

McDowell Mountain Ranch

Real Estate News



JULY-AUGUST 2022 | VOL. XXV, NO 4

Luau Heats Up MMR



McDowell Mountain Ranch Residents participate in a luau on the Community Center Great Lawn. All 150 tickets for the event were sold out. View additional photos at this URL: bit.ly/3HLioY4

Spotlight on the Community

Residents, MMR Mull Pickleball Court Options

While most McDowell Mountain Ranch residents appear to support additional pickleball courts, at least several residents living in Overlook are not as thrilled because of noise that comes from the paddle-ball-based game. The noise level may increase more if the Homeowners Association decides to convert the remaining tennis court at the Community Center into four permanent pickleball courts.

"The noise is so loud, you can hear it in some rooms," said Maria Tutelman, a 26-year resident of Overlook. Tutelman expressed frustra-

(Spotlight: Continued on Page 13)

Special MMR Tax Expires on July 15

Starting July 15th, McDowell Mountain Ranch residents will be free of a special tax that homeowners have been paying since 1994. Residents who currently own a home with an assessed value of \$500,000 will no longer have to pay \$282.95 a year in property taxes while those who own a home valued at \$1 million will save \$565.90 a year.

Known as a Facilities Tax, residents have been paying off \$18.6 million in bonds that Scottsdale sold to help acquire and construct MMR's infrastructure, such as roadways and sewer lines. After July 15th, the bonds will be completely paid off. The Scottsdale City Council approved shutting down the Facilities District, 7-0, on June 7th. While MMR's tax has expired, DC Ranch's special tax was designed to continue indefinitely. Find more at this URL: scottsdaleaz.gov/Asset88833.aspx



Organizers Warn That Tour de Scottsdale May Not Return



Will the Tour de Scottsdale, which usually begins in DC Ranch and traverses McDowell Mountain Ranch every fall, ever return? Possibly not, according to a new post by event organizers. The McDowell Sonoran Conservancy, which sponsors the race as a fundraiser but has canceled the event since 2020 because of the Covid-19 pandemic, announced that the 2022 race also has been canceled, putting its long-term future in doubt.

"We understand that this may be a great disappointment to many riders who hoped that the in-person event would return this year," according to the event organizers. "We wholeheartedly appreciate your training and dedication to the Tour de Scottsdale, and our beneficiary — McDowell Sonoran Conservancy — over the past 18 years. Please continue to support the Conservancy by donating at mcdowellsonoran.org/donate or get involved in other ways." The 2018 Tour de Scottsdale was also canceled because of storm damage.

The posting was on the Tour's home page when we went to print: tourdescottsdale.net

Kids Paint Party Set for July 22

With the help of an art teacher, McDowell Mountain Ranch kids can create their own masterpiece. The McDowell Mountain Ranch Homeowners Association will be sponsoring its first Kids Paint Party from 11 a.m. to 1 p.m. Friday, July 22nd, at the Community

MMR Organizes Field Trip to Diamondbacks Game

MMR Outing August



**MMR Outing
Group Tickets for
Diamondback
Game
Friday, August 19th
6:40 pm**

Want to get together with your neighbors and friends? Watch a game in the A/C stadium? We have group discounted tickets for you! One of the best teams to watch, the **Diamondbacks**, battle it out against the **St. Louis Cardinals** on Friday night. We will have our very own section behind the **Dugout Reserve**.

Where: Chase Field, 401 E Jefferson St, Phoenix, AZ

Dugout Reserve Seats

Cost: \$58 each (checks only) due no later than Thursday, August 4th. **Please bring your check directly to the Lifestyle Director at the Community Center** in order to reserve your tickets for the game. No online registration is required. Tickets for this game are limited. Remember, all payments are due **no later** than August 4th.

*Parking is on your own. We can provide information on the parking options.

The McDowell Mountain Ranch Homeowners Association is planning an outing to a Diamondbacks game against the St. Louis Cardinals. Seats will be in the Dugout Reserve for the 6:40 p.m. game on Friday, Aug. 19th. Tickets will be \$58 each and must be delivered in-person by Aug. 4th to the Lifestyle Director at the Community Center. Parking will be up to attendees.

Center. Sandwiches and drinks will be supplied for the \$5 per child entrance fee. Parents are expected to remain with their children during the event.

Please register in advance for the Kids Paint Party here: conta.cc/3l4Ktcl

Kids Dance Party on July 29

When it's too hot outside, McDowell Mountain Ranch kids can cool off with ice cream

sundaes and a Glow in the Dark Dance Party complete with DJ at the Community Center. The event, sponsored by the Homeowners Association, is part of a series of children-focused events during the summer. The entrance fee is \$5 per child. Parents must remain with their children during the event, from 7 to 9 p.m. Friday, July 29th.

Please register in advance for Glow in the Dark Dance Party here: conta.cc/3nxGjk9

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Scottsdale Population Edges Up

With all the condo and apartment building going on in Scottsdale, you'd think we were a fast-growing city, but that is not the case. Scottsdale's population grew only 0.3 percent from July 2020 to July 2021, well below most Arizona cities. Even landlocked Tempe, which saw a 1.8% increase in population, was well ahead of Scottsdale. The fastest-growing cities were Queen Creek, 8.9%; Buckeye, 8.6%; and Casa Grande, 6.2%. Although Phoenix grew by only 0.8%, its much larger size means it saw the greatest overall population growth of 13,224 new residents compared with Scottsdale's 820 new residents and Tempe's 3,295. bit.ly/3QuX6lv

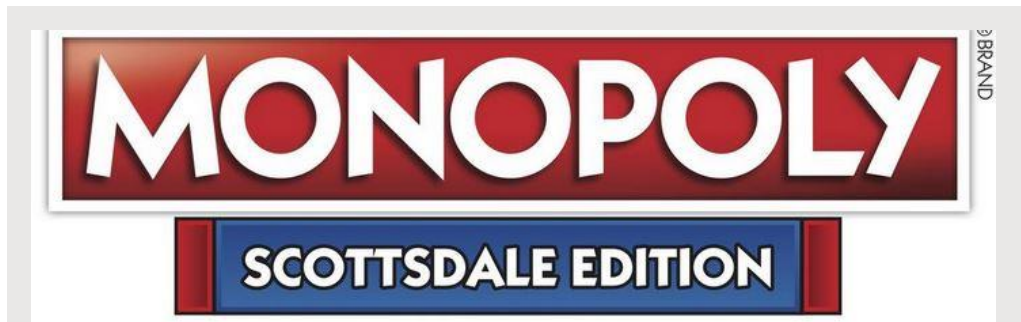
County/State Population Surges

There is a reason growth has so dominated the Phoenix area over the past decade, according to USAFacts. That's because Maricopa County has grown by 753,898 residents from 2010 to 2020 while Arizona's population grew by 15.8% from 6.4 million to 7.4 million. Maricopa County's growth rate was the highest in the United States while Cook County, Illinois, had the biggest decrease, losing 90,693 residents. Arizona saw a 1.8% population leap between 2018 and 2019, its biggest year of that decade. The state's demographics shifted slightly, becoming 4.1 percentage points less white, 2.2 percentage points more Hispanic/Latino and 0.8 percentage points more black. Arizona also saw its share of residents 65 and older go from 13.9% in 2010 to 18.5% in 2020. Read more at this URL: bit.ly/3xFLMdA

