

McDowell Mountain Ranch

Real Estate News



MARCH-APRIL 2022 | VOL. XXV, NO 2

Wine With Friends Remains a Big Hit

Hundreds of McDowell Mountain Ranch residents signed up to attend this year's Wine With Friends. More photos on Page 13.



Spotlight on the Community

Rahaeuser, Cowin Join MMR Board Following Vote

Incumbent Steve Aldrich will remain on the board of the McDowell Mountain Ranch Homeowners Association while Carol Cowin and Ryan Rahaeuser will replace departing Jim Anderson and Ron Roder following the February elections. Meanwhile, Stanley Koczka was chosen to serve as the Board's Vice President to take the place of Ron.



Cowin



Rahaeuser

(Spotlight: Continued on page 12)

Major Property Changes Coming to MMR Area

More than any time since McDowell Mountain Ranch was built, huge changes are in store for both empty and existing real estate between The Ranch to the east, Scottsdale Road to the West and DC Ranch to the north. Of course, many changes are already happening, such as the recently completed sports fields on Bell Road while similar fields are being constructed at Thompson Peak Parkway and McDowell Mountain Ranch Road. While there are far more changes than we can cover here, we decided to highlight those that we thought would be of interest to our community.

Bell Land Sells for \$125 million

After 38 bids, a foreign-owned company called MREG 101 Bell LLC won the right to purchase

(Continued on page 14)

Letter to MMR: Southwest Gas Checks All of Community's Pipes; Risk Mitigated

The risk of a similar gas leak that forced the evacuation of 20 Castle Chase homes in September of last year is unlikely, according to a letter that Southwest Gas sent to McDowell Mountain Ranch in late January.

During the September incident, several roads to McDowell Mountain Ranch's Castle Chase were cut off while helicopters flew overhead as Southwest Gas dealt with a dangerous gas leak. Gas was shut off to about 300 homes.

At least 40 firefighters, plus Southwest Gas representatives, investigated the first-alarm leak in the general vicinity of MMR Road and Paradise Lane.

The leak was caused by the failure of a 1-

inch nylon Driscopipe M-8000 that can degrade under high temperatures. Southwest Gas checks for gas-line issues quarterly, but apparently the one that caused the leak had not been mapped.

A new survey of our community for future problems caused by similar pipes included not just Castle Chase but the rest of The Ranch. The survey was concluded at the end of September in 2021 but no new trouble spots were found.

Although additional Driscopipe M-8000 does exist within MMR, Southwest Gas says it's performing safely and monitoring of the pipes will continue.



Celebrating 25 Years Serving the MMR Community!



Pancake Breakfast and Egg Hunt Set for April 9th

We wish we had more details, but at least we have the time and date for the annual Pancake Breakfast & Egg Hunt: 9 to 11 a.m. on April 9th. Check mmrca.net for details.

Ranch to Hold Fun Run

If this newsletter gets to you in time, join your McDowell Mountain Ranch neighbors by participating in a 5K Fun Run around the community, sponsored in part by Christine Espinoza with RE/MAX Fine Properties and Shelley Stewart with American Family Insurance. Participants will receive a T-shirt, and coffee and donuts will be provided after the race. Details about community classes and clubs such as Desert Pipes and Aquafit will be offered. The event will begin at 8 a.m. on the Community Center Lawn. Register at this URL: bit.ly/3spGZeL



*McDowell Mountain Ranch held its first Storytime at the Community Center in January.
Photo by Kelly Glaspy*

Garage Sale Will Be April 23rd

McDowell Mountain Ranch plans to hold its twice-a-year Garage Sale from 7 a.m. to noon on Saturday, April 23rd. Check the mmrca.net website for details on how to register for the event with items you plan to sell.

Another Upcoming Event:

- The Fall Festival and Western Yee Haw has been scheduled for 3 to 6 p.m. on Oct. 15th.

Storytime Comes to The Ranch Monthly on First Wednesdays

By the time this reaches you, McDowell Mountain Ranch will have held its second Storytime for children held on the first Wednesday of the month from 10:30 to

11:30 a.m. at the Community Center. The free event includes stories and crafts monthly, excluding June and July. Please go to mmrca.net to find the April event.



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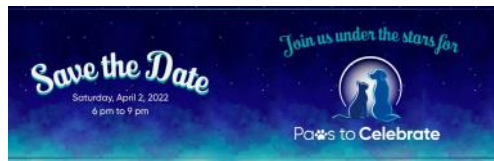
Kay Sushi Takes Over Nori

While the hours and food are the same, Nori Sushi is now called Kay Sushi. Kay, who tried to reach us before our writer left the country for several weeks of work abroad, took over operations on Jan. 31st. You can find her beautiful new website here: kaysushi.com

Scottsdale Best Startup Location

If you are launching a startup business, Scottsdale is the No. 1 best place to be, according to York.IE, a company that provides advisory services to new companies. One of the reasons the city ranked so highly: Scottsdale startup Paradox raised \$200 million while Lessen raised \$136 million and Stoa DBA FlipOS raised \$136 million. Scottsdale was followed by Miami; Waltham, Mass.; Cincinnati; and Buffalo, New York. In a separate article, Phoenix ranked as the seventh-best startup city in America based on data from a variety of government and business sources. Reasons Phoenix ranked well: Employment grew at a 5.6% rate for the past year and the city has netted \$1.2 billion in venture capital funding from 2015 to 2020. The top two cities on the list were Las Vegas and Salt Lake City.

