Return

Although some of the details were still being worked out, Wine With Friends will return to the Community Center Lawn from 7 to 9:30 p.m. on Friday, Feb. 18th. Although the event is free, residents should bring a bottle of wine that can be served by bartenders. In addition to the complimentary light snacks, for the first time food trucks will also be at the event. A live trio jazz band will provide additional entertainment. Preregistration will be required, but the link isn't available yet so watch for MMR emails or visit the Homeowners Association website at mmrca.net.

Get Covid-19 Vaccine, Booster

Maricopa County Public Health and Scottsdale Community College have teamed up to provide free booster and vaccine shots from 9 a.m. to 1 p.m. every Tuesday at the school through Jan. 25th. Children 5 and over can receive the Pfizer vaccine, while the Johnson and Johnson vaccine is only available to those 18 years old and over. There will also be a limited number of regular flu vaccine shots available. SCC is located at 9000 E Chaparral Road; visit Parking Lot F. Registration is not required but you can speed up the process by filling out a form at this URL: bit.ly/3JDEFHy. You also can call 602-506-6767 for additional information or assistance. This link will take you to more info on the event: bit.ly/3qFKIZ2

More Vaccine Opportunities

Maricopa County Public Health is holding free Covid-19 vaccination events on alternating Fridays at the Horizon Park Community Center. Janssen and Moderna vaccines will be offered to those over 18 while the Pfizer vaccine will be available to anyone 5 and older. Horizon Park is at 15444 N. 100th Street.



Bhudda's Ritual Opens in SOHO

The McDowell Mountain Ranch dining scene expanded again at the end of 2021 with the opening of Bhudda's Ritual, the only restaurant in the SOHO condominium complex. Bhudda's Ritual features a range of cocktails, beer and wine as well as starters, sandwiches, pizzas and entrees. Menu: buddhasritual.com

No registration is required, but you can call 602-506-6767 for additional details. The vaccine events will be from 10 a.m. to 1 p.m. on these dates:

- Jan. 14 & 18
- Feb. 11 & 25
- March 11 & 25

Find a PDF flyer at this URL: bit.ly/3EOifLF

January Is Car Auction Month

After a rough 2021 season because of the Covid-19 pandemic, the Barrett-Jackson Auto Auction comes back to WestWorld at full speed with plans to celebrate its 50th anniversary from Jan. 22nd until the 30th. In fact, Scottsdale Mayor David D. Ortega proclaimed January 2022 as Barrett-Jackson Collector Car Auction Month as a way to celebrate the auction company's commitment to the city. The tradition of recognizing the auction began in 1989 with former Scottsdale Mayor Herb Drinkwater declaring the first "Barrett-Jackson Classic Car Auction Week."

Rodeo Set for WestWorld

The 69th Annual Rodeo Scottsdale, also known as the Parada Del Sol Rodeo, will be returning March 10th through the 13th at the WestWorld Equidome Arena. Events will include a bull-riding performance, saddle bronc, bareback, steer wrestling, barrel racing, breakaway roping, tie down roping and team roping. The nonprofit event benefits healthcare and community programs for the underserved. rodeoscottsdale.com

New Farmer's Market Planned

A new Community Market is scheduled to come monthly to the McDowell Mountain Ranch Community Center beginning in Feb-

ruary. Expect more than 60 vendors of everything ranging from baked goods to produce to grass-fed beef to Alaskan fish. The events will also include music, food trucks, and arts & crafts stalls. The events will be from 10 a.m. to 2 p.m. on the first Sunday of every month beginning on Feb. 6th.

Ranch to Launch Storytime

The McDowell Mountain Ranch Homeowners Association is seeking one or two volunteers for its new monthly Storytime. Starting in February, the HOA will feature different stories that will be read by the volunteers from 10:30-11:30 a.m. on the first Wednesday of each month — except in June and July — at the Community Center. Here are the story themes scheduled throughout the year:

(Continued on page 5)

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Creative Light Displays Brighten Up MMR for Holiday Season



The Best in Show went to the Reno Paccioni Family at 16532 N 108th Street in Armonico.

Perhaps it's a symptom of the Covid-19 pandemic, but McDowell Mountain Ranch residents went all out this year lighting their homes for the Holiday Tour of Lights. The winners in three categories will receive two gift certificates.

- **Best Holiday Spirit:** The Brandee Hewettshumway family at 10850 E. Palm Ridge Drive.
- **Best Classic Holiday:** The Chad Palmer family at 10678 E. Palm Ridge Drive.
- **Best in Show:** The Reno Paccioni Family at 16532 N. 108th Street.

(Continued from page 4)

- Feb. 2: Love
- March 2: Open theme
- April 6: Ladybug and spring
- May 4: Summer days
- No events in June or July
- Aug. 3: Love and school days
- Sept. 7: Neighborhoods and communities
- Oct. 5: Fall and pumpkins
- Nov. 11: Giving thanks and kindness
- Dec. 7: Christmas and holidays.

To learn more about the events or to register as a volunteer, go to this URL: bit.ly/32JuAsb

State of the City Canceled

We originally had a story here that Mayor David D. Ortega's planned to hold a State of the City address on Jan. 18th, but right before our print deadline the event was canceled because Covid-19 cases were surging out of control. Instead of holding a gathering, Mayor Ortega announced that he would release a State of the City by video sometime in February. Details on the video will be released in a few weeks.

2022 Bulk Waste Schedule

In 2022 our bulk brush and garbage pickup will change to Area 2 and generally happen



in the first or second week of the month. As in previous years, homeowners are expected to separate green waste from other trash by at least 3 feet. Piles should not exceed 10-feet wide and 6-feet deep, and should not be higher than 4 feet.