Sissoo Tree Fight Resumes

The DC Ranch Homeowners Association in Silverleaf's Arcadia Community apparently hasn't given up on its effort to remove 670 root-invasive Dalbergia Sissoo trees, according to AZ Family. The HOA is appealing the Scottsdale Development Review Board's 2021 rejection of a plan to remove the nearly 20-year-old trees. Because the builders of the 120 homes in Arcadia failed to install physical limits that could contain the Sissoos, the HOA is worried that its aggressive root structure might spread out as much as 200 feet from each tree. The trees are already damaging common area roads, sidewalks, utility lines, and even decorative walls, according to the HOA. To pull out the trees, existing asphalt will have to be pulled and replaced. Sissoo trees, which are native to India and also called North Indian Rosewood, are fast-growing deciduous trees that can reach 60 feet tall.

Homeowners worry that removing and replacing the trees could cost millions of dollars in community-wide assessment fees while the



Here is an illustration of what the Monopoly: Scottsdale Edition might look like.

Firm Plans a Scottsdale Version of Monopoly

Forget Boardwalk and Park Place. The time has come for McDowell Mountain, Windgate and DC ranches to grace the Monopoly board. Well, that's our proposal for the anticipated "Monopoly: Scottsdale Edition" recently announced by Top Trumps USA Inc., the company that creates city versions of the iconic game. (We think the game should be called Scottsopoly.)

Other possible properties for the game might be Discount Tire or P.F. Chang's China Bistro, because those two companies

are headquartered here, according to the Phoenix Business Journal, but what happens if they relocate? One thing is for sure, the McDowell Sonoran Preserve isn't going anywhere and most definitely should be a part of the game, which will keep only these original squares: Go, Free Parking, Jail and Go to Jail. Don't like any of these ideas? No problem, just email your ideas to: scottsdale@toptrumps.com.

You can find an article at this URL: bit.ly/3y1etD4



HOA Plans to Hold Bingo Events at MMR

Speaking of games, the City of Scottsdale has approved the McDowell Mountain Ranch Homeowners Association's application for a residents-only bingo license. The HOA planned to hold its first Kids Bingo from 11 a.m. to 1 p.m. July 15th at the Community Center, though it's possible this newsletter won't arrive in time for you to attend. If by luck the newsletter arrives a bit early, you can go to this URL to sign your kids up for the event: conta.cc/3brVpoE

Bingo for adults has been tentatively scheduled for Thursdays evenings, but it is unclear when the first one will be held.

Left: Image courtesy of Tatiana Azatskaya via Pexels.

cost of repairing damage caused by the existing trees' roots would be far less. "If you have to spend \$80,000 on street repairs every 20 years, instead of spending \$4 million to replace the trees now, not to mention all the things we will lose, it seems to be a much smarter investment," DC Ranch resident Tom LaPorte told AZ Family. "You're going to remove the shade, which means grass will need more water. The houses are not going to have shade anymore, so your

electric bills are going up, so the carbon footprint is going to increase. Removing trees is exactly contrary to what the city wants to achieve."

In response to AZ Family, the HOA released this statement: "The Association has an appeal of the Development Review Board decision regarding its Street Tree Replacement Project that is pending a future review

(Continued on Page 5)

(Continued from Page 4)



by the Scottsdale City Council. Experts have advised the Association that the trees must be replaced to avoid damage to homes and property." The original proposal called for replacing the Sissoo trees with Chinese Elms, which also are known to have invasive roots that can invade sewage lines as well as crack or lift pavement.

Here is the URL for an AZ Family story and video: <https://bit.ly/3nsT53C>

Scottsdale Is Doing Pretty Well

Scottsdale is the most economically recovered city in the nation from the Covid-19 pandemic primarily because it has one of the lowest unemployment rates, according to Wallet Hub. In fact, Scottsdale's unemployment rate is now 1.9% after it fell 47.4% from March 2020 to March 2022. Scottsdale wasn't the only Arizona city to do well; eight of the 10 top improved cities were from Arizona with Tempe and Gilbert in the No. 2 and No. 3 spots. Phoenix was No. 10.

Summer Yard Games Available Coming June 1st to the Community Center

The Community Center is happy to provide a few yard games for residents to check out and enjoy this summer. Equipment for bocce ball, croquet, cornhole, ladder golf, basketball, or soccer will be available. We encourage both kids and adults to take advantage of this opportunity to enjoy the outdoors.

Please read and abide by all rules when checking out the games so we can ensure that residents of the community can enjoy this amenity for years to come.

When: Starting Wednesday, June 1st

Where: Inside the Community Center right outside Lifestyle Director's office

How long: Each resident can check out the equipment for a maximum of 2hrs.

Please Note: Equipment is available only when the Community Center is open and the Lifestyle Director is present.

Details and more information to come in the next Newsletter.



MMR Lets Residents Check Out Yard Games

The McDowell Mountain Ranch Homeowners Association has begun letting residents check out a variety of yard games for up to two hours at a time. Residents can pick up equipment for bocce ball, croquet, cornhole, ladder golf, basketball and soccer from Kelly Glaspy's Lifestyle Director's office in the Community Center when she is available.

The Wallet Hub report can be found at this URL: bit.ly/3ywCa6G

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 are expected to separate green waste from other trash by at least 3 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:

- Aug. 8th
- Sept. 12th
- Oct. 10th
- Nov. 7th
- Dec. 12th
- Find the full map at this URL: bit.ly/3y4tLXE

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Scottsdale, Arizona Primaries Info

The 2022 midterm elections are in full swing, but because space is at a premium in this newsletter, we can provide only name, party and website for the races that impact McDowell Mountain Ranch.

The primary will be held on Aug. 2nd, and the General Election will be on Nov. 8th. Residents who did not register by July 5th cannot vote in the primary.

Early ballots are expected to start arriving on July 6th, which is before you will receive this newsletter.

While Arizonans can still vote in advance, this year Maricopa County residents can vote at ANY Vote Center. To find a center near you, or to see the entire list, go to this URL: bit.ly/3y4Ajpm

Residents can also go to this web page to see if you are Ballot Ready: bit.ly/39L3AvL

City Council Race (3 seats)

- Pamela Carter — pamelacarter.com
- Barry Graham — barrygrahamresidentsfirst.com
- Daniel Ishac — danfordscottsdale.com
- Kathy Littlefield (Incumbent) — kathylittlefield.com
- Tim Stratton — strattonfordscottsdale.com
- Solange Whitehead (Incumbent) — solangefordscottsdale.com
- Raoul Zubia — zubiafordscottsdale.com

Legislative District 3 — House (2 seats)

Note that McDowell Mountain Ranch is now in a new district.