Go to this URL for more info: bit.ly/3Mro8rD



Paws to Celebrate on April 2

Foothills Animal Rescue plans to hold its Paws to Celebrate event to honor those who help rescue, care and adopt pets at its annual event this April. The fund-raising event will include live music, a silent auction, a Pose for Paws photo wall, cocktails, hors d'oeuvres and desserts. The event will be from 6 to 9 p.m. on April 2nd at the Brynne Smith Memorial Campus, 10197 E. Bell Road in Scottsdale. bit.ly/3hFxEW

Phoenix a Top City for Gen. X

While we see all manner of ways to measure the housing market, here's one we've never seen before: the real estate firm Knock decided to rank them by generation. Surprisingly to us, Arizona cities failed to rank in the Top 10 for Millennials, presumably for affordability reasons, however Phoenix ranked 8th best for Generation X and Tucson ranked 10th best for Baby Boomers. About 19% of Phoenix's population is Gen Xers. Here's what Knock had to say about that: "Known as a haven for snowbirds, Phoenix also ranks as one of the best markets for those in the prime of their career. Although home prices have risen in

Dueling Pianos Rock the Community Center



Okay, we're not sure we should say that Duelling Pianos can really rock the Community Center considering its size, but it's still the first time in recent memory that a concert for the residents was held in the facility. Duelling Pianos was lead by Collin Freestone, who performs a huge range of songs and offers an interactive musical experience that allows members of the audience to request songs. The event, which sold out in two days and was attended by 79 residents, included hors d'oeuvre and desserts.

recent years, it remains an affordable alternative to high-cost California metros. Phoenix sees more sunshine than any other metro in the country and is home to more than 200 golf courses. It's also ranked as the nation's best hiking city. In addition to the great outdoors, residents can enjoy Spring Training, all four major professional sports leagues, and numerous cultural events, such as the ballet, symphony, and theater. Phoenix is headquarters to five Fortune 500 companies: Freeport McMoRan, PetSmart, Avnet, Republic Services, and Insight Enterprises." Story is here: bit.ly/3HNcTWW

Thompson 105 Finally Opens

Although Thompson 105 delayed its opening until February, it's finally open for business. The newest restaurant in the Desert Canyon Center still had plenty of job openings when we went to press for positions such as manager, bartender, cooks and host. Go to this URL for more details: bit.ly/3tBhbvt

City Grew 12% Since 2011

Although the City of Scottsdale only saw modest population growth in 2021 it has grown by 12% since 2011, according to Howard Fischer of Capitol Media Services. In 2021, Scottsdale grew by 0.7% to 243,528 residents. Arizona has grown 1.5%

to 7.8 million residents in the last year. Southeast Valley Queen Creek grew by a whopping 9% during the same one-year period, topping out at 66,275 residents, and by 144.8% since 2011. Other cities that grew quickly in 2021 are Gilbert, Maricopa, Casa Grande, Coolidge, Surprise, Peoria and Eloy. Surprisingly, Flagstaff lost 345 residents, dropping by 0.4%. bit.ly/3IOzyn8

(Continued on page 5)

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New Farmer's Market Brings out MMR, Scottsdale Residents



McDowell Mountain Ranch's third farmer's market event in 2022 will be on Sunday, April 3rd. More than 60 vendors are expected to offer produce, bread, grass-fed beef, fish, eggs, local honey, arts & crafts, food trucks and music. For more information, check out Smiths Local Farmer Markets, which puts on similar events around the Valley and can be found at this URL on Facebook: bit.ly/35SnXoK

The new market runs from 10 a.m. to 2 p.m. the first Sunday of each month through June 5th at the Community Center on Paradise Lane.

Residents explore Smiths Local Farmers Markets held in February at the McDowell Mountain Ranch Community Center parking lot.

(Continued from page 4)

Carefree a Million Dollar City

Following a 32.1% increase in home values in 2021, Carefree has joined the elite club of U.S. cities where the typical home costs at least \$1 million, according to Zillow. That increase puts the typical home value in Carefree at \$1.2 million while in metro Phoenix that number is estimated at \$428,437. Paradise Valley is the only other city in Arizona in the million dollar+ club, with the typical home there worth more than \$2.8 million. Across the United States, there are now 481 cities with homes worth at least \$1 million.

The article on this can be found at this URL: bit.ly/36VIFew

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 out-

side 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:

- 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

Metros with the Most \$1 Million Cities (December 2021)



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SUSD Spends More on Students Than Many Other Arizona Cities

The Scottsdale Unified School District spent \$14,643 per student in 2021 and \$12,575 in 2020, while the state average only reached \$12,331, according to a new Arizona Auditor General report. Teacher pay also was slightly higher than the rest of the state.

Another good piece of news? The Auditor General found that SUSD's graduation rate last year was 94%, well above the state average of 78%. That good news was tempered by a 10% drop in enrollment in the 2020-21 school year to 19,855 students.

The average teacher pay in SUSD was \$58,592 for the 2020-21 school year while the state average was \$56,349.

While Scottsdale does well in comparison to the rest of the state, Arizona as a whole has bounced around the bottom of the nation when it comes to average spending per student, according to Education Week. The state with the highest spending per student, New York, averages \$26,634 while the national average is \$15,114 per student. Find the Scottsdale Progress story at this URL: bit.ly/3vMC21J and the Education Week story here: bit.ly/3HM377u.

Funds to Help Fight Invasive Plants in Preserve

The City of Scottsdale accepted a \$500,000 payment from Arizona Public Service that will be used for removing invasive plants and restoring habitat in the McDowell Sonoran Preserve north of Dynamite Boulevard. The APS funds are for mitigation purposes after native plants were removed or treated following installation of new powerlines and maintenance of existing ones. The funds will also be used for adding "interpretative and educational display signage."