While the city allows trash to be placed outside up to nine days before pickup, the McDowell Mountain Ranch Homeowners

Association asks that trash only be put out the weekend before bulk pickup. Pickup dates in the McDowell Mountain Ranch area begin on the dates listed below but it may take up to five days for Scottsdale crews to pick up the waste:

- Feb. 7th
- March 7th
- April 4th
- May 2nd
- June 6th
- July 11th
- Aug. 8th
- Sept. 12th
- Oct. 10th
- Nov. 7th
- Dec. 12th

Find the full map at this URL: bit.ly/3eL55cs

A Place to Make Friends

Newcomers & Neighbors of the Scottsdale Area has been gearing up after two years of being limited because of the Covid-19 pandemic. The group, which has been around under several names since 1968, offers all kinds of activities and events, such as a Mystery Book Club, Film Club, Hiking, Needle Arts, various dining activities and travel. The \$35 annual membership covers up to two people in the same household. Go here for more information on the organization: newcomersclubofscottsdale.com

Scottsdale Offers Electronics Recycling

The City of Scottsdale will be holding its first of four Electronics Recycling events in 2022 from 7:30 a.m. to 2 p.m. at its 9191 E. San Salvador Drive facility. Accepted electronics include the following:

Computers/Peripherals: PCs, printers, keyboards, scanners, mice, monitors, circuit boards, and hard drives.

Office Equipment/Products: telephones, cell phones, answering machines, pagers, typewriters, and calculators.

Entertainment Equipment: cameras, televisions, recorders (VHS & DVR), DVD players, and stereo equipment.

Items not accepted include:

Tube televisions, light bulbs, batteries, air conditioners, can openers, coffee pots, microwaves, stoves, ovens, refrigerators, washers, dryers and hot water heaters.

Electronics recycling events will be from 7:30 a.m. to 2 p.m. at 9191 E. San Salvador Drive:

- Saturday, Feb. 5th
- Saturday, May 7th
- Saturday, Oct. 8th
- Saturday, Dec. 3rd

Go here for more details: bit.ly/32XmmMA



XTERRA McDOWELL MOUNTAIN TRAIL RUN 2022

Xtreme Trail Run Set

The McDowell Mountain Trail run, part of the Arizona Xterra Trail Run Series, is just around the corner. Athletes, who will begin at the Four Peaks Trailhead, can choose a 42-kilometer marathon, 15-mile or 10-kilometer course.

All runners for the races, which will be on Feb. 6th, will receive post-race breakfasts, T-shirts and medals. Competitors can pick up race packets from 2 p.m. to 5 p.m. on Feb. 5th at Road Runner Sports, 43 S. McClintock Drive in Tempe.

Race information: bit.ly/3eRiAas

HOMES CURRENTLY FOR SALE

Address	Subdivision	Model	Price	Sq ft	Br	Gar	Pool
10491 E Bahia Dr	The Summit	Molokai	\$1,050,000	2712	4+Den	3	N
15069 N 114th Wy	Cimarron Ridge	Sevilla	\$1,195,000	2773	3+Den	3	Y
10923 E Bahia Dr	Vermillion Cliffs	Camelot	\$1,273,000	2835	3+Den	3	Y

CLOSED SALES IN NOV. & DEC.

Address	Subdivision	Model	Price	Sq ft	Br	Ga	Pool
16420 N TPP #1043	Cachet	Monarch	\$525,000	1659	2+Den	2	N
16420 N TPP #2011	Cachet	Heritage	\$532,000	1338	2	1	N
16420 N TPP #1084	Cachet	Legacy	\$550,000	1656	2+Den	2	N
11454 E Helm Dr	Sunrise Point	Mesquite	\$595,500	1535	2	2	N
10545 E Star of the Desert	Discovery Trails	Catalina	\$640,000	1504	3	2	N
10785 E Betony Dr	Castle Chase	Helmsley	\$640,000	1701	3	2	N
16748 N 106th Wy	The Summit	Samoa	\$645,000	1855	3	3	N
10503 E Morning Star Dr	Panorama Point	Primrose	\$650,000	1874	3	2	N
10399 E Saltillo Dr	Discovery Trails		\$675,000	2096	4	2	N
15227 N 104th Pl	The Preserve	Brisas	\$680,000	2132	3+Den	2	N
10615 E Tierra Buena Ln	The Overlook	Mesquite	\$695,000	1972	3+Den	3	N
10426 E Conieson Rd	Sonoran Fairways	Cottonwood	\$695,000	2237	4	3	N
15180 N 104th Wy	The Preserve	Avalon	\$700,000	1702	3	2	N
10511 E Tierra Buena Ln	The Overlook	Mesquite	\$703,000	2152	4+Den	2	N
10241 E Pine Valley Rd	Discovery Canyon	Sierra	\$725,000	1816	3	2	N
10697 E Le Marche Dr	The Overlook	Ocotillo	\$740,000	1770	4	2	Y
10382 E Hillery Dr	The Preserve	Brisas	\$740,000	2132	4	2	Y
11563 E Raintree Dr	Sunrise Point	Acacia	\$750,000	1886	3	2	N
10447 E Pine Valley Dr	Sunset Point	#1912	\$750,000	1908	3	3	N
16325 N 106th Pl	The Summit	Samoa	\$772,000	2130	3	2	Y
11221 E Butherus Dr	Sunrise Point	Estrella	\$775,000	1797	2+Den	2	N
10819 E Greenway Rd	Cimarron Hills	Valencia	\$802,000	2370	3	2	N
10551 E Betony Dr	Panorama Point	Ironwood	\$815,000	2711	5	3	N
<u>11338 E Helm Dr</u>	<u>Sunrise Point</u>	<u>Sierra</u>	<u>\$825,000</u>	<u>2043</u>	<u>3</u>	<u>2</u>	<u>N</u>
10620 E Tierra Buena Ln	The Overlook	Ironwood	\$825,000	2818	4+Den	2	N
15822 N 107th Pl	Castle Chase	Helmsley	\$855,000	1701	3	2	Y
10431 E Sheena Dr	Sonoran Fairways	Cholla	\$880,000	3466	4+Loft	3	N
10843 E Bahia Dr	Armonico	Tierra	\$910,000	2413	3+Dn	3	Y
10624 E Firewheel Dr	The Overlook	Palo Verde	\$915,000	2604	5	2	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**.