- Ernest Anderson (R) — ballotpedia.org/Ernest_Anderson (No site.)
- Nicole Cantelme (R) — votenicolecantelme.com/meet_nicole
- Joseph Chaplik (Incumbent) (R) — josephchaplik.com
- Alexander Kolodin (R) — alexforaz.com

Legislative District 3 — Senate (1 seat)

Note that McDowell Mountain Ranch is now in a new district.

- Jan Dubauskas (R) — janforaz.com
- John Kavanagh (Currently in the House) (R) — electkavanagh.com
- Thomas Dugger (Unopposed) (D) — thomasduggerforsenate.com

Congressional District 1

Note that McDowell Mountain Ranch is now in a new district.

Republicans

- Josh Barnett (R) — barnettforaz.com
- Elijah Norton (R) — nortonforarizona.com
- David Schweikert (Incumbent) (R) — davidschweikert.com

Democrats

- Jevin Hodge (D) — jevinhodge.com
- Adam Metzendorf (D) — metzendorfforcongress.com
- Ginger Torres (D) — gingerforarizona.com

Note: Michelle Ugenti-Rita, a Republican who has represented McDowell Mountain Ranch residents and North Scottsdale in the Arizona House and state Senate, is running for Secretary of state.

AZ School Funding Is Worst in U.S.

When voters look at the Nov. 8th ballot and wonder if they should approve the Scottsdale Unified School District override question, they should keep in mind that Arizona recently ranked last in K-12 education funding, according to an AZ Big Media story on a Census Bureau report. The Census found that while Arizona allocated \$8,785 per pupil in 2020, which placed it in third-to-last place nationally, the actual amount spent on instruction was only \$4,801 per pupil, the lowest in the nation. How could Arizona still be at the bottom considering the giant Red for Ed protests in 2018? Well, the 17.3% increase in pupil funding between 2015 and 2020 was still below the national average increase of 18.5%.

The Scottsdale override ballot measure would ensure that the district can fund a 180% increase for playground equipment and outdoor facilities and a 124% increase in athletic spending. Fine arts would see an 80% increase in funding while curriculum spending would increase by 75%. Library funding would increase 67% and technology spending would increase 66%. Without the approval, the district would eventually have to cut programs once the current override measure expires in 2024. bit.ly/3OqBFzT

Correction

In the May newsletter in an article about the Scottsdale Unified School District override, we inadvertently posted an incorrect election date. It should have read Nov. 8th.



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What the Heck Is Going on?

By Christine Espinoza and Brett Levy

One of the most difficult things about Publishing this newsletter every two months is how much the market can change during that time. In fact, our collective stomachs dropped the very day we sent the May newsletter to the printers because that's when mortgage interest rates were raised 0.5 points. The Federal Reserve Board raised rates again by 0.75 points on June 15th and will probably do so again at its end-of-July meeting.

That probably has you, as well as most of America, wondering what is happening to the housing market: "Is the boom over? Is the market crashing or correcting?"

First, we need to take into account what has already happened: Home sales, fueled by historically low interest rates over the last two years just as millennials reached peak home buying years, have been record breaking. These are just two forces that have triggered a major home supply shortage. The other factors? Too few homes were constructed since the Great Recession while recent labor and supply chain shortages put a serious damper on new home construction. During the Covid-19 Pandemic sellers stayed put in their current homes, further suppressing inventory. The combination of all these factors led to record-high demand and record-low supply that were not going to be sustainable over the long term.

Where Things Stand Now

Although the Federal Reserve Board has raised interest rates by only 1.5 points, the rate homebuyers pay has risen nearly 3 points over the last six months and is likely to continue rising. With inflation reaching a 40-year high, the stock market dipping into Bear territory and the war in Ukraine breeding uncertainty, it should not be all

that surprising that buyers have become increasingly cautious at best and financially handcuffed at worst. The good news is that our once frenzied market is actually returning to a more normal one.

"Even in weaker sellers' markets, excellent properties (that are) well priced receive multiple offers and sell over asking price," says Tina Tambour at the Cromford Report. "The difference is that they typically only make up about 15% of sales with a median of \$3,000 over asking. So far closings in June show 51% closing over the asking price with a median of \$15,000 over. So, the market isn't back to normal yet, but it's rapidly moving in that direction."

The real estate market in Arizona typically slows down over the summer, especially in Scottsdale, as "snowbirds" fly home and full-time residents escape the heat. Families also travel out of state while school is out. Coupled with all the economic hits we mentioned, the slowdown has been quite rapid. As supply continues to sharply rise, certain sales measures are expected to start changing rapidly. We are already seeing more price reductions, increased days on the market, and fewer homes selling over list price. However, we have yet to see any significant price decreases in closed sales. Although it's too

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20 Year5.875%

15 Year.....5.125%

7 Year ARM.....4.75%

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15 Year4.625%

7 Year ARM.....4.5%

10 Year ARM....4.625%

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

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soon to tell, sales prices may begin dropping beyond the normal dip that often occurs during the summer months here.

(Continued on Page 9)

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Montecito
10294 E Jasmine Dr
4BR/2.5BA 2,770 SF

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Cimarron Ridge
11380 E Autumn Sage Dr
3BR/2.5BA + DEN 2,788SF

Beautiful Mountain Views, 12 Ft Ceilings, Granite Counters, BBQ, Pool, Spa, & a Gas Fire Pit, 3CG!

\$1,398,888



One Hundred Hills
11045 E Cosmos Cir
3BR/2.5BA 3,103 SF

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

\$2,250,000

MMR Continued.....



Cimarron Hills
11134 E Beck Ln
4BR/3BA + Den 2,400 SF

Guard Gated, w/ Gorgeous Mountain Views, Sparkling Pool & Spa, Remodeled Kitchen & 3C Garage!

\$2,105,000



One Hundred Hills
15929 N 111th Way
3BR/2.5BA 2,400 SF

Guard Gated, w/ Gorgeous Mountain Views, Sparkling Pool & Spa, Remodeled Kitchen & 2C Garage!

\$1,299,900



Trovas
16760 N 109th Way
3BR/3.5BA 3,222 SF

Fully Furnished Executive Rental, Completely Remodeled, Master Split Floor plan w/ Sparkling Pool!

\$7,500



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

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\$7,000

Our Out of Area Transactions.....



Retreat
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3BR/2BA 1,440 SF

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\$680,000



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Buyer Needs



This couple with two small children just moved here from Seattle and are ready to buy. Their No. 1 neighborhood of choice is McDowell Mountain Ranch. They must have 4 bedrooms (or 3 bedrooms plus an office) as they will be working from home. One story preferably, at least 2,800 SF, 3 car garage, pool and room in the back yard for a play area. They would like to move in their new home within the next few months, are pre-approved and looking up to \$1.7 million.