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HOMES CURRENTLY FOR SALE

Address	Subdivision	Model	Price	Sq ft	Br	Gar	Pool
15165 N 102nd Wy	Discovery Canyon	Sunrise	\$689,000	1481	3	2	N
11475 E Helm Dr	Sunrise Point	Sierra	\$750,000	2088	3	2	Y
10219 E Le Marche Dr	Arizona Vintage	Chablis	\$855,000	2316	3+Den	3	N
10382 E Acoma Dr	Sunset Point	#3097	\$979,900	3064	5	3	Y
11135 E Beck Ln	Cimarron Hills	Escalante	\$1,299,000	3375	4+Den	3	N
15348 N 106th Pl	Cimarron Hills	Frontera	\$1,400,000	2678	4	2	N
14175 E Paradise Ln	100 Hills	Custom	\$4,170,000	6782	5+Den	6	Y

CLOSED SALES IN JAN. & FEB.

Address	Subdivision	Model	Price	Sq ft	Br	Ga	Pool
16600 N TPP #1039	The Ridge	Legacy	\$590,000	1892	2+Den	2	N
10225 E Betony Dr	Arizona Vintage	Bordeaux	\$650,000	1478	3	2	Y
10159 E Tierra Buena Ln	Arizona Vintage	Merlot	\$655,000	1347	3	2	N
15680 N 102nd Wy	Panorama Point	Mesquite	\$700,000	1548	3	2	N
15165 N 102nd Wy	Discovery Canyon	Sunrise	\$720,000	1481	3	2	N
10569 E Star of the Desert	Discovery Trails	Andorra	\$720,000	1700	3	2	N
10454 E Hillery Dr	The Preserve	Brisas	\$740,000	2132	4	2	Y
10583 E Tierra Buena Ln	The Overlook	Mesquite	\$800,000	1972	4	3	N
10417 E Acoma Dr	Sunset Point	#1912	\$815,000	2114	3+Den	2	Y
<u>16483 N 105th Wy</u>	<u>Arizona Highlands</u>	<u>Santan</u>	<u>\$858,000</u>	<u>2200</u>	<u>3+Den</u>	<u>3</u>	<u>N</u>
16564 N 103rd Wy	Eagle Ridge	#3343	\$875,000	2084	4	3	Y
14874 N 103rd St	The Preserve	Brisas	\$900,000	2132	4	2	N
10435 E Conieson Rd	Sonoran Fairways	Mesquite	\$925,000	2034	3+Den	2	Y
10588 E Firewheel Dr	The Overlook	Mesquite	\$950,000	1972	4	3	Y
10491 E Bahia Dr	The Summit	Montilla	\$1,050,000	2712	4+Den	3	N
10587 E Sheena Dr	Sonoran Fairways	Cholla	\$1,075,000	3466	4+Loft	3	Y
11393 E Helm Dr	Sunrise Point	Camelback	\$1,100,000	2381	3	2	N
15069 N 114th Wy	Cimarron Ridge	Sevilla	\$1,100,000	2773	3+Den	3	Y
10835 E Palm Ridge Dr	Sienna Canyon	Talavera	\$1,180,000	4098	5+Den	2	Y
10923 E Bahia Dr	Vermillion Cliffs	Camelot	\$1,275,000	2835	3+Den	3	Y
11047 E Verbena Ln	Trovas	Dante	\$1,425,000	3297	3+Den	3	Y
11135 E Greenway Rd	Cimarron Ridge	Escalante	\$1,525,000	3375	4+Den	3	Y
16539 N 109th Wy	Trovas	Dante	\$1,635,000	3298	4	3	Y
11260 E Autumn Sage Dr	Cimarron Ridge	Escalante	\$1,900,000	3375	4+Den	3	Y
11392 E Caribbean Ln	Cimarron Ridge	Andorra	\$1,970,000	3922	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**.



Christine's Team

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REAL ESTATE PULLOUT SECTION

The House Whisperer

The Rental Market

Our newsletter articles in this section generally focus on sales, but at least once a year we review the rental market and as you'll see, it absolutely deserves attention!

Demand for single-family rental homes is so strong that rents have nowhere to go but up, and they are rising at an increasingly fast pace. Annual rent price growth has continued to double, and even triple, in the last several months.

The Single-Family Rent Index (SFRI), which analyzes single family rent price changes nationally and across major metropolitan areas, reported a national rent increase of over 11.5% last year. That number is much higher among some of the top 20 metro areas, which are experiencing rapid growth as unemployment drops and traveling tourism returns.

In fact, Phoenix and Las Vegas came in second and third, with year-over-year increases of 19.4% and 16.7% respectively. For the record, Miami topped the list with the highest increase — a whopping 33% for 2021.

One of the factors influencing the rental market is the continued active presence of Wall Street monies and their effect on our market. Institutional investors, such as banks, pension funds and hedge funds poured \$6 billion into the single-family rental segment in just the first quarter of 2021 according to Yardi Matrix, a real estate intelligence firm.

The interest in single-family rental homes as an investment is growing because it has proven to be a more resilient asset class than offices and hotels, says Dan Walker, managing principal and chief financial officer for John Burns Real Estate Consulting. In fact, the vacancy rates for single family rental homes remain near 25 year lows.

He goes on to say that around 12% of

new single-family construction last year is dedicated to future rentals. One of the burgeoning trends, purposely built single family rental housing, is expected to see its most prolific year in 2022, with nearly 14,000 new units compared to last year's record-breaking delivery of 6,740 new build-to-rent homes, according to a recent study by RentCafe.

Metro Phoenix is now the top market in the U.S. for single family rental construction and, possibly one-third of the new build-to-rent homes could be built here in 2022.

