

McDowell Mountain Ranch

Real Estate News



MAY-JUNE 2022 | VOL. XXV, NO 3

Pancake Breakfast Buoys MMR



Hundreds of McDowell Mountain Ranch residents attended this year's Pancake Breakfast and Easter Egg Hunt.

Story, more photos on Page 13.



Spotlight on the Community

Club Proposes Expansion of Pickleball Courts

The burgeoning McDowell Mountain Ranch Pickleball Club made a request at the April Homeowners Association to take over the remaining tennis court at the Community Center. The club, which boasts around 230 members and has had nearly 70 members join since the year began, relies on six permanent courts and sometimes uses mobile nets on the remaining tennis court at the Community Center. Two of the permanent courts were added during the remodeling of The Ranch's two parks a few years ago followed by converting one of the tennis courts into perma-

(Spotlight: Continued on Page 15)

Golf Club Noise Still Impacting MMR Residents

Despite promises from the City of Scottsdale and Arcis, the new operators of the McDowell Mountain Golf Club, residents are still being blasted with weekend-event noise. The City of Scottsdale owns the golf course.

Residents Paul McLaughlin and Dennis Blair have tried everything they can think of to persuade the city to clamp down on event speakers improperly placed on the Club's lawn and ballroom doors being left propped open during weddings and other events. The two, as well as other residents, have shared recordings with the city and police as well as emailed Scottsdale officials and the City Council.

"If you listen very carefully you will hear the DJ, after being informed that the music was

(Noise: Continued on Page 15)



SUSD Votes to Add Budget Override to Jan. 8 Elections

The Scottsdale Unified School District has announced that it will place a funding override measure on the Nov. 8th ballot. The override, which allows local districts to raise up to 10% additional dollars over state funding, would provide between \$13.5 million to \$14.5 million each year to the district's budget for seven years. The current override election provides \$8.5 million in additional annual funding but is set to expire in June 2024.

If approved, SUSD proposes directing the override to fund a 180% increase for playground equipment and outdoor facilities and a 124% increase in athletic equipment spending. Fine arts would see an 80% jump in funding, while curriculum spending would increase by 75%. Library funding would jump 67%, and technology spending would increase 66%.

Under the override, Scottsdale residents who own a home at the assessed value of \$498,108 would pay \$4.05 more a month, and residents who own a home valued at \$996,215 would pay \$8.09 more a month.

Arizona school districts often launch override elections two to three years before previous ones expire in case they fail. Go to this URL for more information: sUSD.org/Page/5358

Current and proposed District Additional Assistance Override Categories include:

CATEGORY	CURRENT	PROPOSED	INCREASE	% of INCREASE
Technology Laptop refreshes, classroom modifications for Interactive Flat Panels, document cameras, software licenses	\$ 4,900,000	\$ 8,150,000	\$ 3,250,000	66%
Curriculum STEAM resources, science kit replenishment, Software assessments, math and reading resources, virtual/augmented reality resources	\$ 1,400,000	\$ 2,450,000	\$ 1,050,000	75%
Furniture, Fixtures, and Equipment Student desks, chairs, filing cabinets, recess equipment	\$ 800,000	\$ 960,000	\$ 160,000	20%
Fine Arts Musical instruments, choral risers, lighting, seating, curtains, sound systems	\$ 500,000	\$ 900,000	\$ 400,000	80%
Playground/Facilities Playground equipment, shade structures, outdoor learning centers	\$ 350,000	\$ 980,000	\$ 630,000	180%
Library Student tables, learning areas, reading materials, innovation rooms	\$ 300,000	\$ 500,000	\$ 200,000	67%
Athletics Athletic equipment, uniforms, scoring equipment, e-sports equipment	\$ 250,000	\$ 560,000	\$ 310,000	124%
TOTAL	\$ 8,500,000	\$ 14,500,000	\$ 6,000,000	71%

Table courtesy of Scottsdale Unified School District.

Scottsdale BASIS Is 4th Best

While we know that various high school rankings can be controversial, we still think it's a useful barometer when it comes to getting an idea as to how our local schools are doing. Whether you like or dislike the charter school system, it's difficult to ignore the long-term success of BASIS Scottsdale that placed fourth in Arizona and 29th nationally in the

2022 U.S. News & World Report high school rankings. The school also ranked as the third best national STEM school in the annual rankings. BASIS had a 73.2% diversity ranking with nearly 60% of its students Asian and just over 6% Hispanic. The school's proficiency levels were well beyond state averages in both mathematics and reading.

Desert Mountain High School, which has a

22.2% minority enrollment, was the next best Scottsdale school, placing 26th in the state and 1,608th nationally. Scottsdale Preparatory Academy, which has a 29.7% minority enrollment, placed 36th in the state and 2,045th in the nation. Chaparral placed fourth in Scottsdale and 37th in the state. Here is U.S. News & World Report story link: bit.ly/3LDv30h; Go here for Scottsdale results: bit.ly/3FbJia3



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Dog Park Plans Move Forward

Based on the huge Facebook response to this post about the Scottsdale City Council approving \$490,750 to develop plans for a nearby dog park, we decided to make it the first item. The proposed facility will be within Thompson Peak Park at the southwest corner of Thompson Peak Parkway and Hayden Road and is expected to include a lighted sports court, trails, restroom and playground structure. Turfed dog cells will total about 3.5 acres and will include lighting over the field and parking. The project was approved by Scottsdale voters in the 2019 bond election. The contract, which you can see by following the link, will go to the design firm Environmental Planning Group: bit.ly/376hVWg

Scottsdale to Widen Pima Road

The Scottsdale City Council approved spending \$1.45 million to begin the design process of widening Pima Road to four lanes roughly between Happy Valley Road to slightly north of Jomax Road. At a separate meeting, the City Council also approved spending \$1.3 million for the widening of Pima Road between Dynamite Boulevard and Las Piedras Road. Construction is expected to take place in 2023. The Maricopa Association of Governments may help pay for some of the project.