Empty-nesters from Michigan already own a 2-bedroom condo in Cachet in McDowell Mountain as a second home. They are now looking for a larger condo in CACHET only, and it must have 3 bedrooms, upstairs unit with a 2-car garage. They are cash buyers and very flexible on closing/moving date and price.



This young professional has grown up in the area, has family living here and would like a single family home in McDowell Mountain Ranch. 3 Bedrooms with least 1,500 SF, no pool and move-in ready. (A property with newer roof and/or HVAC unit would be ideal.) Closing date is flexible, pre-approved and looking to spend up to \$900K.



OFF-MARKET LISTINGS: We have several clients who are willing to sell but currently do not want their property marketed to the public for various reasons. If you've been unable to find the perfect property, call me to see if one of our "off-market" properties fits the criteria of what you're looking for OR to be listed in our "Buyer Needs" section of this newsletter.

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

Want to Be Our Pocket Listing?

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)

Can Buyers Rejoice Yet?

This may be the moment buyers have been waiting for — there has been a surge of new listings coming up at every price point over \$400,000, pushing supply up 113% over the same time last year. With more homes on the market, buyers now have more room to negotiate with sellers for the first time in two years. More specifically, we are seeing fewer appraisal waivers, inspection contingencies are remaining in place and buyers have more breathing room when it comes to

scheduling showings and making offers. Although these are all conditions favoring buyers, they must also contend with higher interest rates and potentially higher monthly payments. Buyers are now either readjusting their desired price points, revising plans regarding budget expenditures, or entertaining alternative financing options such as adjustable rate mortgages. Some buyers have become more picky in their home choices while others have decided to remain on the sidelines, but waiting increases the risk that rates may climb too high, especially if home prices don't fall.

What Should Sellers Do?

When a homeowner is thinking of selling, they usually ask, "When is the best time to sell?" This depends on a few things, such as the condition of the economy, the time of year, interest rates, and supply vs. demand. Typically, the best time of year (season) to sell in the desert is in the winter/spring, particularly between January and May. Summer is usually the slowest time of year for home sales here.

Raising interest rates, economic unrest and
(Continued on Page 10)



(Continued from Page 9)

concerns regarding the global economy are not leaning in sellers' favor, but the most important factor of all is supply and demand... and supply is still **LOW!** We still have less than half of our normal supply in McDowell Mountain Ranch. In a normal market, The Ranch usually has 60 properties active on the MLS, but by the end of June there were only 27 active homes. Still, supply is increasing and demand is decreasing, all signs that our long-term sellers' market may be coming to a rapid conclusion.

Sellers must understand this market is NOT what it was in the spring, so please don't expect the same selling experience a departing neighbor may have had a few months earlier. This is a time when overpricing your property and/or failing to properly prepare your home for sale will cost you. In most cases, it will take longer to receive offers and buyers are less likely to waive appraisal and inspection contingencies. We're heading back to real estate transactions and negotiations with a more balanced push and pull between buyers and sellers.

Rental Market Is Less Clear

Less is known about the rental market, because data comes from only the MLS. While it includes home and condo rentals, the MLS doesn't capture all of the region's rental properties. It's true that the median price of rental properties has increased over the last 12 months, but a 40% increase in new MLS listings since 2021 and a 26% jump in vacancies since Jan. 1st indicate growing inventory. It's also unclear how new rentals under construction in Scottsdale and the Valley will impact inventory and prices over the long term. Rents have not changed much over the last five months, although they seem to be stabilizing.

How We Can Help

If you would like to talk more specifically about your property or are thinking about buying in or outside McDowell Mountain Ranch, call Christine at 602-989-7492! We have many qualified buyers looking for homes in McDowell Mountain Ranch; call us to see if yours fits our buyers' needs.

THE KEY

SF = square feet

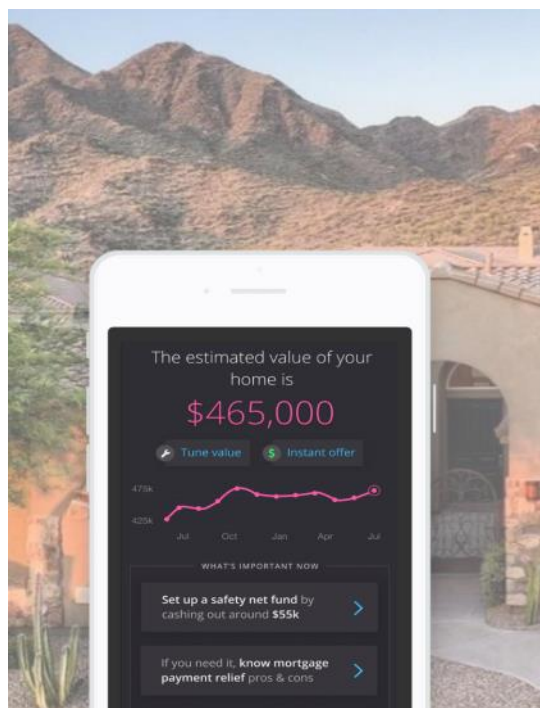
\$/SF = Average sales price per square foot


DOM = Days on Market

% Change = the change in the value per square foot since 12/31/2021

Sales By Community (January-June 2022)


Community	# Sold	Avg Price	Avg SF	DOM	\$/SF	% Change
Cimarron Hills	15	\$719,333	2946	16	\$494.00	33.56%
Discovery Canyon	8	\$851,938	1895	18	\$457.00	39.33%
Sonoran Fairways	7	\$1,150,000	2559	10	\$454.00	34.60%
Cachet	6	\$577,000	1458	24	\$395.00	25.94%
Castle Chase	6	\$786,333	1706	16	\$465.00	13.03%
Sunrise Point	6	\$899,167	2237	20	\$409.00	10.10%
Trovas	6	\$1,625,833	3363	29	\$482.00	24.43%
Cimarron Ridge	6	\$1,741,833	3519	20	\$491.00	25.46%
The Preserve	5	\$822,000	2046	27	\$402.00	22.15%
The Overlook	5	\$840,200	1949	15	\$432.00	25.55%
100 Hills	5	\$3,173,000	4609	11	\$665.00	52.40%
Arizona Vintage	4	\$723,750	1622	31	\$461.00	39.37%
Panorama Point	4	\$754,375	1801	23	\$421.00	26.93%
Sunrise Point	4	\$901,250	2060	4	\$438.00	17.91%
Arizona Highlands	4	\$982,000	2316	17	\$424.00	24.98%
Armonico	4	\$1,562,680	3022	2	\$518.00	60.10%
Sienna Canyon	4	\$1,740,338	3659	37	\$486.00	38.06%
The Ridge	3	\$670,333	1891	15	\$354.00	56.22%
The Summit	3	\$916,333	2140	46	\$434.00	15.47%
Montecito	3	\$1,201,667	2795	4	\$429.00	29.74%
Vermillion Cliffs	3	\$1,460,000	3099	33	\$470.00	32.76%
Discovery Trails	2	\$717,500	1661	23	\$432.00	22.89%
Sunset Point	2	\$895,000	2589	53	\$352.00	8.66%
Desert Cliffs	2	\$1,265,000	2925	15	\$426.00	22.78%
Eagle Ridge	1	\$875,000	2084	42	\$419.87	27.84%
Mirador	1	\$1,475,000	3108	35	\$474.58	30.99%
Sonoran Estates	1	\$2,616,667	4297	12	\$608.00	45.82%
The Ranch	116	\$1,236,197	2510	20	\$465.08	28.99%