New apartment construction is also on the rise and those rents are continuing to increase as well. An analysis of apartments by Apartment Guide showed that seven of the top 10 cities across the country that experienced the biggest surge in rents for one bedroom apartments have populations of 300,000 or less. Gilbert, Arizona, topped the list with an incredible 116.5% year-over-year increase while Scottsdale came in 10th with a 44.1% increase. Scottsdale also came in 10th for the biggest increase in two bedroom rent prices year-over-year, at 39.6%.

According to a new report published by Zumper, an apartment rental company, Scottsdale's median rent for a one bedroom is \$1,950 per month. Needless to say, there

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Conforming* Loans

30 Year.....	3.99%
20 Year	3.750%
15 Year.....	3.375%
7 Year ARM...	3.00%
10 Year ARM....	3.00%

Jumbo* Loans

30 Year.....	3.75%
15 Year	3.625%
5 Year ARM.....	3.125%
7 Year ARM.....	3.250%
10 Year ARM....	3.75%

Rates effective 2/25/2022

Fees vary by lender

All loans have Zero Points

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

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were five California cities that were also among the top ten. The top spot was taken by New York City, breaking the \$3,000 threshold. Scottsdale held the record in

(Continued on page 9)

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Sales in McDowell Mountain Ranch.....



Sunrise Point
11338 E Helm
3BR/2BA 2,043 SF

Gated Comm Remodeled Beauty,
w/ Gas Fireplace, Mountain Views,
Stainless Appliances & 2C Garage!

\$825,000



Arizona Highlands
16483 N 105th Way
3BR+DEN/2BA 2,200 SF

Spectacular Remodel w/Mountain
Views, Fireplace & Stainless Appli-
ances! New HVAC & 3C Garage!

\$858,000



100 Hills
15919 N 100th Place
3BR/3.5BA 2,629 SF

Gated Split Floor Plan w/Mountain
Views & Gas Fireplace. Detached
Casita, 2 New HVAC's & 2C Gar!

\$950,000



The Overlook
10588 E Firewheel Dr
4BR/2BA 1,972 SF

Beautifully Updated, w/Hardwood
Floors, Plantation Shutters, a Re-
sort Backyard & Mountain Views!

\$950,000

Our Out of Area Transactions.....



Milano Terrace
5122 E Shea Blvd #1161
2BR/2BA 1,086 SF

Gated Comm Remodel w/Quartz
Counters, Stainless Appliances &
Cozy Fireplace, New A/C and 1CG!

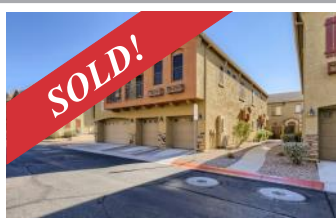
\$360,000



The Village at Anthem
42424 N Gavilan Peak PKWY #9102
3BR/3BA 1,602 SF

Gated Community! Great Room
Plan with Hardwood Floors, Large
Living Space and a 2 Car Garage!

\$415,000



Cave Creek Villas
2250 E Deer Valley Dr #77
2BR/2.5BA 1,186 SF

Gated Community Remodel w/
Quartz Counters, Stainless Appli-
ances, Wood Floors & 1C Garage!

\$432,000



Mirage Crossing
11500 E Chochise #1034
4BR/3BA 2,132 SF

Spacious Open Floorplan, Break-
fast Bar & Built-In Desk. Built-In
Garage Cabinets & 1Car Garage!

\$445,000



Pinnacle Peak Shadows
9315 E La Paloma Ct
3BR/2BA 2,659 SF

Remodeled, Private Cul-De-Sac Lot
w/ Mountain Views. Wood Plank
Floors, Quartz Counters & 3C Gar!

\$1,100,000



Cave Creek
30620 N 63rd Street
4BR+DEN/2BA 2,737 SF

Desert Stunner w/ Mountain Views,
Granite Counters, Tack Room and
Horse Privileges. No HOA, 2CGar!

\$1,100,000



Colonia Miramonte
5434 E Lincoln Dr #18
3BR/3BA 2,132 SF

Guard Gated, Exquisite Remodel,
Camelback Views, Open Floorplan,
Gourmet Kitchen and 2C Garage!

\$1,950,000



**WANT YOUR
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Buyer Needs



This Canadian family with 2 young children would like to purchase a 2nd home in MMR to be closer to family. Their #1 criteria is MOUNTAIN VIEWS!! 3+ bedrooms, 2300+ square feet, and a pool are a must. Their price range is up to 3 Million, if the home is completely remodeled. They are cash buyers and flexible on closing/move-in dates.



A couple from Seattle with 2 small children are looking to move back to MMR, closer to family, ideally into a home with a minimum of 3 Bedrooms + Den, 3000SF+, 3+ car garage, pool, and yard space for the children. Trovas, 100 Hills and Cimarron Hills are their top choices, but they are also open to other parts of MMR. They are flexible with closing/moving dates. Price range between \$1-\$2 Million.



This couple from Michigan already owns a 2 bedroom in the Cachet townhomes and now wants more space. 3 bedroom condo, upper level only, with a 2 car garage. They are cash buyers and flexible with closing and move-in dates.

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 will be done by appointment only, at the homeowner's convenience. Should you choose this option to sell, you will not need to do ANY repairs to your property, no photos taken, no MLS, and NO HASSLE, period.

Call us at 602-989-7492 first and let's see if we can work something out that is beneficial to EVERYONE.

(Continued from page 7)

Arizona for the top average two bedroom price, at \$2,530 per month.

To see the rental stats for McDowell Mountain Ranch, take a look at the chart on Page 10. The 57 properties leased in 2021 are comprised of both single family homes and condos. The average property size is 2,261 square feet, commands \$3,591 per month in rent and is on the market for about 2 weeks. The average closed rental price was \$1.66 last year, compared to \$1.37 in 2020, an increase of 21%!