Tip for Celebrating 4th of July

Although the City of Scottsdale hadn't completed plans for its Fourth of July Celebration at WestWorld before we went to print, you can check for the details at this URL probably by the time you receive this newsletter in mid-May or soon after: scottsdale4th.com

Silverleaf Getting New Towers

If you were wondering, as we were, what those cranes have been doing in DC Ranch, it turns out that a total of eight towers had been approved way back in 2017 but construction on Phase 2 began only recently. Called Icon at Silverleaf, the project calls for the four-story buildings to total 72 living units, which is much reduced from the 213 originally approved a few years earlier. Phase 2 calls for buildings 4 and 5, though it's possible the building schedule changed somewhat since the original plan was posted, which you can find at this URL: bit.ly/377vEiD

Best Mexican Food at Fairmont

AZ Big Media's readers ranked La Hacienda at the Fairmont Scottsdale Princess as the best Mexican restaurant in Arizona for 2022. Here is part of the description for the restaurant: "Popular choices include varieties of guacamole, ceviche, lobster tacos, filet de parilla, churros, flaming coffees and 240 se-



Here is an artist's rendition of what the proposed Sports Book will look like.

Review Board Approves Sports Book Plan

The Scottsdale Development Review Board unanimously approved plans at its April 21st meeting to build a 12,815-square-foot Sports Book clubhouse and restaurant for the Tournament Players Club at the southeast corner of Bell Road and N. Greenway-Hayden Loop. The Sportsbook, which will include a wagering floor, would be the only one allowed in the City of Scottsdale under Arizona's sports wagering law. The project, which would take the place of a parking lot commonly used as a staging site for the annual Waste Management Phoenix Open Golf Tournament, also calls for a 7,400-square-foot patio on the 3.2-acre site. The Scottsdale City Council has already ap-

proved a Conditional Use Permit for the project, 6-1, though a final vote on the building plans will still be needed. Councilwoman Kathy Littlefield opposed the project because of potential disruption to neighboring communities and the risk to children at the city-managed soccer fields across Bell Road. If built, the project could add up to \$2.8 million in annual tax revenue for the city, Maricopa County and the state of Arizona.

The Scottsdale Progress has a story at this URL: bit.ly/3KABiAD

The city report is here: bit.ly/3F6CnyZ

Here's a video of project: bit.ly/3KPfG3L

lections of tequila presented by a certified tequila expert. The atmosphere is as inviting as the food, with rustic architecture warmed by beehive fireplaces and outdoor fire pits." Macayo's Mexican Kitchen placed sixth while Toca Madera placed eighth. You can find the rankings here: bit.ly/3vyLvt8

CrackerJax Sold but Not Gone

While you may have heard that CrackerJax has been sold to billionaire George Kurtz, that's not exactly right. As the 30-year-old CrackerJax website explains, Kurtz purchased the 28 acres that the venue sits on, but CrackerJax, which features mini golf, go-karts, driving range and batting cages, will continue operating under its new landlord. Kurtz, who founded and is CEO of the cybersecurity firm CrowdStrike, purchased the land for \$55.5 million from Herberger Enterprises, according to the Phoenix Business

Journal. Kurtz says he envisions a mixed-use campus directly across the street from Kierland Commons that would "attract top innovators, technology entrepreneurs, knowledge workers, and venture capitalists to accelerate Scottsdale's growing technology cluster." Follow this link for the Business Journal story: bit.ly/3KD8QOC

(Continued on Page 5)

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(Continued from Page 4)

Preserve Trailheads Honored

McDowell Sonoran Preserve's Fraesfield and Granite Mountain trailheads, which were dedicated in 2019, were recognized at the 40th Annual Environmental Excellence Awards put on by Arizona Forward. The trailheads were the winner in the National Environment Preservation and the Buildings, Structures, and Landscape Design categories. From the contest press release: "The Fraesfield and Granite Mountain Trailheads ... were disturbed trailhead sites in need of restoration. Two complementary yet contrasting designs highlight the unique characteristics of each respective site. The trail-



Fraesfield and Granite Mountain Trailheads

The Fraesfield and Granite Mountain Trailheads, part of Scottsdale's McDowell Sonoran Preserve, were disturbed trailhead sites in need of restoration. The project restored the natural habitat while expanding and facilitating access into the McDowell Sonoran Preserve, allowing the natural environment to guide the design of sustainable amenities that provide refuge, shade and shelter. The eco-friendly trailheads utilize desert-appropriate materials and limit their environmental impact while blending into the surrounding landscape. Each strives to leave a positive impact on the environment while educating the public about sustainability and preservation through interpretive signage.

City of Scottsdale, SmithGroup

heads restored the natural habitat while expanding and facilitating access into the McDowell Sonoran Preserve, allowing the natural environment to guide the design of sustainable amenities that provide refuge, shade, and shelter."

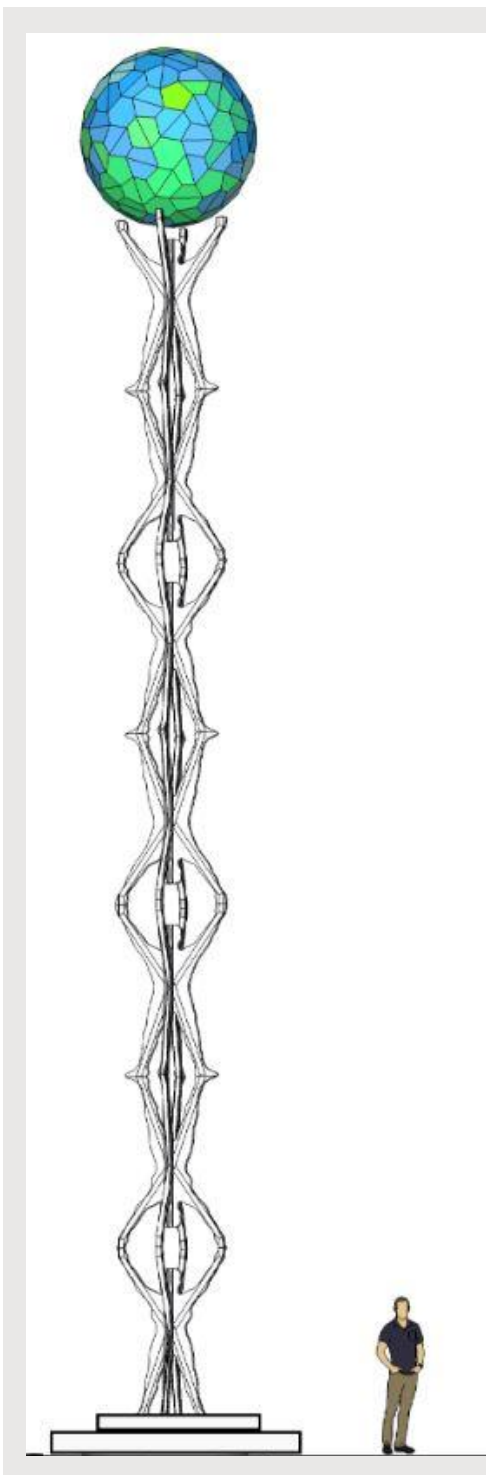
Finalists from Scottsdale in other categories included Granite Reef Watershed, Traceries by Scottsdale Arts, and SkySong's Arizona State University's Innovation Center.