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RESALE ACTIVITY AT THE RANCH

HOMES CURRENTLY FOR SALE

Address	Subdivision	Model	Price	Sq ft	Br	Gar	Pool
16600 N TPP #2021	The Ridge	Heritage	\$485,000	1334	2	1	N
16420 N TPP #2121	Cachet	Heritage	\$529,900	1338	2	1	N
16600 N TPP #1007	The Ridge	Monarch	\$690,000	1890	2+Den	2	N
16420 N TPP #1019	Cachet	Legacy	\$700,000	1640	2+Den	2	N
10439 E Morning Star Dr	Panorama Point	Ocotillo	\$789,995	2178	4+Den	2	N
10441 E Star of the Desert	Discovery Trails	Sierra	\$795,000	1700	3	2	Y
10377 E Star of the Desert	Arizona Vintage	Chablis	\$839,000	2316	3+Loft	2	N
15265 N 104th Wy	The Preserve	Brisas	\$850,000	2132	4	2	Y
10135 E Tierra Buena Ln	Arizona Vintage	Chablis	\$850,000	2316	3+Loft	2	Y
11448 E Helm Dr	Sunrise Point	Acacia	\$895,000	1886	3	2	N
10564 E Autumn Sage Dr	Castle Chase	Windsor	\$895,000	2235	3+Den	2	N
<u>10251 E Mallow Ci</u>	<u>The Preserve</u>	<u>Brisas</u>	<u>\$899,900</u>	<u>2132</u>	<u>4</u>	<u>2</u>	<u>Y</u>
10334 E Acoma Dr	Sunset Point	#3097	\$970,000	3064	4+Loft	3	N
*11592 E Raintree Dr	Sunrise Point	Palo Verde	\$979,000	1663	2+Den	2	N
11369 E Helm Dr	Sunrise Point	Sierra	\$995,000	2043	3	2	N
10575 E Betony Dr	Panorama Point	Ironwood	\$1,098,000	2711	5	3	N
10262 E Jasmine Dr	Montecito	San Miguel	\$1,200,000	2212	3+Den	3	Y
<u>10294 E Jasmine Dr</u>	<u>Montecito</u>	<u>Santa Barbara</u>	<u>\$1,247,800</u>	<u>2770</u>	<u>4+Den</u>	<u>3</u>	<u>Y</u>
16559 N 103rd Wy	Eagle Ridge	#3375	\$1,249,000	3462	5	3	N
<u>*15929 N 111th Wy</u>	<u>100 Hills</u>	<u>La Jolla</u>	<u>\$1,299,900</u>	<u>2400</u>	<u>3</u>	<u>2</u>	<u>Y</u>
11058 E Verbena Ln	Trovas	Alessi	\$1,425,000	2958	4	3	Y
10872 E Acacia Dr	Armonico	Montana	\$1,525,000	2994	4+Den	3	Y
10785 E Gelding Dr	Sienna Canyon	Talavera	\$1,550,000	3801	5+Den	3	Y
10819 E Butherus Dr	Desert Cliffs	#6060	\$1,800,000	2647	4	3	Y
16216 N 109th St	Trovas	Francesca	\$2,000,000	3604	4+Den	3	Y
11083 E Karen Dr	Cimarron Hills	Andorra	\$2,095,000	3642	4	4	Y
*16539 N 109th Wy	Trovas	Dante	\$2,395,000	3298	4	3	Y
11439 E Penstamin Dr	100 Hills	Malaga	\$3,950,000	5580	5+Den	3	Y
11475 E Paradise Ln	100 Hills	Custom	\$4,198,750	6782	5+Den	6	Y
11564 E Paradise Ln	100 Hills	Custom	\$4,750,000	6891	6+Den	4	Y

*Coming soon

CLOSED SALES IN MAY & JUNE

Address	Subdivision	Model	Price	Sq ft	Br	Ga	Pool
10849 E Salt Bush Dr	Castle Chase	Helmsley	\$816,000	1701	2+Den	2	N
10570 E Betony Dr	Panorama Point	Primrose	\$825,000	1874	3	2	N
10846 E Salt Bush Dr	Castle Chase	Windsor	\$835,000	1936	3	2	Y
10241 E Pine Valley Rd	Discovery Canyon	Sierra	\$850,000	1733	3	2	N
16344 N 105th Wy	Arizona Highlands	Santan	\$870,000	2361	4+Den	2	Y
10580 E Conieson Rd	Sonoran Fairways	Palo Verde	\$880,000	2294	4	2	Y
10404 E Meadowhill Dr	Sonoran Fairways	Mesquite	\$885,000	1994	4	2	N
10695 E Caribbean Ln	Cimarron Hills	Valencia	\$900,000	2369	3	2	N
10394 E Hillery Dr	The Preserve	Brisas	\$915,000	2132	4	2	Y
15348 N 106th Pl	Cimarron Hills	Frontera	\$1,300,000	2678	4	2	N
10834 E Greenway Rd	Cimarron Hills	Valencia	\$1,360,000	2371	2+Den	3	Y
11315 E Beck Ln	Cimarron Hills	Escalante	\$1,370,000	3375	4+Den	3	N
10975 E Greenway Rd	Cimarron Hills	Laredo	\$1,400,000	2788	4	3	Y
16597 N 109th Pl	Vermillion Cliffs	#932	\$1,400,000	3248	4	3	Y
16774 N 108th Wy	Armonico	Montana	\$1,425,718	2994	4	3	Y
10818 E Greenway Rd	Cimarron Hills	Montoro	\$1,445,000	2621	2+Den	3	Y
10478 E Sheena Dr	Sonoran Fairways	Palo Verde	\$1,450,000	2294	3+Den	2	Y
16335 N 108th Pl	Armonico	Santana	\$1,450,000	3084	4	3	Y
<u>11056 E Acoma Dr</u>	<u>Mirador</u>	<u>Solana</u>	<u>\$1,475,000</u>	<u>3108</u>	<u>3</u>	<u>3</u>	<u>Y</u>
10587 E Sheena Dr	Sonoran Fairways	Cholla	\$1,850,000	3466	4+Loft	3	Y
11315 E Caribbean Ln	Cimarron Ridge	Montilla	\$1,971,000	3922	5+Den	3	Y
16697 N 108th Wy	Armonico	Ladera	\$2,000,000	3596	5+Loft	3	Y
14131 N 109th St	Sienna Canyon	Talavera	\$2,000,000	3801	5+Den	3	Y
11134 E Beck Ln	Cimarron Hills	San Rafael	\$2,105,000	3408	4+Den	3	Y
10983 E Bahia Dr	Trovas	Medici	\$2,220,000	4065	4+Den	3	Y
14146 N 106th Wy	Sonoran Estates	Santana	\$2,300,000	4100	4+Den	3	Y
11645 E Winchcomb Dr	Sonoran Estates	Saguaro	\$2,600,000	4450	5+Den	3	Y
11397 E Betony Dr	100 Hills		\$3,900,000	5266	4+Den	3	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.