Signs of the Times

The Covid-19 pandemic has changed our world in many ways, some good, some bad. The Great Resignation will always be associated with this period of time, when a multitude of Americans left the workforce looking for a fresh start.

Job openings, which now top 10 million per month according to the Labor Department,

are near record highs as employers struggle to fill those vacancies. The reasons for those vacancies are varied.

Some employees have chosen to work from home permanently, desiring a greater work-life balance, or they've chosen a new career path. Others have left to take jobs with higher wages offered by companies desperate to fill a record number of available jobs. Some workers just quit because they're discontent with how they've been treated. Interestingly, one third of workers who quit their jobs did so to launch their own business, according to a survey by Digital.com.

Many business owners had to reinvent themselves when everything was shuttered in March of 2020. Those that had the resources hunkered down and took the opportunity to remodel and restructure, others resorted to online, delivery and curbside pickup strategies. Unfortunately there were those that just couldn't weather

the storm and others that could and did, but having more time on their hands, realized there's more to life than work.

Case in point, our favorite restaurant, Café Forte in Old Town. The Bistro was owned by four women from Sheepshead Bay, N.Y., and we took an immediate liking to them and their home-cooked comfort food. They decided to close in October 2021, after 25 years in business. And the first restaurant we visited after getting off the plane from N.J. in 1997 was Italian Grotto, also in Old Town, which closed after 42 years. In a farewell post in May, the owner, Garry from The Bronx, said "See you on the beach!"

Which brings me to my retirement. Oh, there have been some "rumblings" out there for a few years now but it's finally official. The truth of the matter is that my 4-year partnership with Christine has ended, as planned. More on that in a bit. As it so happened, the combination of Covid-19 and its

(Continued on page 10)



(Continued from page 9)

health risks, coupled with my husband's health issues, caused me to take a step back from in-person appointments anyway.

The Road Traveled

When my husband told me in 2016 that he was going to retire from his invaluable position as my marketing manager, and wanted me to join him, I wasn't ready. He supported that decision and purposefully set out to find someone as capable to publish and edit this newsletter. It just so happened that he met and formed a friendship with Brett Levy after joining the now defunct MMR Community Garden Club.

That meeting couldn't have been more fortuitous. As a lifelong and former LA Times journalist, former news editor for the East Valley Tribune, as well as manager for several websites and social media groups, Brett was the perfect person to take over the job and he's been doing so seamlessly for 5 years now. For the record, this newsletter has a circulation of about 4,000 copies six times a year.

Brett has many other hats that he wears that are too numerous to mention (he's on assignment in Singapore at the moment) but I'm personally thanking him here for the extraordinary and exemplary job that he's done with keeping us informed. Trust me, there is no other community newsletter of this caliber and size, where every article is handwritten and community-centric. No recipes, no crossword puzzles, just good old-fashioned news.

There are many other people along the way who have been instrumental in my success over the years and most of them are residents or former residents of MMR. I would like to acknowledge them here, starting with Ron Perina (The Overlook) who hounded us for a couple of years before we agreed to hire him to design the MMRHomes.com website which is still in place today. Prasad Chavali (The Summit) took over the redesign and subsequent updates a few years later. Its current rendition was designed and is managed by Brett, who lives in Armonico.

Andrew Renner (Discovery Trails), of Renprint Inc., initially handled the printing of this newsletter. And if my memory serves me correctly, Lee Sappol (deceased, Cimarron Hills), was our first advertiser. His daughter Cindy Schweikert took over the company, HartWest Financial, and continues to advertise to this

day. Les Wohlman (Desert Cliffs), of MMR Plumbing, has also been a steady advertiser from the get-go.

One of the things I take pride in is mentoring others and I also like to keep things local, looking first to our community for talent. It's likely you know some of them. Janet Rom (Discovery Canyon) was one of the first buyers agents to join my team and stayed on board for 14 years until she retired. Our friendship remains a constant to this day. She introduced me to Lea Ann Hervey (Sienna Canyon), who began as our transaction coordinator before getting her real estate license, a goal she knew she wanted to achieve from the start.

Carol Kaplan (deceased, The Summit) used to put together our newsletter stats and introduced me to Scott Reid (The Summit) at a community art event, the precursor to Wine with Friends. As an accredited designer, he started out staging our listings and wound up joining our team selling real estate, too.

The list could go on and on when it comes to our photographers, listing service coordinators, transaction coordinators and other administrative positions but the award goes to Diane Scheid, who marks her 20th anniversary with the team this year. Jack of all trades, she is tried and true and we are forever grateful for her years of service and fortunate to have her on board.

I never could have done this job, or reached the heights that I did in my career, without the help, support, creativity and brilliance (he did hire me into the business, after all) of my husband Peter, who developed our marketing plan; designed our Marketing Proposal Books, Buyer's Guide Books, Short Sale and Rental programs, Facebook page and, of course, this newsletter. Thank You, Thank

You, Thank You!

Of course none of this would have been possible without you, my clients and customers, who have entrusted me throughout the years with perhaps the largest financial decision you'll ever make, coupled with the hopes and dreams of a lifestyle realized, and in the best community there is! It's been an absolute pleasure to serve and help you in that endeavor. Your support, respect, business and friendship has meant the world to me. **THANK YOU!**

Christine will be the formal face of the team going forward. We've had a wonderful four+ year partnership and now it's time to pass the baton. With Christine's 24 years of experience, her real estate knowledge, social media savvy and vibrant energy, I know she will do extremely well and have many successful years ahead of her. As many of her clients can attest to, you'll be in good hands.