Press release: bit.ly/3vzAHe8

Finalists: bit.ly/39qoRud

2022 Bulk Waste Schedule

Our bulk brush and garbage pickup region changed to Area 2 in 2022 and generally will happen in the first or second week of the month. As in previous years, homeowners



New Soho Art Installation Wins an OK

The Scottsdale Development Review Board approved a plan for a new public art installation titled "Global Unity," which would be up to 60 feet tall, to be installed at the Soho townhome and condominium development in the McDowell Mountain Business Park. "The sculpture, Global Unity, depicts people supporting each other with the earth balanced on top," according to Soho's filing with the city. "The figures will be fabricated out of stainless steel and the round globe will be made of form-colored translucent resin panels. The sculpture will be lit externally from the bottom and inside the globe at the top."

Global Unity was designed by Scottsdale artist Jeff Zischke, who designs art for public and private spaces according to his website: jeffzischke.com/public-art. Jeff also designed "Impulsion," the iconic \$470,000 horse sculpture that was unveiled at West-World in 2014. Soho also made news with Lego-inspired sculptures when it launched its first phase around 2015.



Left: Artist rendition of Global Unity.

Above: Proposed location of Global Unity installation if approved.

are expected to separate green waste from other trash by at least three feet. Piles should not exceed 10 feet by 6 feet and should not be taller 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 be put out only the weekend before bulk pickup. Pickup dates in the McDowell Mountain Ranch area begin as listed, but it may take up to five days for Scottsdale crews to pick up the

waste:

- June 6th
- July 11th
- Aug. 8th
- Sept. 12th
- Oct. 10th
- Nov. 7th
- Dec. 12th

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

Scottsdale Adopts Transit Plan, 6-1

The Scottsdale City Council approved, 6-1, a Transportation Action Plan that recommends adding trolley service between Arabian Library and Desert Mountain High School. Although expansion of services is being recommended, previous proposals north of Frank Lloyd Wright Boulevard have failed to materialize, usually for budgetary reasons.

The transit plan also calls for changing McDowell Mountain Ranch Road between Thompson Peak Parkway and 105th Street from Minor Arterial to a Minor Collector. The upshot? More roadway would be available for bike lanes. Other area roads will also be impacted by this change, including 92nd Street between Raintree and Frank Lloyd Wright Boulevard and Raintree Drive between Thompson Peak Parkway and Frank Lloyd Wright Boulevard.

The Transportation Plan calls for widening a number of roads or adding bridges. Here are some of the nearest projects:

- Legacy Boulevard Bridge: Build second bridge over the Reata Pass Wash.
- Build new Miller Road from Princess Drive to Legacy Boulevard.
- Widen Happy Valley Road between Scottsdale and Pima roads.

The transit plan also calls for reducing the total number of planned trail miles outside the McDowell Sonoran Preserve. The reduction of the planned 188 miles to 140 miles is needed because of terrain issues and difficulties over connecting some of the trails. Lack of easements and unnecessary trail redundancies are other reasons the city wants to scale back some of the trail mileage. Here is URL for the plan: scottsdaleaz.gov/Asset88404.aspx



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REAL ESTATE PULLOUT SECTION

The House Whisperer

New Writers; Same Service

By Christine Espinoza and Brett Levy

For the past 25 years, Helene Cass has kept us up to date on the McDowell Mountain Ranch and Scottsdale real estate scene. During those years, Helene, with the help of her husband, Peter, has guided us through the exciting years of The Ranch's creation and evolution, then helped us navigate the Great Recession and finally the incredible boom that followed. By now, MMR's residents probably know what a huge service both of the Realtors have provided by supporting community events and the creation of this newsletter.

With Helene's retirement, Christine and Brett have decided to keep the House Whisperer roughly the same, but co-authored by us both, which explains the new byline above. Think of Christine as the expert on real estate and Brett as a long-time journalist helping coalesce our thoughts on MMR's unique market. We realize our writing voice is a bit different, but we hope to provide you with the same insightful guidance you've come to rely on.

Deciphering Today's Markets

By now we're sure you've received calls, postcards, emails and even knocks at the door by someone asking if you are interested in selling at this very minute or even last week. That may seem like evidence that the housing market is doing great, which it is, but let's take a deeper look.

All those requests to sell your house are driven by two things: a shortage of inventory coupled with huge demand. Before the Covid-19 pandemic struck, it was normal for about 60 homes to be up for sale at any given moment, but these days only about five to 15 houses are listed as "Active" at any one time. In all fairness, this incredible shortage of inventory is a bit

misleading because more homes were sold in 2021 than the past six years. If you're shaking your head in confusion, we understand. Basically, homes are selling so fast — many for cash — the inventory always appears low. This means that as long as that demand persists, inflation and higher interest rates don't matter as much as you might expect.

Impact of Rising Interest Rates

Of course higher interest rates, which are ranging from 4.75% to 5.125% for 30-year loans (see box at right), are already beginning to impact demand, but just a little. While rates are a bit higher than they have been in recent years, they are still historically low. We should note that the Federal Reserve Board increased rates the same day we were writing this, so those numbers at right may already be out of date a bit. In fact, the Federal Reserve Board is expected to continue raising interest rates in the near future because of continuing inflation pressures. The good news for sellers: Home price jumps are staying well ahead of inflation.

"The stronger the seller market, the more homes will appreciate above the rate of inflation," Tina Tamboer, senior housing analyst with the Cromford Report, told us. "Inflation

MORTGAGE INTEREST RATES

Conforming* Loans

30 Year.....5.125%
20 Year5.00%
15 Year.....4.50%
7 Year ARM.....3.99%
10 Year ARM.....4.25%

Jumbo* Loans

30 Year.....4.75%
15 Year3.125%
5 Year ARM.....4.125%
7 Year ARM.....4.125%
10 Year ARM....4.25%

Rates effective 4/25/2022

Fees vary by lender

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

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is 8.5% currently and the appreciation rate for homes is about 25%." (As you will see in a moment, they're almost 29% in MMR.)

(Continued on Page 9)

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Sales in McDowell Mountain Ranch.....