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The Year in Review

I'm going to keep my commentary short since it should be apparent to almost everyone that the 2021 housing market was anything but normal. For the record, included among the reasons for its strength and frenzy were rock-bottom mortgage rates, a limited supply of homes and a pent-up demand created by folks being cooped up at home during the pandemic.

However, I don't think anyone ever expected this convergence of factors to cause housing values to rise to record highs last year. According to a report published by Redfin (a Seattle-based real estate brokerage firm) in December, homeowners gained a whopping **\$9.1 trillion** of housing value over the last year!

As to the role of the pandemic, Craig Lazara, managing director at S&P Dow Jones indices, suggested that the strength in the U.S. housing market is being driven in part by a change in locational preferences as households react to the Covid pandemic.

He goes on to say that "More data is required to understand whether this demand surge represents an acceleration of purchases that would have occurred over the next several years, or reflects a more permanent secular change."

Either way, sellers are reaping the benefits. Over the past 21 years, the Valley has been in a buyers market for 3.6 years, a balanced market for 4.6 years and a sellers market for 12.9 years according to Tina Tambour, senior housing analyst for the Cromford Report.

Although the national numbers haven't been reported as of this writing, here in MMR, we enjoyed an appreciation rate of 22.14% last year and our average sales price is now \$934,015 as you can see in our statistical chart on Page 10.

What to Expect in 2022

We are asked all the time..."is my house really worth this much?" The answer is yes. The real question is for how much longer. Most housing analysts believe the past rate of price increases is unsustainable but that this year will remain a sellers market, albeit a weaker one.

"Home price growth will slow further in the year ahead but continue to go up," said Danielle Hale, chief economist at Realtor.com.

Christine and I are on the same wavelength as the analysts. We believe the market will continue to favor sellers, with prices continuing to rise, although we expect it to be at a slower rate than last year. There's no need to worry about missing out on the hot sellers market. Sellers still have the advantage.

Tina Tambour notes that "even if demand were to decline tomorrow, sale price measures are the last to change in a shifting market. She sites examples such as longer days on the market and price reductions. In fact, we're actually seeing some indications of just how this may play out. At the moment the changes are subtle but some homes are staying on the market for slightly more days as sellers push the boundaries on price and then need to adjust when no offers material-

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15 Year2.000%
5 Year ARM....2.250%
7 Year ARM...2.311%
10 Year ARM....2.500%

Jumbo* Loans

30 Year.....2.849%
15 Year2.677%
5 Year ARM.....2.632%
7 Year ARM.....2.750%
10 Year ARM....3.000%

Rates effective 12/28/2021

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*In Scottsdale, *Conforming* refers to loans up to \$647,200 and *Jumbo* to larger amounts

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ize at those speculative levels.

Another indicator of a shifting market will be seller concessions. If demand decreases

(Continued on page 8)

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(Continued from page 7)

es, sellers will be more likely to do repairs or offer a credit at closing and Buyers will feel less pressure to waive appraisals. It goes without saying that we'll keep you informed when we start to see things shift.

On the new construction front, homebuilding across metro Phoenix is expected to hit a 14 year high this year, and apartment construction is already at a near record pace. Yet the Valley still faces a growing housing shortage as more people move here, which has also helped to push up the sales prices and rents.

Arizona continues to be ranked in the top states for population growth. And we're the third state in the country to reach full employment recovery. According to a report from the Arizona Office of Economic Opportunity, the unemployment rate dropped to 4.7% in November, which tied a 10 year low reached in 2019. The last time Arizona's unemployment rate dipped below 4.7% was March 2008, according to the state office.

In addition, the lending practices have loosened up a bit now that the conventional loan limit is \$647,200. That means a buyer with a 20% down payment can now qualify for a \$809,000 home purchase. For a boring explanation of what those limits are all about, why they have changed and who's responsible, please just keep reading. 😊

Conforming Loan Changes

Each year, the Federal Housing Finance Agency (FHFA) establishes what are known as conforming or conventional loan limits for lenders. These are the amounts that lenders can offer to buyers at "normal rates" and are backed by Fannie Mae and Freddie Mac. Buyers who want or need to borrow more than that are required to take out what are known as "jumbo" loans which are more expensive.

The FHFA bases each year's limits on their House Price Index report, which reflects the change in the average U.S. home price. In this year's third quarter, the FHFA announced that its house price index saw the largest increase since the metric was introduced in 2008. House prices increased 18.5% across the nation.

Given that median home values exploded across the country last year, that was not very surprising. In any event, the FHFA reacted appropriately by increasing mortgage limits in order to encourage buyers continued participation in the marketplace. The new baseline conforming loan limit for 2022 will be \$647,200, an increase of 18%.

Because the FHFA uses the House Price Index to determine the following year's loan limits, the annual loan increases in loan limits are automatic.

25 Year Retrospect

It's hard to believe that we've been servicing the McDowell Mountain Ranch community for nearly a quarter century!

My move here from New Jersey was a purely discretionary one and was made for a very traditional reason, to get away from the cold and icy winters back east.

My husband and I arrived without knowing a soul and, having set our goals on living in Scottsdale, we immediately began to immerse ourselves in the city, its culture, the lifestyle and, of course, the real estate "opportunities."

Needless to say, we visited a number of new home communities before finally deciding to buy here. Actually, the decision was a relatively easy one once we compared the value, amenities, variety of housing options, location and views to the others.

After a month or so of hotel living while we gathered our sea legs, we purchased a home in Castle Chase and rented in the The Dakotas while waiting for our house to be completed. We still find it amusing that this 2,000 SF house with admittedly great views (we paid an "exorbitantly high" \$17,000 premium for the view) was supposed to be just our first in a series of trade ups that never quite came to fruition (for very positive reasons) and now, several years after my husband's retirement, it actually fits us like a glove.

I had been a very successful Realtor in NJ for over 10 years but it quickly dawned on us that we were in a new city without a base of business and needed to come up with a plan that would deliver the lifestyle we were dreaming about.