CLOSED SALES IN MAY & JUNE

Address	Subdivision	Model	Price	Sq ft	Br	Ga	Pool
16420 N TPP #2130	Cachet	Heritage	\$525,000	1338	2	1	N
16420 N TPP #2045	Cachet	Heritage	\$540,000	1338	2	1	N
10332 E Caribbean Ln	Discovery Canyon	Catalina	\$675,000	1504	3	2	N
10482 E Karen Dr	The Preserve	Avalon	\$710,000	1702	3	2	N
10381 E Penstamin Dr	Discovery Trails	Sabino	\$715,000	1622	3	2	N
16600 N TPP #1029	The Ridge	Legacy	\$725,000	1892	2+Den	2	N
16420 N TPP #2053	Cachet	Monarch	\$730,000	1810	3	1	N
15851 N 107th Pl	Castle Chase	Helmsley	\$785,000	1659	3	2	N
10698 E Autumn Sage Dr	Castle Chase	Windsor	\$800,000	1959	3	2	Y
10831 E Autumn Sage Dr	Castle Chase	Carlisle	\$805,000	1489	3	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**.

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BBB

RESALE ACTIVITY AT THE RANCH (CONTINUED)

PENDING, UCB * & CBBS** TRANSACTIONS

Address	Subdivision	Model	Price	Sq ft	Br	Gar	Pool
10340 E Star of the Desert	Arizona Vintage	Merlot	\$675,000	1347	3	2	N
10996 E Winchcomb Dr	Sienna Canyon	Borgata	\$1,049,900	2551	4	3	Y
10930 E Winchcomb Dr	Sienna Canyon	La Palma	\$1,175,000	2936	4	3	Y
<u>11380 E Autumn Sage</u>	<u>Cimarron Ridge</u>	<u>Laredo</u>	<u>\$1,398,888</u>	<u>2788</u>	<u>3+Den</u>	<u>3</u>	<u>Y</u>
10847 E Palm Ridge Dr	Sienna Canyon	La Palma	\$1,399,000	2936	4	3	Y
16604 N 108th St	Armonico	Montana	\$1,600,000	2994	4+Den	3	Y
11004 E Karen Dr	Cimarron Hills	Morena	\$1,625,000	3544	4	2	Y
10694 E Redfield Rd	Sonoran Estates	Saguaro	\$1,785,000	4037	4+Den	3	Y
16137 N 111th Wy	100 Hills	Palma	\$1,795,000	3103	3+Den	3	Y
11045 E Cosmos Ci	100 Hills	Palma	\$2,250,000	3103	3+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

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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CLOSED RENTALS IN MAY & JUNE

Address	Subdivision	Model	Price	Sq ft	Br	Gar	Pool
16420 N TPP #1029	Cachet	Legacy	\$2,200	1737	2+Den	2	N
15692 N 104th St	Panorama Point	Mariposa	\$3,300	1963	4	2	N
10617 E Meadowhill Dr	Sonoran Fairways	Cottonwood	\$3,300	2077	4	3	N
10523 E Salt Bush Dr	The Overlook	Primrose	\$3,500	1679	3	2	Y
10447 E Hillery Dr	The Preserve	Brisas	\$3,500	2132	4	2	N
10577 E Star of the	Discovery Trails	Palo Verde	\$3,875	2364	4+Den	3	N
11506 E Raintree Dr	Sunrise Point	Acacia	\$3,950	1886	3	2	N
15923 N 102nd Pl	Arizona Vintage	Bordeaux	\$4,000	1478	3	2	Y
11473 E Blanche Dr	Cimarron Hills	La Jolla	\$4,200	2293	3	2	N
10249 E Pine Valley Rd	Discovery Canyon	Mountain View	\$4,500	2357	4	2	Y
11183 E Beck Ln	Cimarron Hills	Parada	\$4,500	2911	5	3	N
10601 E Meadowhill Dr	Sonoran Fairways	Cottonwood	\$4,800	2077	3+Den	3	Y
10491 E Meadowhill Dr	Sonoran Fairways	Cholla	\$5,195	3466	5	3	Y
11481 E Blanche Dr	Cimarron Ridge		\$5,200	3090	4	2	N
14524 N 106th Pl	Mirador	Sereno	\$5,200	3445	4+Den	3	N
10639 E Bahia Dr	The Summit	Molokai	\$5,500	2682	4	3	Y
10853 E Verbena Ln	Armonico	Montana	\$5,900	2994	4	3	Y
<u>11056 E Acoma Dr</u>	<u>Mirador</u>	<u>Solana</u>	<u>\$7,000</u>	<u>3108</u>	<u>3</u>	<u>3</u>	<u>Y</u>

AVAILABLE RENTALS

Address	Subdivision	Model	Price	Sq ft	Br	Gar	Pool
15955 N 102nd Pl	Arizona Vintage	Chablis	\$3,500	2211	4	2	N
16596 N 105th Wy	Arizona Highlands	Camelback	\$3,875	2361	4+Den	2	N
10217 E Karen Dr	Discovery Canyon	Scenic	\$4,200	1837	4	2	N
11539 E Raintree Dr	Sunrise Point	Saguaro	\$4,500	1430	2	2	N
10357 E Texas Sage	The Preserve	Avalon	\$5,000	1702	3	2	Y
10527 E Betony Dr	Panorama Point	Ironwood	\$5,000	2800	5	3	Y
10456 E Raintree Dr	The Preserve	Avalon	\$5,300	1702	3	2	Y
16449 N 103rd Pl	Eagle Ridge	#3335	\$6,000	2000	3	2	Y
10604 E Tierra Buena	The Overlook	Mesquite	\$7,000	2152	5	2	Y
11285 E Helm Dr	Sunrise Point	Estrella	\$7,500	1863	3	2	N
10354 E Raintree Dr	The Preserve	Brisas	\$7,500	2132	4	2	Y
16760 N 109th Wy	Trovas	Caprino	\$7,500	3222	3	3	Y
10458 E Karen Dr	The Preserve	Brisas	\$8,000	2132	4	2	Y
16715 N 108th Wy	Armonico	Montana	\$12,000	3000	4+Den	3	Y

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(Spotlight: Continued from Page 1)

tion because she and some of her neighbors chose to live in MMR to experience the “tranquility of the desert.”