Arizona Vintage
10414 E Star Of The Desert
3BR/2BA 1,347 SF

Beautiful Remodel w/ Hardwood Floors, Stainless Appliances, Tiered Backyard & 2C Garage!

\$750,000



The Summit
16447 N 106th Way
3BR/2BA 1,855 SF

Popular Split Floor Plan w/Mtn Views, Fireplace & Stainless Appliances! New HVAC & 3C Garage!

\$900,000



Mirador
11056 E Acoma Dr
3BR/2.5BA 3,108 SF

Immaculate Great Room Plan, w/ Mountain & City Light Views! Gas Fireplace, Resort Backyard & 3CG!

\$1,475,000



Cimarron Hills
10859 E Karen Dr
4BR/3BA 3,461 SF

Spectacular City & Mountain Views, Chefs Kitchen, Hardwood Floors & Resort Style Backyard!

\$2,105,000

Coming Soon & Rentals in McDowell Mountain Ranch.....



The Preserve
10251 E Mallow Circle
4BR/3BA 2,132 SF

Remodeled, Private Cul-De-Sac Lot w/ Mountain Views. Wood Plank Floors, Quartz Counters & 2C Gar!

\$950,000



The Preserve
15215 N 104th Place
3BR/2BA 1,222 SF

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

\$2,900



The Preserve
10363 E Texas Sage Lane
3BR/2BA 1,1702 SF

Beautifully Maintained Furnished Rental w/ Sparkling Pool, Mountain Views, Backs to Wash and 2C Gar!

\$3,000



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Our Out of Area Transactions.....



Retreat
9057 E Captain Dreyfus Ave
3BR/2BA 1,440 SF

Popular Great Room Floorplan w/ Granite Counters, Sparkling Pool, Built-In BBQ, and 2 Car Garage!

\$639,500



Mountain Gate North
24017 N 22nd Way
4BR/2BA 1,626 SF

Beautiful Updated Kitchen w/ Spacious Open Floor Plan. Sparkling Pool, Backs to Desert and 2C Gar!

\$660,000



Windgate Ranch
9995 E Ridgerunner Dr
4BR+DEN/3.5BA 3,984 SF

Guard Gated, Exquisite Remodel, Open Floorplan, Gourmet Kitchen, Resort Style Backyard & 3C Gar!

\$2,650,000



Buyer Needs



Couple from Michigan who own a 2 bedroom in the Cachet townhomes wants to spend more time in Scottsdale and wants more space. They're looking for a 3 bedroom condo, upper level only, with a 2 car garage. They are cash buyers and flexible with closing and move dates. (They are open to allowing the seller to stay in the property after closing.)



This Canadian family with 2 young children would like to purchase a 2nd home in MMR to be closer to family. Their #1 criteria are MOUNTAIN VIEWS!! 3+ bedrooms, 2300+ square feet, and a pool are a must. (The home can be in original condition as they are open to remodeling.) Price range is up to \$2.5 million, maybe more if the home is completely remodeled. They are cash buyers and flexible on closing/move-in dates.



Seattle couple with 2 small children are looking to move back to AZ and live full time in MMR, closer to family. They would like a home with at least 3000+ SF, 3 Bedrooms + Den (minimum), 3+ car garage, pool, and yard space for the children. They are not opposed to cosmetic remodeling. Trovas, 100 Hills, and Cimarron Hills are their top choices, but they are open to other parts of MMR. They are flexible with closing/moving dates. Price range up to \$2 million.



This local couple with 2 small children have outgrown their home and want a larger property. They must have at least 2500 SQFT, full bedrooms PLUS at least ONE office, but TWO office spaces would be ideal as they both work from home. The yard must have room for a play area for the children and a pool. Price up to \$1.6 million. They are flexible w/ moving dates as they own and will rent once they move into a new property.

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, now is the perfect opportunity to take advantage of the current marketplace.

We are working with numerous buyers in McDowell Mountain Ranch who 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. All four buyers are well qualified, and we will make you a great deal!

(Continued from Page 7)

"Purchasing a home is considered a hedge against inflation as it stabilizes your monthly cost," she told us.

Home Prices Still Climbing

The increase in home prices has been quite remarkable, both for McDowell Mountain Ranch and the Phoenix metro area. Based on our most recent numbers, which you can see in the chart on Page 10, MMR home prices have risen 28.99% over four months to an average price of \$1.2 million. For now,

the Phoenix metro area and Arizona continue to see high demand, pushing median homes in the metro Phoenix area up 28.5% from March 2021 to March 2022, according to a RE/MAX report.

Clues From the Rental Market

We see the rental market as a leading indicator as to when the market might change. Although it has become more expensive to purchase a house, rents have actually dropped, just a bit, according to the Multiple Listing Service. At the same time, rental

inventory has been tight, selling out quickly because of strong demand. If rental prices were to experience a more precipitous decline coupled with increasing vacancies, take that as a hint that the overall market is beginning to soften.

Should You Sell Now?

Several MMR residents we talked to had this question: Should we sell now and take our profits out before the market falls or are we taking too big a risk of never being able

(Continued on Page 10)



(Continued from Page 9)

to get back into the market if prices continue to surge? Well, for now, we don't see a slowing of sales or downward price pressures even though interest rates have gone up. Aside from the risk that prices may continue to climb, consider tax implications of capital gains. Because other markets have also been tight, be sure to check them out before selling your home in MMR.

On the other hand, selling your house may become more challenging if the market starts to favor buyers. If you have a property with a lot of deferred maintenance and wish to avoid buyers who expect you to replace the roof, pool and water heater, then selling sooner might make sense. After all, it's rare for a market to continue favoring sellers over buyers for an unlimited length of time.

A Last Big Picture Thought

While the Great Recession seemingly hit overnight, there had actually been clear warning signs that something was wrong, such as inexplicably high prices that were underscored by heavy personal debt, bad mortgage practices and second mortgages. This time around, the warning signs are not yet screaming, so we highly recommend that you stay up to date on the changing real estate landscape.

How Christine's Team Can Help

If you do feel it's time to sell in this hot market, you may be wondering why does it matter who you list your home with if the result will ultimately be the same? We understand the logic, but it couldn't be further from the truth. Our marketing and negotiating strategies result in significantly higher sale prices for our customers. Bonus: We limit the amount of stress and disruption you will experience.

We work with our clients to prepare the property for sale using the best stagers and photographers. We also strategically plan the timing of when the property goes on the market. In this market, we typically need only two days of actively showing the home to prospective buyers and agents to generate offers, and we allow enough time for buyers to see listings online.