We both knew from past experience that marketing to a geographical area over a consistent period of time would be the most efficient way to get my name out and so we developed this newsletter and a broader community based strategy.

Of course, MMR was in its infancy back then. New homes were still being sold from the "Sales Center," a facility that's now better known as the McDowell Center (FYI-we helped organize the effort to purchase the McDowell Center rather than have it sold for commercial use), and there were very few resales.



Our June 2000 "Color" Edition

We immersed ourselves in servicing the community with all sorts of efforts to connect with others and we started this newsletter. Humorously, the newsletter itself was just 4 pages, and in black and white, for the first two years.

However, once advertisers began to seek us out, the product became larger and more comprehensive.

To tell the truth, my first listing here was just a stroke of luck. There was a two story home in Arizona Highlands that had been on the market for a really long time. So I called the listing agent and asked if I could advertise the property, hoping to get some buyer calls. It turned out that the Realtor was from Glendale and, being so far away (this was before Loop 101 was complete), felt that she couldn't service the listing any more. To my surprise, she asked if I would simply take it over.

Needless to say, I was more than grateful and advertised the house to no end. I held an Open House there every weekend, much to the neighbors chagrin! The traffic on that cul-de-sac street was non-stop. Eventually the house sold and I went door to door giving out little bottles of champagne, Champale or Whitman's samplers to the neighbors for their troubles and for putting up with the weekend commotion. A simple gesture led to a number of additional listing opportunities in succeeding months.



Soon after, the newsletter, as well as the plethora of other outreach efforts, began to produce results and it was full speed ahead. My business, knowledge, community involvement and reputation increased each year, and ultimately reached a pre-recession peak with a whopping 73 transactions in 2004!

Curious about the details?

Those of you who've been here from the beginning may remember that access south of MMR to Frank Lloyd Wright Blvd, via Thompson Peak Pkwy didn't exist until the bridge was built over the CAP canal.

That meant that, in the beginning, the traffic flow into and out of our community was solely via Bell Road, and for the most part the shoulder areas of Bell Road were just a

(Continued on page 9)



Buyer Needs



This couple from Michigan currently own a 2 bedroom condo in Cachet but are planning to retire to Arizona and would prefer a 3 bedroom unit with a 2 car garage. Views would be nice but aren't a necessity. These cash buyers are open to remodeling and can offer a flexible closing date.



This couple from Albuquerque is looking to purchase a property as a rental for the first couple of years and they'll eventually move here permanently. This could be a great opportunity to sell if you currently have a tenant because the tenant could stay. 3 bedrooms and a pool are a must, up to \$650,000.



This Canadian family is looking for a 2nd home here in order to be close to family that live here full time. 2,500—3,500 square feet would be ideal, with a minimum of 3 bedrooms and a den. Mountain views are a must, along with privacy in the back yard. They're open to remodeling. They prefer to be in a gated community and can spend up to \$2.5 million.

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 8)

swath of open desert. As a result, the amount of litter, construction debris and garbage that accumulated on the sides of the street was considerable. So, in order to help improve the initial impression that visitors would have of MMR, we signed up for the Adopt-a-Road-Scottsdale Clean and Beautiful program and spent most weekends cleaning it up.

Armed with our safety vests and a huge sign strapped to the back of my car, we received many a "honk" 😊 in appreciation.

In an effort to help our business community we added a feature article to our newsletter called "The Business of the Month" with write ups on different business and vendors that we rec-



ommended. Over time that morphed into a much broader section, "The Service You Deserve."

The 2008-2009 the recession turned the real estate market upside down. Not only did home prices decline precipitously in those years but jobs were lost and teaser mortgage rates expired. There were, in fact, many times when, I sat across from sellers who could no longer afford to make their mortgage payments and we all teared up and passed around the box of tissues.

Empathizing with their plight, I took it upon myself to learn how to process a short sale, working with the banks and lenders to get them to allow the house to be sold for less than what the sellers owed. I earned my CSSN (Certified Short Sale Negotiation) designation and set out to educate those sellers that were in need of assistance. We even created our own Short Sale Program Client Guide. It spelled out the process for homeowners step by step and proved to

be great success.

You may recall that there was a time when print advertising was all the rage. Well, in those somewhat historic days, we would regularly place 1/2 page color ads and other smaller display ads in the Arizona Republic and Scottsdale Tribune (remember them?) on a weekly basis. Today, print has been eclipsed by online social media venues like Instagram and Facebook.

Remember when we mailed out a magnet with important numbers to the entire community? Magnetic calendars were also mailed to all residents year after year but they're not quite as essential to managing one's life as they once were. Smart phones eventually took over scheduling our daily lives.



(Continued on page 10)



(Continued from page 9)

As much as things change, sometimes they stay the same. Look for your "Important Numbers" magnet in the mail once again early this year.

We tried to be involved in community events

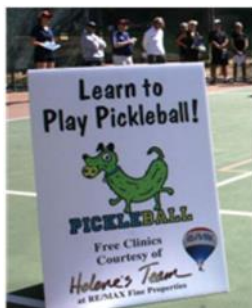


as much as possible. To cite just a few examples, we stocked the pumpkin

patch at the annual Fall Festivals, sponsored the photo booth at the Valentine's Day Wine with Friends Event and provided the cookies for the Holiday Lights Tour. We immersed ourselves in any way we could, and are still going strong. These days you'll find us as a sponsor at the community events giving out free popcorn and raffling off gift baskets.

One of the more personally satisfying efforts was our summer pickleball program that was designed to simply introduce the sport to the community and create a nice venue for community participation. Toward that end, we purchased hundreds of dollars of equipment from paddles to nets, provided refreshments and even had members of our team out each week to "tape the lines" and organize the games.

It turned out to be a lot of fun and was so successful that it eventually morphed into the McDowell Mountain Ranch Pickleball Club and actually led to the construction of two regulation courts. While we weren't the driving force behind the development of either the courts or the club, we did plant the seeds.



