

# McDowell Mountain Ranch

## Real Estate News



NOVEMBER-DECEMBER 2022 | VOL. XXV, NO 6

### Fall Fest a Hit Despite Weather Being a Tease



*Although weather may have deterred a few residents from this year's Fall Festival, more than 200 checked in for the event.*

For more photos by McDowell Mountain Ranch resident Talana Jordan go to: [tinyurl.com/4v7cjwyh](https://tinyurl.com/4v7cjwyh)

### ADOT to Widen Loop 101 in 2023

The Arizona Department of Transportation hopes to begin construction work in late 2023 on a \$120 million improvement project that calls for updating interchanges while adding a lane in each direction along the Loop 101 Freeway between Shea Boulevard and Princess Drive. ADOT, which announced the plans during a Zoom meeting on Nov. 3rd, is adding the lanes to help meet increasing traffic demands through 2040. Construction at interchanges will be designed to improve traffic flow along ramps leading on and off the freeway. The two-year project is scheduled to be finished in 2025.

A large portion of the project includes converting the Frank Lloyd Wright intersection from what is called a Single-Point Urban Interchange into the far more common diamond

*(Widen: Continued on Page 12)*

### Spotlight on the Community

### SUSD Installs Locked Fences Around Fields

Several McDowell Mountain Ranch residents have expressed displeasure that the Scottsdale Unified School District has installed locked fences around some of its sports fields that were added as security measures. The fields, long enjoyed by residents and their children, include Desert Canyon Middle School's softball, baseball and soccer fields that are along 102nd Way.

The fencing was installed as part of SUSD's increased safety measures, according to Kristine Harrington, the director of communica-

*(Spotlight: Continued on Page 13)*





## MMR Events Keep Residents Busy

Although fall has seen a large number of events, there are still plenty more things to do before the year is out:

### North Pole Coming to MMR

Yup, you read that correctly. Santa's North Pole will be coming to the McDowell Center this year from 6 to 8 p.m. Dec. 9th. The event will include falling snow, cookies and cocoa while Santa's helpers assist with toy workshops. More details will be coming at [mmrca.net](http://mmrca.net) and [facebook.com/mmrhomes](https://facebook.com/mmrhomes)

### Holiday Lights Tour Set

Like last year, residents will be able to vote on the best home decorations for the Holiday Lights Tour. The event, which will begin at 6 p.m. Dec. 15th, will include a ballot, map, cookies and hot cocoa. Prizes will be issued for best-decorated homes in each category. More details will be coming at [mmrca.net](http://mmrca.net) and [facebook.com/mmrhomes](https://facebook.com/mmrhomes)

### Literary Club Meets Monthly

The Literary Ladies Book Discussion Group meets from 9:30 to 11 a.m. on the second Monday of every month at the McDowell Mountain Ranch Community Center. Contact [doolingwilber@yahoo.com](mailto:doolingwilber@yahoo.com) for more information.

### Yoga Classes Offered at MMR

McDowell Mountain Ranch residents interested in taking yoga classes will be glad to know the new season will begin in November. Sherry Peterson will teach all levels during



*The McDowell Mountain Ranch Community Market returned to the Community Center parking lot on Oct. 2nd. The event will continue from 10 a.m. to 2 p.m. on the first Sunday of each month through June. Photo by McDowell Mountain Ranch resident Talana Jordan.*

her Monday classes, and Leslie Ullstrup will offer basic/all-levels classes on Wednesdays. The drop-in classes are \$10 each. For details, call Leslie at 602-418-0779.

### Tiny Homes Are Coming

The Tiny Home and Nomad Living Festival will be coming Dec. 3rd and 4th to WestWorld. The event is a place where tiny-home builders as well as van and bus upfitters can meet with homeowners. Go here for more details: [tinyurl.com/23terjkr](http://tinyurl.com/23terjkr)

### Dog Show Set for WestWorld

The Cynosport Dog Agility World Games will be coming to WestWorld from Nov. 30th to Dec. 4th. Go here for more information: [cynosport.com](http://cynosport.com)

## MMR Event List

- **Paint Night for Kids' Holiday:** 5 p.m. Dec. 2.
- **Farmers Market:** 10 a.m.-2 p.m. Dec. 4 on the Community Center parking lot.
- **Storytime:** 10:30 a.m. Dec. 7, at the Community Center. Go here to register: [bit.ly/3eocS2H](http://bit.ly/3eocS2H)
- **Santa's North Pole:** 6 p.m. Dec. 9. (See story at left.)
- **Holiday Lights Tour Night:** 6 p.m. Dec. 15. (See story at left.)