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 12/31/2021

We prep prospective buyer agents on how to write their offers to best suit our sellers' needs. We have a strategy and plan for every detail of our listings, and our listings are constantly setting record prices in McDowell Mountain Ranch.

Every property and seller are unique, so we tailor our marketing strategies to fit the needs of our clients.

Our Buyers Are Ready to Go

Sometimes the inconvenience and cost of prepping the home for sale or the thought of having 50 to 100 people traipsing through the home you live in can be overwhelming. There may be deferred maintenance or obvious repairs that you haven't had a chance to fix but worry will put off a potential buyer. This is a legitimate concern but one that shouldn't hold anyone back from selling. And don't leave money on the table by selling to an "I-Buyer" who will turn around and sell your house but take all the profit. (The "I" stand for "Instant.") We can help you sell to a REAL buyer — many have been looking

for a property for months or even years — and you can put the profit in your pocket. Most of our buyers are flexible on timing to move in and have no issue taking on a home in need of repair.

Do you need time after your home closes to find another place to live? We can negotiate a post possession on your behalf to allow you to remain in your home for several months after closing at no cost to you. To see what we mean, take a look at "Buyer Needs" on Page 9.

In addition to our LONG personal buyers list, we network with all the top agents who work in Scottsdale and have buyers WANTING to live in McDowell Mountain Ranch. We can sell your home with NO MLS, NO PHOTOS, NO REPAIRS and arrange private showings at YOUR convenience to ONLY pre-vetted, qualified buyers. We can help you sell in private, with no hassle at a great price. If you're interested in hearing more, call Christine at 602-989-7492 for a private, no-obligation consultation.

Sales By Community (January-April 2022)

Community	# Sold	Avg Price	Avg SF	DOM	\$/SF	% Change
Cimarron Hills	8	\$1,496,250	3072	13	\$488.00	31.94%
Discovery Canyon	6	\$881,750	1987	12	\$453.00	38.11%
The Overlook	5	\$840,200	1949	15	\$432.00	25.55%
Trovas	5	\$1,507,000	3223	30	\$469.00	21.07%
Cimarron Ridge	5	\$1,696,000	3439	17	\$489.00	24.95%
Arizona Vintage	4	\$723,750	1622	31	\$461.00	39.37%
Sunrise Point	4	\$901,250	2060	4	\$438.00	17.91%
100 Hills	4	\$2,991,250	4445	13	\$647.00	48.27%
Cachet	3	\$555,667	1421	20	\$391.00	24.66%
Panorama Point	3	\$730,833	1776	22	\$414.00	24.82%
The Preserve	3	\$828,333	2132	34	\$389.00	18.20%
The Summit	3	\$916,333	2140	46	\$434.00	15.47%
Sonoran Fairways	3	\$995,000	2622	13	\$394.00	16.81%
Arizona Highlands	3	\$1,019,333	2300	21	\$443.00	30.58%
Montecito	3	\$1,201,667	2795	4	\$429.00	29.74%
Sienna Canyon	3	\$1,653,783	3612	39	\$473.00	34.37%
The Ridge	2	\$643,000	1891	20	\$340.00	-0.54%
Sunset Point	2	\$895,000	2589	53	\$352.00	8.66%
Desert Cliffs	2	\$1,265,000	2925	15	\$426.00	22.78%
Vermillion Cliffs	2	\$1,490,000	3024	40	\$490.00	38.41%
Castle Chase	1	\$677,000	1489	21	\$454.67	10.52%
Discovery Trails	1	\$720,000	1700	16	\$423.53	20.49%
Eagle Ridge	1	\$875,000	2084	42	\$419.87	27.84%
Armonico	1	\$1,375,000	2413	0	\$569.83	76.12%
Sonoran Estates	1	\$2,950,000	4342	6	\$679.41	62.95%
Mirador	No Properties sold to date.				\$0.00	0.00%
The Ranch	78	\$1,215,735	2581	21	\$456.67	28.99%

RESALE ACTIVITY AT THE RANCH

HOMES CURRENTLY FOR SALE

Address	Subdivision	Model	Price	Sq ft	Br	Gar	Pool
10381 E Penstamin Dr	Discovery Trails	Sabino	\$674,999	1622	3	2	N
10831 E Autumn Sage Dr	Castle Chase	Carlisle	\$768,000	1489	3	2	Y
10846 E Salt Bush Dr	Castle Chase	Windsor	\$825,000	1936	3	2	Y
<u>10251 E Mallow Ci</u>	<u>The Preserve</u>	<u>Brisas</u>	<u>\$950,000</u>	<u>2132</u>	<u>4</u>	<u>2</u>	<u>Y</u>
16559 N 103rd Wy	Eagle Ridge	#3375	\$1,350,000	3462	5	3	N
11474 E Beck Ln	Cimarron Ridge	Frontera	\$1,395,000	2697	3	2	Y
10478 E Sheena Dr	Sonoran Fairways	Palo Verde	\$1,500,000	2294	3+Den	2	Y
10847 E Palm Ridge Dr	Sienna Canyon	La Palma	\$1,650,000	2936	4	3	Y
11134 E Beck Ln	Cimarron Hills	San Rafael	\$1,800,000	3408	4+Den	3	Y
11315 E Caribbean Ln	Cimarron Ridge	Montilla	\$1,970,900	3922	5+Den	3	Y
10983 E Bahia Dr	Trovas	Medici	\$2,150,000	4065	4+Den	3	Y
11475 E Paradise Ln	100 Hills	Custom	\$3,999,999	6782	5+Den	6	Y
16469 N 113th Wy	100 Hills	Cardona	\$5,395,000	4870	4+Den	3	Y