In recent years we started a client appreciation program, by hosting a 4 course meal prepared by Chef Pasqual and hired a som-

melier to serve the wine at Classic Cooking. Although the program is on hiatus due to the pandemic, we held an abbreviated version to show our appreciation by giving out pies around Thanksgiving.

With Christine on the McDowell Mountain Ranch social committee, we're able to do even more. We held a blanket drive last year for the homeless in conjunction with a community Shred-a-Thon. We collected approximately 150 or so blankets for the Phoenix Rescue Mission to give to the homeless in our valley.



Obviously my team has taken on different forms over the years, as has this newsletter. I'll take the opportunity to acknowledge and thank those people who helped along the way in the next issue.

Selling or Buying?

Despite the scarcity of homes on the mar-

ket, we had one of our best years in 2021. In fact, due to our connections, we had numerous transactions where we matched buyers with sellers prior to a home going on the MLS. And our office, RE/MAX Fine Properties, hit a new record of 2 billion dollars in transactions!

And yet, we've never seen inventory this low before, ever. There are only 3, yes I said 3, homes currently on the market in McDowell Mountain Ranch. If we follow the usual real estate patterns, we should start to see more homes come on the market in late January, with the bulk of them coming on in February and March. Hint...hint...if you are thinking of selling, **NOW** is the time to put your house on the market, before the competition.

If you're thinking of buying, **NOW** is the time before interest rates rise.

Call Helene at 480-563-3333 or Christine at 602-989-9472 for all of your real estate needs.

Sales By Community (January-December 2021)

Community	# Sold	Avg Price	Avg SF	DOM	\$/SF	% Change
Cimarron Hills	25	\$1,166,005	3152	26	\$369.87	26.63%
The Preserve	19	\$669,837	2035	24	\$329.10	17.22%
The Overlook	18	\$748,444	2175	22	\$344.08	40.47%
Cachet	17	\$491,994	1569	33	\$313.65	32.71%
Panorama Point	17	\$693,603	2091	15	\$331.69	18.10%
100 Hills	17	\$1,665,038	3816	50	\$436.36	29.05%
Desert Cliffs	16	\$1,199,781	3458	29	\$346.96	27.53%
Sunrise Point	14	\$719,036	1936	44	\$371.47	15.45%
Castle Chase	13	\$699,062	1699	34	\$411.40	23.41%
The Summit	12	\$813,917	2165	13	\$375.87	31.53%
Sienna Canyon	12	\$1,075,975	3057	9	\$352.01	34.72%
Cimarron Ridge	11	\$1,310,000	3347	46	\$391.36	19.37%
Discovery Canyon	10	\$609,630	1859	16	\$328.00	9.48%
Sonoran Fairways	10	\$932,100	2764	36	\$337.29	43.79%
Armonico	10	\$1,028,421	3179	30	\$323.55	22.63%
Arizona Vintage	9	\$575,444	1740	30	\$330.78	10.54%
Discovery Trails	9	\$592,589	1686	37	\$351.52	39.02%
Eagle Ridge	9	\$849,444	2586	18	\$328.44	21.31%
Trovas	9	\$1,508,333	3894	36	\$387.37	10.45%
Sunset Point	8	\$746,113	2303	36	\$323.96	28.16%
Sonoran Estates	8	\$1,610,875	3864	41	\$416.95	15.98%
Arizona Highlands	6	\$787,796	2322	29	\$339.25	22.26%
Montecito	6	\$900,083	2722	13	\$330.67	26.47%
Vermillion Cliffs	5	\$1,083,400	3060	30	\$354.03	39.66%
The Ridge	3	\$531,667	1555	40	\$341.83	49.19%
Mirador	3	\$1,263,333	3487	21	\$362.30	3.93%
The Ranch	296	\$934,015	2584	30	354.03	22.14%

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

RESALE ACTIVITY AT THE RANCH (CONTINUED)

CLOSED SALES IN NOV & DEC. (CON'T)

Address	Subdivision	Model	Price	Sq ft	Br	Ga	Pool
10415 E Rosemary Ln	Eagle Ridge	#3355	\$925,000	2933	4+Den	3	Y
11503 E Pine Valley Rd	Sunrise Point	Camelback	\$970,000	2463	3	2	N
10635 E Bahia Dr	The Summit	Bali	\$990,000	2272	3	3	Y
10819 E Butherus Dr	Desert Cliffs	#6050	\$1,000,000	2647	3	3	Y
11171 E Beck Ln	Cimarron Hills	Laredo	\$1,150,000	2787	4	3	Y
10383 E Rosemary Ln	Eagle Ridge	#3375	\$1,150,000	3462	4+Den	3	Y
14962 N 108th Pl	Desert Cliffs	#6080	\$1,160,000	3498	5+Loft	3	Y
10731 E Redfield Rd	Sienna Canyon	La Palma	\$1,197,000	2936	4	3	Y
10439 E Karen Dr	The Preserve	Brisas	\$1,200,000	3689	5+Loft	2	Y
11312 E Greenway Rd	Cimarron Ridge	San Rafael	\$1,230,000	3393	4+Den	3	Y
10478 E Sheena Dr	Sonoran Fairways	Palo Verde	\$1,330,000	2294	3+Den	2	Y
10927 E Butherus Dr	Desert Cliffs	#6090	\$1,490,000	3924	5+Loft	3	Y
10996 E Butherus Dr	Desert Cliffs	#6080	\$1,496,000	3498	4+Loft	3	Y
11051 E Acacia Dr	Trovas	Medici	\$1,675,000	4065	3+Den	3	Y
10985 E Karen Dr	Cimarron Hills	Andorra	\$2,395,000	3772	3+Den	4	Y
11267 E Paradise Ln	100 Hills		\$3,100,000	4308	6	3	Y

PENDING, UCB * & CBBS** TRANSACTIONS

Address	Subdivision	Model	Price	Sq ft	Br	Ga	Pool
16600 N TPP #1039	The Ridge	Legacy	\$575,000	1892	2+Den	2	N
10225 E Betony Dr	Arizona Vintage	Bordeaux	\$662,000	1478	3	2	Y
10583 E Tierra Buena Ln	The Overlook	Mesquite	\$799,000	1972	4	3	N
10417 E Acoma Dr	Sunset Point	#1912	\$829,500	2114	3+Den	2	Y
16564 N 103rd Wy	Eagle Ridge	#3343	\$875,000	2084	4	3	Y
16527 N 108th St	Armonico	Tierra	\$875,000	2413	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	\$1,495,000	3297	3+Den	3	Y
11135 E Greenway Rd	Cimarron Ridge	Escalante	\$1,525,000	3375	4+Den	3	Y



**** CBBS** The Arizona Regional Multiple Listing System has created a new sub-status of "Active" called CBBS (Contract Contingent on Buyer Sale). Like the UCB status, CBBS 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.