*\*Dates and events are subject to change. Please check [mmrca.net](http://mmrca.net) for complete event details, updates and to sign up.*

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Effective Rate as of Nov. 3, 2022. Rates are subject to change without notice. Certain restrictions may apply. Rates are based on a 15-year term, \$250,000 loan amount with a minimum Fico score of 740 80% LTV Owner occupied primary dwelling \$2,697.70 P&I Plus tax and insurance escrows.

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## Projects Planned All Over North Scottsdale Continue to Evolve

The amount of news and ads we receive in every edition of McDowell Mountain Ranch Real Estate news can vary greatly, but over the past two months there has been far more news than we normally can accommodate. To deal with this space issue, we're doing something a bit different with our real estate news by providing you short summaries on this page and links to longer stories on our Facebook feed or to other media sources.

**Optima:** The Scottsdale Planning Commission approved 6-1 a project called Optima McDowell Mountain Village to develop six buildings, ranging from nine to 10 stories, at the southeast corner of the Loop 101 Freeway and Scottsdale Road. The project calls for 1,390 residential units — down from the 1,450 initially proposed — that would be built on nearly 22 acres and would include 36,000 square feet of restaurant and retail space.

In response to the ongoing drought in Arizona, the developers of Optima McDowell Mountain Village prepared a report on the complex's expected impact on water usage. Previously built Optima projects use about one-third the quantity of water compared with average single-family homes in Scottsdale, according to the report. The project will need additional approvals from the City of Scottsdale. Go to this URL to read more and see project photos: [tinyurl.com/bdzpry5c](https://tinyurl.com/bdzpry5c)

**Shea Corridor — Mercado Courtyards:** The Scottsdale Development Review Board approved 5-1 Mercado Courtyards, formerly known as Ironwood 92, that will include 273 new multifamily units on an 8.52-acre site located east of 92nd Street and south of Shea Boulevard. This project calls for rezoning a building that has been vacant for 12 years while adding a four-story building that would be integrated with a parking garage. The Planning Commission was expected to consider the project while this newsletter was at the printers. Go to this URL to read more and see photos: [tinyurl.com/yrnkdsj7](https://tinyurl.com/yrnkdsj7)

**Shea Corridor — 94 Hundred Shea:** The Scottsdale Development Review Board approved 6-0 a project called 94 Hundred Shea that would include 219 housing units on an 11-acre site just south of Shea Boulevard and east of 92nd Street. This project calls for a mixed-use development keeping the existing commercial center called The Shops to the north side of the site while building a four-story residential building on a 3.59-acre parcel to the south. The Planning Commission was expected to consider the project while this newsletter was at the printers. Go here to see photos: [tinyurl.com/msahdvs8](https://tinyurl.com/msahdvs8)

## Christine Espinoza a Superstar Realtor

**2022 REAL ESTATE SUPERSTARS**

**A PULSE ON THE MARKET**  
Christine Espinoza cares about her community

Christine Espinoza of RE/MAX has over 25 years of experience and leverages the power of social media to connect with the community, allowing potential clients to get to know her, and boosting her success. "Once the pandemic started and people were quarantined, I doubled down on social media and video content. I had already incorporated video into my business plan, but now it became a necessity," she says.

For some, real estate is a job, but for Christine, it's a passion that's been her blood since graduating from college and going to work with her father who owned real estate companies.

Besides social media, and growing up around the business, Christine's success stems from her extensive knowledge of the Scottsdale area. "I know the Scottsdale area very well as I've lived here since I was six years old and have watched the valley grow. I have a keen sense of matching my clients with the right neighborhood very quickly. I'm also very creative and enjoy coming up with unique ways to market properties. Every house has a story; I try to uncover that story and create a marketing plan around the special aspects of each property," she shares.

Christine says the key to her success is her quick response to market fluctuations, which allows her to provide her clients with the most up-to-date information so they can make the best decision.

Moving into a new area and purchasing a home can be a stressful experience, but Christine sees it as part of her job to ease the burden. "I pride myself in being their resource for not only finding the perfect neighborhood and house, but a referral source for everything from family doctors, gyms, hair salons, and newest hot spots," she says.

Her hard work, commitment to her clients, and social media savvy have earned Christine many awards and recognitions, including being named one of the 50 Most Influential Women in Business by Arizona Business Magazine in 2013 and winning awards every year with RE/MAX International for her real estate production. She's also been featured on the local ABC, NBC, CBS, and FOX news stations as their real estate expert.