CLOSED SALES IN MARCH & APRIL

Address	Subdivision	Model	Price	Sq ft	Br	Ga	Pool
16420 N TPP #2086	Cachet	Heritage	\$520,000	1338	2	1	N
16420 N TPP #2120	Cachet	Heritage	\$527,000	1338	2	1	N
16420 N TPP #1109	Cachet	Legacy	\$620,000	1587	2	2	N
10706 E Autumn Sage Dr	Castle Chase	Carlisle	\$677,000	1489	3	2	N
16600 N TPP #1049	The Ridge	Legacy	\$696,000	1890	2+Den	2	N
10314 E Morning Star Dr	Panorama Point	Mariposa	\$717,500	1817	3+Den	2	N
10239 E Hillery Dr	Discovery Canyon	Sunrise	\$732,500	1481	3	2	N
15165 N 102nd Wy	Discovery Canyon	Sunrise	\$750,000	1481	3	2	N
11475 E Helm Dr	Sunrise Point	Sierra	\$750,000	2088	3	2	Y
<u>10414 E Star of Desert</u>	<u>Arizona Vintage</u>	<u>Merlot</u>	<u>\$750,000</u>	<u>1347</u>	<u>3</u>	<u>2</u>	<u>N</u>
10575 E Tierra Buena Ln	The Overlook	Mesquite	\$771,000	1972	4+Den	3	N
15692 N 104th St	Panorama Point	Mariposa	\$775,000	1963	4	2	N
10648 E Penstamin Dr	The Overlook	Primrose	\$780,000	1679	3	2	N
10473 E Acacia Dr	The Summit	Samoa	\$799,000	1854	2+Den	3	Y
11588 E Raintree Dr	Sunrise Point	Acacia	\$830,000	1886	2+Den	2	N
10219 E Le Marche Dr	Arizona Vintage	Chablis	\$840,000	2316	3+Den	3	N
10354 E Raintree Dr	The Preserve	Brisas	\$845,000	2132	4	2	Y
10262 E Jasmine Dr	Montecito	San Miguel	\$845,000	2212	3+Den	3	Y
15232 N 102nd St	Discovery Canyon	Skyview	\$850,000	2515	4+Den	2	Y
10282 E Karen Dr	Discovery Canyon	Skyview	\$878,000	2364	5	2	Y



**** CCBS** The Arizona Regional Multiple Listing System has created a new sub-status of "Active" called CCBS (Contract Contingent on Buyer Sale). Like the UCB status, CCBS indicates that there is an accepted contract on the property, but the sellers wish to obtain backup offers. However, it also explicitly indicates that the contract they have accepted is contingent on the buyer selling their current property.

NOTE: OUR STUFF - Although the listings and transactions shown in this publication involve a variety of organizations and agents, you'll note that all of our closed sales are printed in **BOLD BLUE TYPE** and **UNDERLINED**.

CLOSED SALES IN MARCH & APRIL

Address	Subdivision	Model	Price	Sq ft	Br	Ga	Pool
10680 E Penstamin Dr	The Overlook	Mesquite	\$900,000	2152	4	2	N
<u>16447 N 106th Wy</u>	<u>The Summit</u>	<u>Samoa</u>	<u>\$900,000</u>	<u>1855</u>	<u>3</u>	<u>3</u>	<u>Y</u>
11506 E Raintree Dr	Sunrise Point	Acacia	\$925,000	1886	3	2	N
10382 E Acoma Dr	Sunset Point	#3097	\$975,000	3064	5	3	Y
16339 N 105th Wy	Arizona Highlands		\$975,000	2024	3	3	Y
10418 E Meadowhill Dr	Sonoran Fairways	Palo Verde	\$985,000	2366	4	2	N
10673 E Blanche Dr	Cimarron Hills		\$1,100,000	2705	3	2	N
10625 E Blanche Dr	Cimarron Hills	Montoro	\$1,155,000	2598	3	2	Y
16013 N 111th Pl	100 Hills	Sevilla	\$1,205,000	2629	3+Den	2	N
10668 E Acacia Dr	Arizona Highlands	Catalina	\$1,225,000	2677	3+Den	3	N
11135 E Beck Ln	Cimarron Hills	Escalante	\$1,225,000	3375	4+Den	3	N
10931 E Lillian Ln	Trovas	Sorrento	\$1,230,000	2958	4	3	Y
10602 E Blanche Dr	Cimarron Hills		\$1,250,000	2823	3+Den	3	Y
10350 E Acacia Dr	Montecito	Presidio	\$1,350,000	3402	5+Loft	3	Y
10625 E Blanche Dr	Discovery Canyon	Sunrise	\$1,360,000	2598	3	2	Y
16527 N 108th St	Armonico	Tierra	\$1,375,000	2413	4	3	Y
10263 E Jasmine Dr	Montecito	Santa Barbara	\$1,410,000	2770	3+Den	3	Y
10972 E Bahia Dr	Trovas	Francesca	\$1,570,000	3603	4	3	Y
10904 E Karen Dr	Cimarron Hills	Andorra	\$1,590,000	3644	4+Den	4	Y
14928 N 107th Wy	Desert Cliffs	#6080	\$1,600,000	3498	5	3	Y
16620 N 111th St	Trovas	Alessi	\$1,675,000	2958	4+Den	3	Y
10738 E Greenway Rd	Cimarron Hills	Montoro	\$1,675,000	2598	3	2	Y
10875 E Mirasol Ci	Vermillion Cliffs	#912	\$1,705,000	3213	4+Loft	3	Y
10774 E Gelding Dr	Sienna Canyon	La Palma	\$1,761,000	2936	4	3	Y
11027 E Beck Ln	Cimarron Hills	Escalante	\$1,870,000	3375	4+Den	3	N
10771 E Redfield Rd	Sienna Canyon	Talavera	\$2,020,350	3801	5+Den	3	Y
<u>10859 E Karen Dr</u>	<u>Cimarron Hills</u>	<u>Patagonia</u>	<u>\$2,105,000</u>	<u>3461</u>	<u>4+Den</u>	<u>3</u>	<u>Y</u>
11621 E Winchcomb Dr	Sonoran Estates	Sabino	\$2,950,000	4342	6	3	Y
11573 E Mirasol Ci	100 Hills	Cardona	\$3,900,000	5093	4+Den	4	Y
11447 E Paradise Ln	100 Hills	Custom	\$4,135,000	6037	5+Den	4	Y

***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.

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BBB

RESALE ACTIVITY AT THE RANCH (CONTINUED)

PENDING, UCB * & CBBS** TRANSACTIONS

Address	Subdivision	Model	Price	Sq ft	Br	Gar	Pool
10381 E Penstamin Dr	Discovery Trails	Sabino	\$674,999	1622	3	2	N
10831 E Autumn Sage Dr	Castle Chase	Carlisle	\$768,000	1489	3	2	Y
10846 E Salt Bush Dr	Castle Chase	Windsor	\$825,000	1936	3	2	Y
16559 N 103rd Wy	Eagle Ridge	#3375	\$1,350,000	3462	5	3	N
11474 E Beck Ln	Cimarron Ridge	Frontera	\$1,395,000	2697	3	2	Y
10478 E Sheena Dr	Sonoran Fairways	Palo Verde	\$1,500,000	2294	3+Den	2	Y
10847 E Palm Ridge Dr	Sienna Canyon	La Palma	\$1,650,000	2936	4	3	Y
11134 E Beck Ln	Cimarron Hills	San Rafael	\$1,800,000	3408	4+Den	3	Y
11315 E Caribbean Ln	Cimarron Ridge	Montilla	\$1,970,900	3922	5+Den	3	Y
10983 E Bahia Dr	Trovas	Medici	\$2,150,000	4065	4+Den	3	Y
11475 E Paradise Ln	100 Hills	Custom	\$3,999,999	6782	5+Den	6	Y
16469 N 113th Wy	100 Hills	Cardona	\$5,395,000	4870	4+Den	3	Y