CLOSED RENTALS IN NOV. & DEC.

Address	Subdivision	Model	Price	Sq ft	Br	Ga	Pool
16420 N TPP #2031	Cachet	Heritage	\$2,500	1338	2	1	N
14949 N 104th Pl	The Preserve	Brisas	\$2,800	2132	4	2	N
15746 N 104th St	Panorama Point	Mariposa	\$2,850	1817	3	2	N
10238 E Blanche Dr	Discovery Canyon	Scenic	\$2,900	1837	4	2	N
10503 E Morning Star	Panorama Point	Primrose	\$2,995	1874	3	2	N
14929 N 102nd St	Discovery Canyon	Sabino	\$3,250	1622	3	2	N
16420 N TPP #2063	Cachet	Monarch	\$3,350	1659	3	2	N
10223 E Hillery Dr	Discovery Canyon	Skyview	\$3,600	2357	4	2	N
10363 E Pine Valley Dr	Sunset Point	#2162	\$3,900	2159	4	3	Y
16601 N 104th St	Eagle Ridge	#3344	\$4,500	2367	3+Den	3	Y
11327 E Beck Ln	Cimarron Hills	Laredo	\$4,750	2787	4	3	Y

AVAILABLE RENTALS

Address	Subdivision	Model	Price	Sq ft	Br	Ga	Pool
14875 N 103rd St	The Preserve	Palomino	\$2,600	1358	3	2	N
10678 E Le Marche Dr	The Overlook	Palo Verde	\$3,550	2421	4	3	N

PENDING RENTALS AS OF JANUARY

Address	Subdivision	Model	Price	Sq ft	Br	Ga	Pool
15662 N 102nd Wy	Panorama Point	Mesquite	\$2,500	1548	3	2	N
10453 E Pine Valley Dr	Sunset Point	#1912	\$2,950	1908	3	3	N
15145 N 104th Wy	The Preserve	Brisas	\$3,375	2132	4	2	Y
10739 E Redfield Rd	Sienna Canyon	Borgata	\$4,950	2551	4+Den	3	Y
10888 E Karen Dr	Cimarron Hills	Montilla	\$6,000	3749	3+Den	3	N

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(Noise: Continued from page 1)

Recreation Manager Chris Walsh to oversee resolving the issues.

First some backstory: When MMR resident Dennis Blair wrote to the City about a November event, Arcis Golf, the new operators of the McDowell Mountain Golf Club, applied and received approval for Conditional Use Permits for two events in December. The problem with this is that previous operators of the golf club, Phil Mickelson Golf Properties, had applied for a permanent use permit in 2017-2018 but dropped the effort after being opposed by many Ranch residents.

Those residents, some of who are just a few hundred feet from the clubhouse lawn where events are hosted, have reported for about 20 years that music, marching bands and even fireworks generated by events exceeded acceptable noise levels. Residents also complained to the city that a requirement that the event venue doors stay closed have repeatedly been violated. Outdoor speakers have at times been improperly placed on the outside lawn for events, according to the residents I've communicated with.

One of the biggest problems that residents have faced is confusion surrounding who they should exactly complain to, such as the police or a City of Scottsdale agency. "It is always our desire to resolve issues first through our contract administrator, Parks & Recreation Manager Chris Walsh, without proceeding to a possible citation phase," Murphy explained in an email response to our questions. "If you feel a violation requires a submittal to Code Enforcement, that is an option. If that infraction occurs on a weekend or after-hours, and more immediate action is necessary, please contact the Scottsdale Police Department non-emergency number 480-312-5000 and report the violation." Murphy added that Mickelson Golf Properties may have held events without the city's knowledge.

Murphy assured us that even though Arcis is running a city-owned golf course, it still must acquire all the necessary permits. So why were two temporary permits recently approved? The previous Club operators, Mickelson Golf, had already scheduled two weddings before Arcis took over, Murphy explained. In the future Arcis is expected to learn and follow the correct city process, Murphy wrote us.

John Scappatura, who works for Arcis, responded to another email request from us that his company is not ready to comment, but he added that Arcis is assessing and reviewing the complaints as they learn more about their new property.

HOA Removes Makeshift Fire Pits



Fire pits like these are not allowed in Scottsdale.

The McDowell Mountain Ranch Homeowners Association has dismantled makeshift fire pits that were found near the Cimarron Hills Community Center, according to an email sent out by General Manager Chris Richardson. Fire pits are considered

a major threat to MMR homes as well as the McDowell Sonoran Preserve while violating City of Scottsdale's Natural Area Open Spaces regulations.



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This 124.5-acre parcel near Bell Road and the Loop 101 Freeway may be sold at auction on March 7th.

Auction Planned for 124-Acre Loop 101, Bell Road Property

One of the largest remaining parcels of undeveloped land near McDowell Mountain Ranch at the northeast corner of Bell Road and the Loop 101 Freeway is scheduled to be auctioned for at least \$58 million on March 7th by the Arizona State Land Department. While we don't know who expressed interest in the 124.5-acre Epicenter parcel, it previously was sold and then returned back to the state during the Great Recession. An infrastructure report reveals that any purchaser of the property would need to build or pay for the building of an extension of 91st Street and a new freeway collector road. Any project will have to conform to Scottsdale Airport height restrictions and developers may have to install noise mitigation solutions. Any developer would have to deal with fairly complex water issues, such as the occasional flooding of Bell Road and existing culverts and washes. You can find a flyer on the sale here: bit.ly/3FNEQxW

(Spotlight: Continued from page 1)

the board for six.