Another Overlook resident identifying himself only as John had harsh words for the HOA, complaining that from his bedroom he could hear game noise as well as voices from 7 a.m. to 10 p.m., the hours the courts are open.

A few of the residents at the board meeting expressed concern that non-MMR residents were sneaking onto the pickleball courts because there is a citywide shortage of them — see story below — but that couldn’t be verified. It was suggested that outsiders have not been following an MMR rule that sound-reducing “quiet” paddles must be used.

HOA Board President Robert Crandall explained that sound-mitigating options, such as screens, will be further researched. Other locations for additional courts, such as the Recreation Center’s basketball court, were discussed but verbally rejected by the board members.

Board members instructed HOA General Manager Chris Richardson to investigate sound mitigation while seeking bids for converting the existing tennis court at the Community Center. The rough estimate for the conversion was \$30,000.

Because there won’t be a meeting in July, the HOA Board won’t take the issue up again until the 6 p.m. Aug. 23rd meeting at the McDowell Center.

Scottsdale Lags in Building Pickleball Courts

While McDowell Mountain Ranch considers converting the remaining tennis court at the Community Center into four permanent pickleball courts, the City of Scottsdale has been wrestling with a shortage of space for meeting citywide demand for the growing sport, according to the Scottsdale Progress. Pickleball lovers made their dissatisfaction over wait times reaching 40 minutes at too few courts known during discussion events sponsored by the city’s Parks and Recreation Department, including one held at the McDowell Mountain Ranch Aquatic and Fitness Center. The City of Scottsdale has 24 public pickleball courts, all north of Shea Boulevard, while MMR has six dedicated courts and may add four more. (See story above.) Much of the land in south Scottsdale has been fully developed, leaving little room for new pickleball courts.

Residents at the Parks and Rec meeting pointed out that other cities, such as Queen Creek and Surprise, have plenty of outdoor courts to choose from while a private investor recently opened indoor courts in Chandler. Kevin J. Berk, who sold AZ on the Rocks near The Ranch, hopes to open a 50-court complex in Scottsdale, the Progress story added. bit.ly/3OmQAeo

Wandering Donkey Music Concerns HOAs

The Ridge and McDowell Mountain Ranch Homeowners Associations have been working with the owners of the Wandering Donkey in the Bashas’ Shopping Center to lessen the noise coming from two speakers installed over the outdoor patio. Last we heard the problem wasn’t resolved.

New State Law Overrides HOAs on Flag Flying

While recently signed HB2010 will override Arizona Homeowners Association rules on what flags can be flown, it will have a modest impact on McDowell Mountain Ranch residents, who will now be able to fly flags supporting first responders and law enforcement.

Overall, HB2010 will allow any Arizonan to fly flags supporting the military, first responders, law enforcement or the United States regardless of HOA rules.

Arizona House Representative John Kavanagh, who represents McDowell Mountain Ranch, proposed the bill after a constituent complained that their HOA wouldn’t let them fly a flag that honors first responders, according to 12 News. HB2010 doesn’t overrule HOAs on Pride, Black Lives Matter and similar flags, because Rep. Kavanagh said he was concerned that such a bill would have failed to garner enough votes.

Here are MMR’s current flag rules:

Flags on residential property shall be displayed in accordance with A.R.S. 33-1808.

Flags shall be flown in conformance with the Federal Flag Code. In addition, only the following flags may be displayed: The United States flag, the State flag of Arizona, POW/ MIA flag, the Gadsden flag, flags of the Arizona Indian Nations, and military service flags of the United States Army, Navy, Air Force, Marine Corps, and Coast Guard.

Pursuant to the Federal Flag Code, no flag shall be placed above the United States flag.

All poles and flags shall be maintained and appear in excellent condition according to the United States Flag Code, Title 36, U.S.C., Chapter 10.

A maximum of two (2) flags are permitted to be displayed at one time. A flagpole is defined to be a pole or staff of wood, aluminum, or metal, either attached to a Dwelling Unit or freestanding.

(Spotlight: Continued on Page 14)

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(Spotlight: Continued from Page 13)

No more than one (1) temporary seasonal flag, such as a holiday or sports team flag, may be displayed at any given time.

Flagpoles either attached to the Dwelling Unit or freestanding are not to exceed the height of the roof peak.

Flagpoles either attached to the Dwelling Unit or freestanding made of metal other than unfinished aluminum shall be painted to match the house colors.

Freestanding flagpoles shall meet the following additional guidelines:

Items located on the freestanding flagpole (including, but not limited to, metal fasteners, cleats, halyards, clips, and pulleys) shall not cause an unreasonable amount of noise, and shall be covered in a material suitable to the DRC, if necessary, to prevent such noise.

Freestanding flagpoles may be located no closer to the curb, neighboring properties, property lines, and Common Areas than the height of the flag pole.

The flag shall be removed at sunset in accordance with U.S. flag display guidelines, or shall be illuminated with a maximum of two (2), fifty (50)-lumen equivalent Landscape Area spot lights. Care should be taken to not point lights at neighboring properties or streets.

Find the rules at this URL: bit.ly/30azRLL

MMR Asked to Join Firewise

The Scottsdale Fire Department is encouraging McDowell Mountain Ranch to join the Firewise Program because the longstanding drought has greatly increased fire risk in not only our community but the McDowell Sonoran Preserve. The fire department is even pushing the city to make exceptions to its Natural Area Open Spaces rules by creating more space between nature and the community's block walls. Although the program could cost well into the six figures, some state funding may be available.



Firefighters Cut Back Tinder

Using state and county grants to reduce the risk of wildfire in the McDowell Sonoran Preserve, Scottsdale Firefighters have been reducing the amount of high-risk vegetation, according to the Scottsdale Progress. As in most years, fire crews are focusing on roadway edges around the Preserve as well as State Trust lands. The Department also has three brush trucks monitoring Preserve-adjacent communities to help prevent or stop wildfires while monitoring residential construction sites where sparks can trigger fires. Read more about this story at this URL: bit.ly/3Am7MgF



LOOKING BACK...

Just Five Years Ago*

July 2017 — We reviewed the newly opened Vig in the Bashas' center. ... The City of Scottsdale announced that it would present plans for the Desert Discovery Center and published the dates for public discussions. ... The City of Scottsdale tore up Frank Lloyd Wright Boulevard to install major water lines. ... Construction of Primrose Preschool and Graythorn Condominiums began.

Only 10 Years Ago*

July 2012 — Scottsdale voted to fund improvements to the McDowell Mountain Golf Club (MMGC) clubhouse. ... The City Council approved plans for condominiums to be built at Thompson Peak Parkway and Bell Road. ... Tom's Thumb Fresh Market (now called The Thumb) began offering a full dinner menu after winning Sonoran Living's BBQ Challenge. ... Plans were submitted to build a still-empty restaurant at Pima Road and Frank Lloyd Wright Boulevard.