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CLOSED RENTALS IN MARCH & APRIL

Address	Subdivision	Model	Price	Sq ft	Br	Gar	Pool
10241 E Karen Dr	Discovery Canyon	Cholla	\$2,740	1093	2	2	N
<u>15215 N 104th Pl</u>	<u>The Preserve</u>	<u>Sontera</u>	<u>\$2,900</u>	<u>1222</u>	<u>3</u>	<u>2</u>	<u>N</u>
15833 N 102nd Pl	Arizona Vintage	Zinfandel	\$2,900	1604	3	2	N
<u>10363 E Texas Sage</u>	<u>The Preserve</u>	<u>Avalon</u>	<u>\$3,000</u>	<u>1702</u>	<u>3</u>	<u>2</u>	<u>Y</u>
15838 N 107th Pl	Castle Chase	Windsor	\$3,200	1936	3	2	N
10354 E Morning Star	Panorama Point	Primrose	\$3,495	1874	3	2	N
10384 E Rosemary Ln	Eagle Ridge	#3335	\$3,500	1998	3	2	Y
16420 N TPP #1043	Cachet	Monarch	\$3,700	1659	3	2	N
10426 E Conieson Rd	Sonoran Fairways	Cottonwood	\$3,950	2153	4	3	N
10811 E Greenway Rd	Cimarron Hills	La Jolla	\$3,999	2285	3+Den	2	N
11004 E Betony Dr	100 Hills	Montoro	\$4,000	2720	3	2	Y
16464 N 103rd Pl	Eagle Ridge	#3335	\$4,100	1998	3	2	Y
16406 N 106th Wy	Molokai	The Summit	\$4,500	2913	4+Den	2	N
10564 E Firewheel Dr	The Overlook	Ironwood	\$4,600	2667	4	3	Y
11108 E Wincomb Dr	Sienna Canyon	Catalina	\$5,200	2738	4	3	Y

AVAILABLE RENTALS

Address	Subdivision	Model	Price	Sq ft	Br	Gar	Pool
15692 N 104th St	Panorama Point	Mariposa	\$3,492	1963	4	2	N
10447 E Hillery Dr	The Preserve	Brisas	\$3,500	2132	4	2	N
15923 N 102nd Pl	Arizona Vintage	Bordeaux	\$4,000	1478	3	2	Y
11539 E Raintree Dr	Sunrise Point	Saguaro	\$4,500	1430	2	2	N
10249 E Pine Valley Rd	Discovery Canyon	Mountain View	\$4,500	2357	4	2	Y
11183 E Beck Ln	Cimarron Hills	Parada	\$4,700	2911	5	3	N
14524 N 106th Pl	Mirador	Serenio	\$5,200	3445	4+Den	3	N

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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Hundreds Attend Annual Pancake Breakfast

More than 200 McDowell Mountain Ranch residents signed up for this year's Pancake Breakfast while hundreds more children joined in the Easter Egg Hunt and other children-friendly events in April on the Community Center Great Lawn. Christine's Team raffled off an Easter Basket — See photo below for the winner — while children searched for hidden toy chicks and a golden egg for prizes. Besides a D.J., kids could get their faces painted, meet the Easter Bunny and create huge bubbles.



Samantha Wright won this year's Easter basket raffled off by Christine's Team.



This is an early artist's rendition of the proposed Axon Headquarters near McDowell Mountain Ranch.

Planned Axon Headquarters Wins Approval from Review Board

Scottsdale's Development Review Board gave its unanimous approval to Axon's plan to subdivide two parcels it bought in 2020 for its new headquarters near McDowell Mountain Ranch. The roughly 73-acre, triangular site is bounded by Hayden Road to the west, the Loop 101 Freeway to the north and E. Mayo Boulevard to the south. While more approvals will be needed before the project can go forward, the vote indicates that Axon's plan to build a headquarters that resembles a "Star Wars starship" is likely to win future approvals. Axon, formerly known as Taser International and founded in Scottsdale in 1993, expects to employ more than 1,000 workers at its new headquarters, which will be located near its current center. Here are the project plans: bit.ly/3MJV2TL

Large Bell Road Parcel Sold

The Scottsdale City Council most likely approved the sale of a 39-acre parcel at the northeast corner of Bell Road and 94th Street to Salt Lake City-based MG Real Estate Holding Company for \$42.7 million after the company was the only bidder at a March 16th auction. MG has developed luxury homes in the Silverleaf and DC Ranch communities but is still studying what it intends to do with its planned acquisition. The property is located on the eastern half of an 80-acre parcel that the city purchased for the purposes of WestWorld parking and the development of the recently opened Bell Road Sports Complex on the west side of 94th Street. The City Council was expected to approve the sale in May, but we were unable to get the result in time for our print deadline. More on the sale here: bit.ly/3vyTW7M

Banner Plans Nearby Hospital

Banner Health is planning to buy land for a new hospital and the proposed Vi at Cavasson residential health care facility on the northwest corner of the Loop 101 Freeway and Hayden Road, according to the Phoenix Business Journal. Banner Health would need to buy land via a yet-to-be-scheduled auction of 40 to 50 acres from the Arizona State Land Department. Up to 185 acres are available just east of the large Cavasson project.

Banner Health operates 30 hospitals, 50 urgent care centers and employs around 52,000 people. The roughly 11-acre Vi project calls for a four-story building plus several other buildings and villas. The project is expected to have 327 beds, a clubhouse, swimming pool, spa, golf simulator, snack bars and a billiards room, according to the Journal. Go here to learn more about the hospital proposal: bit.ly/3KBgPf0

Learn more about the senior living apartment project here: bit.ly/3OOT8mP

Property Sells for \$5.7 Million

A 10,739-square-foot office space on DC Ranch's Market Street sold for \$5.7 million to a Northern California company, quite an amazing dollar amount for a property that is so relatively small. In fact, the \$531 per square foot is one of the highest prices recorded in Arizona history, according to AZ Big Media. The property is currently leased to financial and real estate tenants. Go to this web page for more: bit.ly/3w4gJHq



LOOKING BACK...