That leaves current Board President Steve Aldrich as the only incumbent vying for the three seats up for election this year. Here are the candidates and short bios:

Carol Cowin, a former Treasurer on a condominium homeowners association who has lived in Trovas since 2014, retired a year ago and has spent 35 years in the financial services industry.



Cowin

Kelly Gage, who has lived in Sonoran Estates since 2005, is a former Phoenix Police officer and former paralegal who specialized in real estate issues, particularly CC&Rs.



Gage

Ryan Rahaeuser, an Arizona native who has two children at Desert Canyon Elementary School and is a competitive swimmer, moved to McDowell Mountain Ranch in 2017 and is experienced in institutional commercial real estate investments.



Rahaeuser

Steve Aldrich serves as the current HOA Board president and has been or is currently a member of several committees. Steve and his family, which includes two children at Desert



Aldrich

Canyon Elementary School, have lived in MMR for about six years.

If you wish to meet the candidates, they've been invited — we can't promise they'll show — to attend the Jan. 25th regular Board meeting that will begin at 7 p.m. at the McDowell Center.

While many residents have already received their ballots via email, which include more detailed candidate profiles, those who have recently moved to the community or who have not provided the HOA with a valid email address can call 480-473-0877 or email vote@associatedasset.com for information on how to vote.

The deadline to cast online ballots is 9 p.m. on Jan. 31st. Residents can also vote in person before the annual meeting begins at 7 p.m. on Feb. 1st at the McDowell Center.

Upcoming events:

- The Community Center pool will be closed for about two weeks beginning Jan. 24th for the installation of a new deck.
- Concert in the Park featuring Shari Rowe. 5-7:30 p.m. on March 5.
- Pancake Breakfast: 9-11 a.m. on April 9
- Community Garage Sale: April 23

We will post additional details on our Facebook page when they become available: facebook.com/mmrhomes

MMR Hires Kelly Glaspy

The McDowell Mountain Ranch Homeowners Association has hired Kelly Glaspy, who has six years of event planning experience, as its new Lifestyle Director following the departure of Anjelica Giardino. Kelly has a Graduate Degree in Education Leadership from Oregon and an Undergraduate Degree in Psychology from Illinois. Kelly, who enjoys the outdoors and travel, lives with her husband and two daughters.



Glaspy

Dueling Pianos to Visit MMR

The McDowell Mountain Ranch Homeowners Association will be holding an event featuring the Freestone Dueling Pianos 7-9 p.m. on Jan. 21st at the McDowell Center, but tickets sold out in just three days. Collin Freestone, who can perform a huge range of songs, is the star behind Dueling Pianos, an interactive musical experience where members of the audience can request songs.

Loop 101 Project Nearly Done

We have a late-breaking bonus story for you: The Arizona Department of Transportation reports that its \$185 million Loop 101 widening project should be completed by the time this newsletter arrives in your mailboxes presuming bad weather doesn't interfere. Full story here: bit.ly/3mVSsQ8



This proposed building at the southwest corner of Bell and Scottsdale roads in Phoenix would stand 141-feet tall and include 255 units on a 2.56-acre parcel.

Big Projects Planned on Scottsdale-Phoenix Border

Two large housing projects approved by the City of Phoenix this year will greatly impact the Scottsdale Road corridor, according to a story in the Scottsdale Progress. One luxury project calls for a 141-foot-tall building with 255 units squished onto a 2.56-acre parcel at the southwest corner of Bell and Scottsdale roads. To build the project, a one-level shopping center will be torn down. The RD Kierland project approved in June calls for a five-story building with 360 units on 7.14 acres at the southeast intersection of Kierland Boulevard and Greenway Parkway. Two single-story office buildings would be torn down for this project. There is little Scottsdale can do to stop Phoenix, which wants even more development, from approving such projects. Go here for the full story: bit.ly/3t0ExfB

Mayo Clinic Buys 228 Acres

The Mayo Clinic has purchased 228 acres of Arizona State Land Department Land adjacent to its North Phoenix campus for \$139.7 million, according to the agency. The L-shaped property south of the Loop 101 Freeway and stretching between 56th and 64th streets will allow the Mayo Clinic to continue expanding what it calls the "Discovery Oasis" biotechnology corridor, according to AZ Big Media. Mayo plans to use some of the land to continue expanding its existing facilities while beginning new projects. Go to this URL for a full story: bit.ly/3G1eubV

State Plans to Sell 50 Acres

The Arizona State Land Department plans to auction on Feb. 3rd a roughly 50-acre parcel of



land between the Loop 101 Freeway and Mayo Boulevard, just east of 64th Street. While we don't know what is exactly planned for this Phoenix location that is located inside the Paradise Ridge Master Planned community, several large multifamily complexes, such as the Camden North End Apartments, have been built in the area. Go here for the ASLD sales flyer: bit.ly/3t43nLG

Fairmont Princess Ranks Best

AZ Big Media ranked the nearby Fairmont Scottsdale Princess as the best Arizona resort in the more than 350-room category while Talking Stick Resort came in second. The Westin Kierland Resort and Spa came in fourth, followed by the Hyatt Regency Scottsdale Resort & Spa at Gainey Ranch in fifth, while the relatively new Great Wolf Lodge placed ninth.

In the 218-349 rooms category, the Boulders Resort and Spa placed fourth. In the 217 rooms or fewer category, the Four Seasons Resort Scottsdale at Troon North came in seventh. Go to this URL for the full story: bit.ly/34wlXSt



LOOKING BACK...