As for me (Castle Chase), I'll still be around and you'll see me more frequently in a social context. I hope to be spending more time indulging in my interests; fiber arts and crafts (my current passion is knitting), cooking the N.Y. Times recipes that I've collected over the years, taking educational classes and seminars through Olli and the Arizona Historical Jewish Society, and traveling.

You're welcome to contact me at 480-563-3333 or at HeleneAZRealtor@gmail.com if you have any general questions, need any vendor referrals, or just want to say hello. I do not, however, know what paint colors are approved for your home nor do I have the private phone numbers for the Board of Directors. 🤗

All the best,

Helene ❤️

Rentals By Price Range (January-December 2021)

Rental Values	# Rented	Avg Rent	Avg SF	DOM	\$/SF
Under \$2,000	1	\$1,950	1,737	1	\$1.12
\$2,000 - \$2,499	3	\$2,367	1,573	28	\$1.50
\$2,500 - 2,999	20	\$2,789	1,779	16	\$1.57
\$3,000 - \$3,499	6	\$3,266	1,875	5	\$1.74
\$3,500 - \$3,999	13	\$3,707	2,177	14	\$1.70
\$4,000 - \$4,449	4	\$4,000	2,432	10	\$1.64
\$4,500 - \$4,999	5	\$4,739	3,005	26	\$1.58
\$5,000 & Up	5	\$6,479	3,426	10	\$1.89
The Ranch	57	\$3,591	2,166	15	\$1.66

THE KEY

SF = Square Feet

\$/SF = Average rental price per square foot

DOM = Days on Market

CLOSED SALES IN JAN. & FEB. (CON'T)

Address	Subdivision	Model	Price	Sq ft	Br	Ga	Pool
11516 E Caribbean Ln	Cimarron Ridge	Montilla	\$1,985,000	3749	4+Den	3	Y
11215 E Paradise Ln	100 Hills		\$2,725,000	4022	5	3	Y
10843 E Bahia Dr	Armonico	Tierra	\$910,000	2413	3+Den	3	Y
10624 E Firewheel Dr	The Overlook	Palo Verde	\$915,000	2604	5	2	Y

Controversial 92 Ironwood Apartment Project Dead for at Least 12 Months

Now that the highly controversial apartment project called 92 Ironwood near Shea Boulevard and the Loop 101 Freeway failed to get the support of the Scottsdale City Council as well as the McCormick Ranch Community Association, supporters of the project will have to wait another year before it can come back with a new proposal. A similar, four-story project called District at 9400 failed to win city approval last year.

PENDING, UCB * & CBBS** TRANSACTIONS

Address	Subdivision	Model	Price	Sq ft	Br	Gar	Pool
10706 E Autumn Sage Dr	Castle Chase	Carlisle	\$585,000	1489	3	2	N
10314 E Morning Star Dr	Panorama Point	Mariposa	\$710,000	1817	3+Den	2	N
10648 E Penstamin Dr	The Overlook	Primrose	\$725,000	1679	3	2	N
10575 E Tierra Buena Ln	The Overlook	Mesquite	\$774,900	1972	4+Den	3	N
10473 E Acacia Dr	The Summit	Samoa	\$802,000	1854	2+Den	3	Y
11588 E Raintree Dr	Sunrise Point	Acacia	\$825,000	1886	2+Den	2	N
10354 E Raintree Dr	The Preserve	Brisas	\$845,000	2132	4	2	Y
10680 E Penstamin Dr	The Overlook	Mesquite	\$850,000	2152	4	2	N
16339 N 105th Wy	Arizona Highlands		\$889,000	2024	3	3	Y
14891 N 107th Wy	Desert Cliffs	#6040	\$925,000	2351	4	3	Y
10625 E Blanche Dr	Cimarron Hills	Montoro	\$1,050,000	2598	3	2	Y
10834 E Greenway Rd	Cimarron Hills	Valencia	\$1,100,000	2371	2+Den	3	Y
10668 E Acacia Dr	Arizona Highlands	Catalina	\$1,125,000	2677	3+Den	3	N
10602 E Blanche Dr	Cimarron Hills		\$1,249,000	2823	3+Den	3	Y
16620 N 111th St	Trovas	Alessi	\$1,500,000	2958	4+Den	3	Y
14928 N 107th Wy	Desert Cliffs	#6080	\$1,599,999	3498	5	3	Y
10738 E Greenway Rd	Cimarron Hills	Montoro	\$1,650,000	2598	3	2	Y
11397 E Betony Dr	100 Hills		\$3,900,000	5266	4+Den	3	Y

CLOSED RENTALS IN JAN. & FEB.

Address	Subdivision	Model	Price	Sq ft	Br	Gar	Pool
15662 N 102nd Wy	Panorama Point	Mesquite	\$2,500	1548	3	2	N
14875 N 103rd St	The Preserve	Palomino	\$2,600	1358	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
10678 E Le Marche Dr	The Overlook	Palo Verde	\$3,500	2421	4	3	N
10551 E Betony Dr	Panorama Point	Ironwood	\$3,550	2655	5	3	N
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

AVAILABLE RENTALS

Address	Subdivision	Model	Price	Sq ft	Br	Gar	Pool
10354 E Morning Star	Panorama Point	Primrose	\$3,495	1874	2	3	N
16420 N TPP #1043	Cachet	Monarch	\$3,700	1659	3	2	N
10811 E Greenway Rd	Cimarron Hills	La Jolla	\$3,999	2285	3+Den	2	N
10426 E Conieson Rd	Sonoran Fairways	Cottonwood	\$4,100	2153	4	3	N
11539 E Raintree Dr	Sunrise Point	Saguaro	\$4,500	1430	2	2	N
10491 E Meadowhill Dr	Sonoran Fairways	Cholla	\$5,975	3466	5	3	Y

PENDING RENTALS AS OF JANUARY

Address	Subdivision	Model	Price	Sq ft	Br	Gar	Pool
16406 N 106th Wy	Molokai	The Summit	\$3,600	2913	4+Den	2	N



**** 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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BBB



General Manger Chris Richardson, center, presented mementos to Jim Anderson, left, and Ron Roder for their service to McDowell Mountain Ranch and the Homeowners Association.