Just Five Years Ago*

May 2017 — The McDowell Mountain Ranch Homeowners Association voted in favor of a plan to update the community's two parks after residents voted "yes" on the project. ... Lane's End, the only non-MMR project within The Ranch, was set to join our Homeowners Association but eventually backed out. ... Construction began on the Primrose School of North Scottsdale behind the CVS at Thompson Peak Parkway and Bell Road.

Only 10 Years Ago*

May 2012 — Plans to remodel the McDowell Mountain Golf Club's Mesquite Grille were released by new owner Phil Mickelson. ... Classic Cooking opened Test Kitchen in the Desert Canyon Center and Moda Forte Boutique and Salon opened in Windgate Crossing. ... Scottsdale decided against funding the proposed Desert Discovery Center.

About 15 Years Ago*

May 2007 — Circle K decided against building a store at Thompson Peak Parkway and Bell Road after facing stiff community opposition. ... The Arizona State Land Department failed to auction off a 124.7-acre property at the northeast corner of Bell and Pima roads. ... The Arizona Department of Transportation redesigned access to the Loop 101 Freeway.

Holy, Cow 20 Years Ago*

May 2002 — The Arizona State Land Department announced that it would be placing up for auction trust land that now contains the Gateway Trailhead. ... The portion of the Loop 101 between Princess Drive and Scottsdale Road formally opened to the public. ... Bashas' opened its doors in the McDowell Mountain Marketplace. ... Scottsdale announced plans to fast track 94th Street between Bell and Union Hills roads.

*As reported in this newsletter.

(Spotlight: Continued from Page 1)

nent pickleball courts.

Pickleball Team Manager Larry Balboni explained that the club often needs the extra tennis court to accommodate all the members, but the club has to break down the portable nets when unscheduled tennis players arrive to play.

Currently, the pickleball team cannot make reservations for the tennis court. Up to 70 players rotate on and off the courts during open play days. Larry estimates that up to 800 players hit the courts monthly. There are no plans to convert the two tennis courts at the Recreation Center.

The initial idea to create pickleball courts at the Community Center came from Helene and Peter Cass, the founders of this newsletter. Lines were originally drawn on the east tennis court in May 2016 and the sport immediately took off at MMR.

HOA Responds to Complaints

McDowell Mountain Ranch General Manager Chris Richardson said that his team will step up enforcement of improper outdoor lighting, such as string lights, and carts on walkways following homeowner complaints.

Rec Center Painting Approved

The McDowell Mountain Ranch Homeowners Association approved paying Ghaster Painting & Coatings \$10,750 to paint around the Recreation Center pool and ramadas, well below the budgeted \$15,000.

Turf Bill Doesn't Impact MMR

Although Arizona Gov. Doug Ducey signed into law a bill that would force homeowner

associations to allow the installation of artificial grass in back yards, it has little impact on McDowell Mountain Ranch because the water-saving practice is already allowed. Artificial turf still will not be allowed in front yards because natural turf is already prohibited. The drought-inspired bill was sponsored by Rep. John Kavanagh, who represents North Scottsdale and the MMR area. Go to this URL for more details: bit.ly/3KEZa64

Verizon Installs Fiber Lines

Verizon has been installing new fiber lines east of Thompson Peak Parkway along the southern shoulder of Bell Road to upgrade a cell tower at 108th Street. Although the road has been restricted, the city assures us the roadway itself won't be torn up again, as it was last year for another project.

\$1 Billion Project Planned

Scottsdale-based Optima Inc., which has built towers all along Scottsdale Road, plans to build a \$1 billion community at the southeast corner of Scottsdale Road and the Loop 101, according to the Phoenix Business Journal. The 1,500-unit, six-building project, currently called Optima McDowell Mountain Village, would be built on land mostly surrounded by the freeway, Scottsdale Road and Mayo Boulevard.

Because the project is still in the early planning phase, Optima is under contract to buy the 21.88-acre parcel. The project will also include 31,000 square feet of commercial space. You can find the Business Journal story here: bit.ly/3OT9z1m

(Noise: Continued from Page 1)

too loud, incite the crowd by announcing 'we got a call from the neighbors, they said we're partying too much' which receives the desired response, a loud cheer," Paul McLaughlin explains in an email and attached video sent to the Scottsdale City Council and Bill Murphy, the assistant city manager. "From that point until they were visited by the Scottsdale Police at around 10:30 p.m. the volume remained at a loud level."

Murphy responded by email: "The MMRGC staff did not receive a special event permit for this wedding from the city as we have done previously, and, through those permits we outlined our expectations regarding amplified sound. Recently, we became aware that some employee changes have occurred within their management team, but that doesn't relieve them of the processes we had agreed to follow to limit impacts like those that occurred last weekend to you and your neighbors.

"City staff is taking steps today to notify the Arcis management team here locally and communicate through their corporate office as well regarding the seasonal events for which we received complaints and the remedies that were requested and not followed."

In a separate email to this newsletter, Murphy added, "We are handling the Arcis conversation with focus on the contract language between the city and Arcis that is in place today." He promised to share more specifics with us and McDowell Mountain Ranch residents once the talks were done, but we did not hear back before our print deadline.

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McDowell Mountain Ranch

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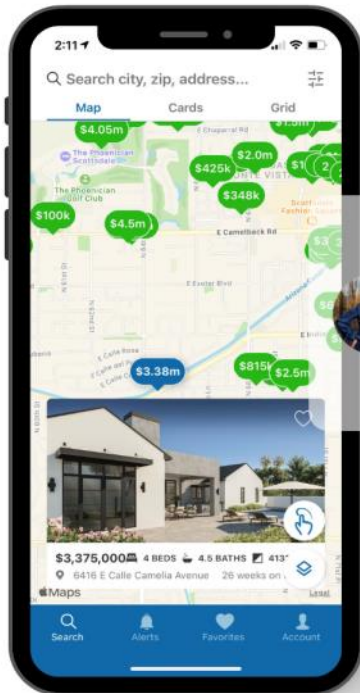
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McDowell Mountain Ranch Realtor Christine Espinoza sponsored the balloon animal booth as well as the Easter basket at this year's Pancake Breakfast and Easter Egg Hunt. Go to Page 13 to learn who won the basket.

May-June 2022



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