Just Five Years Ago*

Jan. 2017 — The McDowell Mountain Ranch Homeowners Association decided to ask residents to approve a \$1.5 million upgrade to its two parks that would be funded by borrowing money from the Reserve Fund. ... The Hash Kitchen, Breakfast Joynt, Vig, Potato Barn, Victorium, Foothills Animal Shelter and Pinnacle Dance had just opened or were about to open. ... A newly constructed building at Frank Lloyd Wright Boulevard and the 101 Freeway was supposed to become a restaurant, but to this day it has never opened. ... Camelot announced plans to build Lanes End adjacent Discovery Canyon.

Only 10 Years Ago*

Jan. 2012 — The now-defunct Twisted Lizard was sold to Darren Taylor, while Scalafani's closed its doors. ... Tom's Thumb Fresh Market, now called The Thumb, opened its doors. ... The Scottsdale City Council was to view plans for the Tony Nelissen Equestrian Center at WestWorld in February.

About 15 Years Ago*

Jan. 2007 — A portion of the McDowell Mountain Aquatic Center was expected to open in mid-January. ... Kindercare, where Casy now resides, opened up in the Desert Canyon Center. ... Construction of the Scottsdale Auto Salon, now called The Thumb, was expected to begin.

Holy, Cow 20 Years Ago*

Jan. 2002 — Scottsdale began public hearings for the proposed Aquatic Center and Park. ... Happy Nails Salon, now called T Wyn's Nails, opened in the Desert Canyon Center. ... Ground was broken for AJ's and the "Safeway Shopping Center" was planning an expansion that would be anchored by a now-defunct Baja Fresh restaurant.

*As reported in this newsletter.

Changes Proposed for MMR Legislative, Congressional Districts

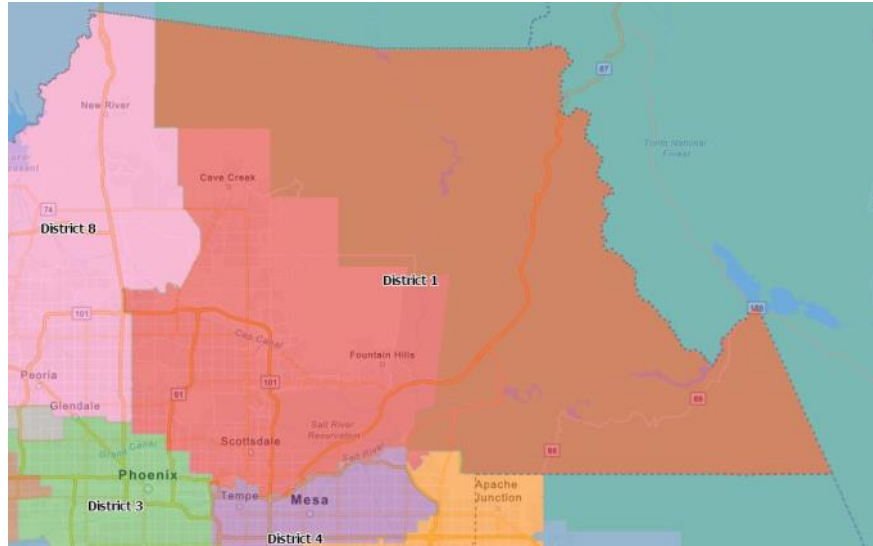
Although U.S. Representative David Schweikert, who represents McDowell Mountain Ranch, will most likely be in the competitive District 1 for the 2022 elections, the Arizona Independent Redistricting Commission tweaked the newly approved maps to give the incumbent a bit more of an advantage compared with earlier drafts.

If the maps survive technical adjustments and legal challenges, Rep. Schweikert will have a 2.6% Republican vote-spread advantage. An earlier draft of District 1, which will include Scottsdale, Fountain Hills, Cave Creek, the Salt River Pima-Maricopa Indian Community, Tonto National Forest and parts of Phoenix, would have given Democrats a 1.6%-vote advantage.

The election commission also decreased the number of Hispanic/Latino residents in District 1 by 2% and increased the number of whites in the district by 2%. Overall, District 1 will include 794,611 residents of voting age. Despite the inclusion of the Salt River Reservation, the tribe will only account for 2% of District 1's eligible voters. The changes to the draft plan mean that only District 1 and the new District 6, which will cover a large swath of the southeast corner of the state, will be considered competitive. Districts 2, 5, 8 and 9 will heavily favor Republicans while Districts 3, 4 and 7 will heavily favor Democrats. It will take at least several more weeks before the maps can be finalized.

Congressional redistricting data is at this URL: bit.ly/32JKvH3

Congressional redistricting map is at this URL: bit.ly/3pXEPlO



At left is the draft of Congressional District 1, which includes both the brown- and red-shaded areas. We didn't have room for the State Legislative map, but you can find it at this URL: bit.ly/3q5zkBr

District 3 to Favor Republicans

A newly-drawn Arizona State legislative District 3 that will include McDowell Mountain Ranch is expected to favor Republican candidates over Democrats by a 25.6% margin, according to recently approved Arizona Independent Redistricting Commission maps. That percentage is even higher than the 20.4% margin revealed in earlier drafts. District 3, will have a total population of 236,955 residents with 184,570 of them eligible to vote. The new district, if approved, will be 7% Hispanic/Latino, 83% white, 2% black, 5% Asian/Pacific Islander and 1% Native American.

The district will include north Scottsdale, Cave Creek, Fountain Hills, Anthem, Fort McDowell Yavapai Nation Reservation and

Tonto National Forest, but it will exclude the Salt River Pima-Maricopa Indian Community. South Scottsdale, Tempe and the Indian reservation will be in District 8. In our earlier report, we mentioned that the new map boundaries would result in incumbents from two different districts being smushed together in the newly drawn District 3, but we're unsure if that's still the case.

The redistricting plan would result in 13 safe districts for Republicans and 12 safe districts for Democrats. Five districts are expected to be competitive, however of those five, four of them favor Republicans. Barring legal challenges, it is expected to take at least several more weeks before the maps can be finalized. Find the State redistricting map here: bit.ly/3q0HWsO; and demographics here: bit.ly/3Hh7Tdm



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A McDowell Mountain Ranch resident poses for the camera at the McDowell Mountain Ranch Cookies With Santa event in December.

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