About 15 Years Ago*

July 2007 — Court hearings began over 383 acres, some of which were destined to become land for the McDowell Sonoran Gateway. ... Housing prices fell 2.8% as the Great Recession loomed. ... Scottsdale's traffic and parks departments teamed up to reduce danger to kids crossing Thompson Peak Parkway from the Aquatic Center to the Shell gas station.

Holy, Cow 20 Years Ago*

July 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..

*As reported in this newsletter.

Scottsdale to Vote on Pima Widening

The Scottsdale City Council will be considering a \$51.3-million project for widening and improving Pima Road from Pinnacle Peak Road to just north of Happy Valley Road, and Happy Valley Road to just east of Alma School Road. To help pay for the project and to deal with inflationary pressures, the city is also moving \$10 million from two other planned projects. The price of pipe materials, concrete, asphalt and fiber optic cables has increased the overall costs. Besides widening the roads, the city will be adding raised landscape medians, curb and gutters, bike lanes and sidewalks while improving drainage. The City Council will be considering the contract while this newsletter is at the printers. Read more about the story at this URL: bit.ly/3yxkkjR

ADOT Plans Charging Stations

The Arizona Department of Transportation will be holding its first online meeting to discuss installing charging stations around the state at

6 p.m. July 14th, right about when our newsletter is expected to arrive in the mail.

A \$76.5-million grant from the Infrastructure Investment and Jobs Act will help pay for the project. "The goal is to deploy a network of EV fast chargers to reduce range anxiety and encourage EV adoption by more users," according to the ADOT announcement. "Current alternative fuel corridors in Arizona include the interstates; but additional corridors can be added in the future." ADOT plans on submitting an initial plan in August. Go to this URL for a map and general information on the project: azdot.gov/EVplan

Go here for the mailing list: bit.ly/3NCEE7B



Banner Releases Plans for Nearby 300-Bed Hospital

Banner Health has released its plans for a 48-acre, 300-bed hospital and cancer center on native desert located north of the Loop 101 Freeway and east of Hayden Road. The project, directly across the street from Cavasson, Nationwide's newly built national headquarters, also calls for helipads, a parking garage and a medical office building. Banner still needs to purchase the parcel from the Arizona State Land Department.

The project plan calls for three phases with the first being the five-story, 385,000-square-foot hospital, an adjoining two-story diagnostic and treatment building, and a 120,000-square-foot medical office building. The second phase will include the three-story, 90,000-square-foot cancer center and the four-level parking structure. The final phase will include an expansion of the hospital with a new patient tower. You can view the project plan at this URL: bit.ly/3Nc3uem

City OKs RV & Storage Facility

The Scottsdale City Council gave several approvals to the developers of the proposed Frank Lloyd Wright Storage Facility that would be built behind Van's Golf Shops and Dunn-Edwards paint store at the northwest corner of the Loop 101 Freeway and Frank Lloyd Wright Boulevard. The facility would be an oddly narrow, 3.38-acre parcel that calls for a parking lot in the middle of the property. RV storage would be on the east side of the parking lot and a 129,144-square-foot storage facility to the west side. The storage building would be three floors, with a single below-ground level, which is relatively rare for North Scottsdale. The site's odd shape comes from

the Central Arizona Project Canal that runs along the northern border of the property. View the plan at this URL: bit.ly/3OQ76E4

Home Sells for \$28.1 Million

A 21,150-square-foot home called Altitude at Silverleaf recently sold for \$28.1 million in cash in 28 days with the help of RE/MAX Fine Properties, where Christine's Team is based. The home's name comes from its location on the most prominent peak in Silverleaf. The property features eight bedrooms, 15 bathrooms, two guest houses, 12-car garage and two elevators. The home was designed by Dale Gardon and built by Mast Luxury homes in 2021. More at this URL: bit.ly/3nxb4pB

77.5-Acre Joy Ranch Planned

Scottsdale-based Camelot Homes purchased 77.5 acres for nearly \$13.9 million along the northeast corner of Lone Mountain Parkway and East Joy Ranch Road, according to the AZ Big Media. Camelot plans on building 53 homes ranging from 4,500 to 6,500 square feet similar to those in the White Horse and Bronco communities. Joy Ranch will border the Tonto National Forest along its southern and eastern borders. The project is currently working through the City of Scottsdale approval process. bit.ly/3uez4S9

Fiesta Ranch Clears Hurdle

The Scottsdale Development Review Board approved in May an environmental master plan for the roughly 273-acre Fiesta Ranch

that would be built on the south side of Rio Verde Drive and east of 136th Street. The multi-phased project plan calls for 227 clustered single-family homes on a large parcel that is adjacent to Reata Ranch and catty-corner from the McDowell Sonoran Preserve. The project will include 100-foot-wide scenic corridors that eventually will be dedicated to the City of Scottsdale and 109.3 acres being designated Natural Areas Open Spaces, also known as an NAOS. Find the project proposal at this URL: bit.ly/3yy0UeL

WestWorld Barn Costs Rise

The rapidly increasing price of building materials is pushing the Scottsdale City Council to approve making a \$715,401 deposit to get a guaranteed price for replacing, instead of renovating, one of its equestrian barns at nearby WestWorld. Scottsdale originally budgeted \$3.1 million for remodeling 10 of WestWorld's oldest barns after voters approved bonds in 2019, but inflation threatened to push the project cost to at least \$4.7 million.

Even after approving the increased project amount, obtaining building materials and finding contractors was proving problematic. The city switched gears and proposed replacing half of the barns as a more cost-effective alternative. The city then determined that it would have to replace the barns one at a time with each project taking about five months. The City Council was set to consider its first barn replacement project while this newsletter was at the printers. You can learn more about the report by visiting this URL: bit.ly/3l8MjJY



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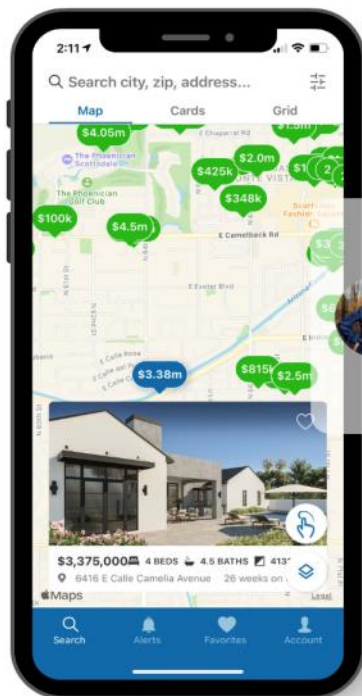
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A Super Moon brightens the sky over McDowell Mountain Ranch on June 13th, as seen from the Mule Deer Trail.

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