(Spotlight: Continued from page 1)

Steve received 709 votes while Carol received 661 and Ryan totaled 519. One resident voted at the annual meeting on Feb. 1st and 10 voted earlier via paper. The remainder of the 756 families that voted chose to do so electronically. The number of voters reached the 10% of residents necessary for a quorum. Terms are for three years.

Other board positions will remain the same with Robert Crandall continuing as president, Steve continuing as the Treasurer, and Margaret Neno as Secretary.

While three of the top four positions still belong to long-serving members of the Homeowners Association, the election cements the recent trend of new members joining the board as more experienced members retire. While last year was an exception when no new candidates ran because of the Covid-19 pandemic, relatively new members besides Carol and Ryan include Lucinda Stoneberger and Steve.

Retiring Jim Anderson, who served from 2016 to 2022, was the driving force behind the revitalization of the Community Center and Recreation Center parks. He served as Board President from 2019-2021 and chaired the Park Improvement Project Committee while serving on both the Collection Committee and the Finance Committee.

Ron, who served from 2002 to 2022 with only one year off, served as Board President, Vice President and Secretary. He also served on Collection, Finance, Design Review and Policy committees.

Pool, Splashpad Repairs Complete for Spring

By the time this newsletter reaches you, the McDowell Mountain Community Center pool will have a new deck and the Recreation Center splashpad will be back in operation. For both projects, the Homeowners Association had to spend considerable time investigating economical solutions. In the case of the Community Center pool, the HOA learned that the concrete deck was reaching the end of its lifespan because the rocks and gravel underneath were beginning to show through as the deck was reworked every few years. The new solution, called Kooflex decking system, gets around that problem by implementing a durable coating that can adhere to the remaining concrete. The solution cost \$61,581.00, far less than tearing out and installing all new concrete. In the case of the Splashpad, rebuilding the system would have required the HOA getting new, more restric-

(Spotlight: Continued on page 13)



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Wine With Friends

Left and below left: Although this was early in the evening, Wine With Friends drew a large crowd.

Below: Yvette Lucas won a gift basket raffled off by Christine's Team.



(Spotlight: Continued from page 12)

tive permits from the City, but again some research led to more conventional repairs to the system. Fortunately, both are now done before the truly busy season begins to kick in.

HOA Updates Window Rules

The MMR Homeowners Association approved to end the requirement that window frames be inset into the stucco and instead encourage that method as the best solution for replacing window frames. While "other types of installation methods may be considered, the flange and framing combined shall

not exceed three (3) inches in width," under the new rules. The motion carried 8-1 with Lucinda Stoneberger opposing.

Garage Door Rules Updated

The HOA also unanimously approved a requirement that the total glass on garage doors should not exceed 25% of the surface area.

Brighter Holidays Requested

Eight-year-old Weston Kosak from Sonoran Estates had a statement and a question for the McDowell Mountain Ranch Homeowners Association: "It's very dark around MMR

during the holidays; Can we make it brighter?" MMR General Manager Chris Richardson didn't miss a beat, agreeing with Weston — we hope we have his first name spelled correctly — that it is dark around The Ranch during the holidays and promised to look into ways the community could appear more festive during the holiday season.

Chris explained that the community was short a maintenance person for the 2021 holiday season, resulting in fewer lights being set up than in previous years. Chris also explained that Trovas spent \$3,700 of its own money and as a result had the best community holiday lights.



GH Residences at Cavasson would add 400 multifamily units to North Scottsdale if approved.

(Continued from page 1)

124 acres at the northeast corner of Bell Road and the Loop 101 Freeway for \$125 million. The Arizona State Land Department must be pretty happy that the winners will be paying well above the \$58.5 million minimum bid. At the moment, we know nothing about MREG 101 Bell, so we don't know if it's planning offices, a shopping center or mixed-use project similar to Cavasson at the Loop 101 Freeway and Hayden Road. Depending on the project, traffic patterns might significantly impact the Arizona Department of Transportation plans to widen the Loop 101 Freeway from Princess Drive to Shea Boulevard. (Details have yet to be announced.)

2 New Cavasson Projects OK'd

The City of Scottsdale has been in the process of approving two new projects at Cavasson, the large complex under development at the northwest corner of Hayden Road and the Loop 101 Freeway.

GH Residences at Cavasson calls for a 400-unit multifamily project that would abut the south side of E. Legacy Boulevard and total 507,000 square feet on nearly 21 acres. The project calls for a recreation/fitness center and the buildings won't exceed 45 feet in height.

The adjacent project calls for an upscale, 327-unit residential healthcare facility that would consist of three buildings, one of which would be four-stories tall or 54 feet, on a roughly 11-acre site. The 520,000-square-foot Vi at Cavasson would offer 97 specialized care beds and 230 independent living care beds.

- GH Residences at Cavasson: bit.ly/3HkjJTK
- Vi at Cavasson: bit.ly/3JZd5nx

Victorium Sold for \$8.9 Million

While only the ownership is changing for the Victorium — the sports facility located in the

DC Ranch Corporate Center — we think the sale of the facility for \$8.9 million to a firm called North Scottsdale Sports Complex Holdings, reveals the interest in sports properties along the Bell Road corridor. The Victorium, soccer fields at Bell Road and 94th Street, and Ice Den constitute a solid band of sports facilities. Interestingly, the new Sacramento, California area owners of the 30,038-square-foot Victorium will be leasing it back to the current operators. Go to this URL to read more: bit.ly/3Cat281

Camelot to Build 3 Projects

Scottsdale-based Camelot Homes has purchased three properties, including one that has been working through the City of Scottsdale's approval process. Legacy at D.C. Ranch is a 3.13-acre project that was supported by the Development Review Board, 6-0, and passed on consent by the City Council. Located between E. Union Hills Drive and E. Legacy Boulevard, plans call for homes ranging from 2,000- to 3,600-square feet on lots that are at least 5,000-square feet in size. The Camelot Homes project calls for combining the flows of two washes into a single larger one while leaving a third unchanged.

Camelot also recently purchased land for a 12-home project on 8.5 acres for a community to be called Aura near the Basis Scottsdale charter school at 128th Street and Shea Boulevard. Camelot also purchased 4.7 acres on the northeast corner of 74th Street and Valley View Road for eight homes. Construction on all three projects is expected to begin in the fourth quarter.

Auction Near Hayden & 101

Another large group of properties along the Loop 101 Freeway may be auctioned off on

(Continued on page 15)



LOOKING BACK...

Just Five Years Ago*

March 2017 — Camelot Homes announced that its proposed 15-home subdivision, which is now adjacent McDowell Mountain Ranch, would be called Lane's End. ... Plans were revealed for the 27-unit condo complex called Graythorn just west of Thompson Peak Parkway along MMR Road. ... A 76-acre parcel at the northeast corner of Loop 101 and Bell Road — the same parcel that is up for sale this month — was about to go for auction, but no buyers materialized.

Only 10 Years Ago*

March 2012 — Plans for the Desert Discovery Center approached completion, but the project committee wanted to wait until the economy improved before moving forward. ... The annual Homeowner's Association meeting revealed a healthy community.

About 15 Years Ago*

March 2007 — This was the first year that Phoenix Open traffic had a huge impact on Thompson Peak Parkway. ... WestWorld completed an agreement to keep the Arabian Horse Show for 10 more years. ... Scottsdale Unified School District had doubts that it could obtain funding for a sixth high school where the Copper Ridge schools are located. ... Construction of the Windgate Crossing Shopping Center was expected to begin.

Holy, Cow 20 Years Ago*

March 2002 — Opposition to the planned Aquatic Center grew after a planning meeting was postponed. ... MMR HOA President ShaRon Rea suggested that a bridge under Thompson Peak Parkway might provide access to the Aquatic Center, thus reducing traffic on McDowell Mountain Ranch Road. ... DHL leased 100,000 square feet of a building at the north-west corner of Bell & Pima Roads.

*As reported in this newsletter.



The Arizona State Land Department plans to auction a nearly 87-acre group of properties south and west of the Loop 101 and North Hayden Road.

(Continued from page 14)

April 13th, according to the Arizona State Land Department. One of the parcels is home to the annual Celebration of Art event tents. The parcels, which are along the southwest corner of Hayden Road and the Loop 101 Freeway, total about 86.6 acres

and are expected to sell for at least \$61.8 million. The properties, which are just north of the new Mark Taylor apartments, are part of the Crossroads East development area, but we don't know what potential buyers might have in mind for the property.



Building Elevations: We

You can find a flyer at this URL: bit.ly/3twSKzF

112 Condos Planned

Chicago developer Belgravia Group plans to develop 112 luxury condominiums spread across nine buildings at the Loop 101 Freeway and Scottsdale Road. The project is part of Portico that will eventually grow to include 2.8 million square feet of retail and office space, 2,000 residential units and 400 hotel rooms. One-bedroom units will start at \$540,000 while a four-bedroom unit will begin at \$1.4 million. Sales are expected to begin in spring at the Kierland One office building in Phoenix. bit.ly/3vn2Aq1

Sports Book Project Planned

TPC Scottsdale seeks a permit to open a 12,000-square-foot sports book, bottom left image, where gamblers can wager on sports competitions, in time for the 2023 Superbowl, which comes to Glendale in 2023. The facility, which would be the first and only of its kind in Scottsdale, would be located on a 3.2-acre parcel on the southeast corner of Hayden and Bell roads, according to the Scottsdale Progress. Most Arizona Sportsbooks are at tribal Indian gaming centers. If approved, Scottsdale will receive a 2 percent cut of the sportsbook revenues and economist Elliot Pollack of Elliott D. Pollack and Company claims that the venue will raise \$724,000 annually in tax revenues for the city. bit.ly/3sqAuZm

At left: TPC hopes to win a permit to open a 12,000-square-foot sports book facility at Hayden and Bell roads in time for the 2023 Superbowl.

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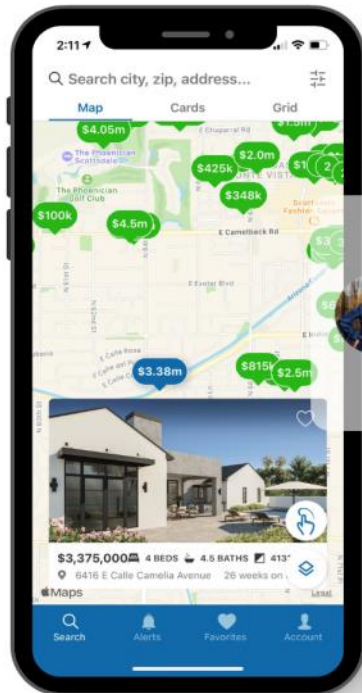
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The new monthly Farmer's Market in the Community Center Parking lot seems to be a big hit with McDowell Mountain Ranch residents, both human and canine. See story, Page 5.

March-April 2022



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