When she's not connecting home buyers and sellers, you can find Christine on the sidelines cheering on her boys. This year her son will be playing varsity football and basketball at Chaparral high school. She also volunteers with several organizations around the valley.

To contact Christine Espinoza call 602.989.7492 or visit [www.christinesellsconfigscottsdale.com](https://www.christinesellsconfigscottsdale.com)

*So Scottsdale Magazine once again features McDowell Mountain Ranch Resident Christine Espinoza in the 2022 Real Estate Superstars Issue that came out in September. "Once the pandemic started and people were quarantined, I doubled down on social media and video content," Christine told the magazine. "I had already incorporated video into my business plan, but now it became a necessity."*

*You can find the article on Page 53 at this URL: [tinyurl.com/n5penh9r](https://tinyurl.com/n5penh9r)*

**Fiesta Ranch:** Scottsdale's Development Review Board gave its first approval to Fiesta Ranch, a 227-lot project on a 273-acre site on the southwest corner of E. Rio Verde Road and North 136th Street. The project would sit catty-corner to the McDowell Sonoran Preserve. Details: [tinyurl.com/3rk94zc2](https://tinyurl.com/3rk94zc2)

**Fashion Square:** The Santa Monica owners of Scottsdale Fashion Square announced plans for a remodeling of the mall that could cost up to \$160 million. The upgrade will be from the food court to Nordstrom, according to the Phoenix Business Journal. The upgrades will include the columns, light-fixture and flooring. The elevators will be relocated, and outside signage will be updated. Construction is expected to begin in January, and the interior renovations should be done by the next holiday season. Exterior work is expected to be completed by the first quarter of 2024. Find the story here: [tinyurl.com/3fxk2f36](https://tinyurl.com/3fxk2f36)

**Car Garage:** The Scottsdale Development Review Board approved 5-0 plans to build two vehicle storage buildings at 9271 E.

Hidden Spur Trail inside the DC Ranch Corporate Center. The project calls for 14 garage units and a two-story common gathering space on the 1.34-acre parcel sandwiched between the Victorium sports facility and Desert Parks Vista Apartments. Silverleaf Auto Garages will total 23,250 square feet, store personal automobiles and be used for social events.

**Tatum Parcel 1:** The Arizona State Land Department was scheduled to auction a 41-acre parcel for at least \$44 million just north of Deer Valley Drive and east of Tatum Boulevard while this newsletter was at the printers. The property is mostly empty desert with a wash, part of it concrete lined, running through the middle of it. Flyer: [tinyurl.com/musxuvur](https://tinyurl.com/musxuvur)

**Tatum Parcel 2:** The Arizona State Land Department plans to auction off a 115-acre parcel for at least \$29.4 million at the northeast corner of the Loop 101 Freeway and Tatum Boulevard on Dec. 21st. The Phoenix property is located just south of the Desert

*(Continued on Page 5)*





Residents play with dogs at the MMR Pet Adoption event. Photos by MMR resident Talana Jordan.

## MMR Residents Attend Vendor Fair; Pet Event



About 200 McDowell Mountain Ranch residents and about 40 vendors attended the Homeowners Association's Vendor Fair and Pet-A-Palooza in late September. Also attending was our very own Christine



Far left: Christine Espinoza sponsored a booth at the Vendor Fair.

Left: MMR resident Tracey Dodrill won a gift basket.

Espinoza, who raffled off a gift basket won by longtime resident Tracey Dodrill. The event included entertainment, games, music and pet adoptions. Go to this link for more photos: [tinyurl.com/msvaht87](https://tinyurl.com/msvaht87)

nominally and had high marks in health care and quality of life. The first five cities were Minneapolis; Pittsburgh; St. Louis; Columbia, Md; and Huntington Beach, Calif. Other Arizona cities that fared well were Tucson in 20th place, Chandler in 35th and Peoria in 28th. Find the story at this URL: [tinyurl.com/4z77hbe4](https://tinyurl.com/4z77hbe4)

## Road Work in 2 Communities

By the time you receive this, roads in Sienna Canyon and Sonoran Estates II will probably be done or nearly done with a new round of micro sealing because the most recent applications did not hold up well, according to the City of Scottsdale. The vendor was expected to pull up the older surface application and then reseal the streets from Nov. 3rd to the 14th. Please contact Shayne Lopez, paving manager, at 480-312-5665 with any follow-up questions or for additional information.

## 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. 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 (Note that the 2023 schedule has not been published yet):

- Dec. 12th
- Find the full map at this URL: [bit.ly/3y4tLXE](https://bit.ly/3y4tLXE)

(Continued from Page 4)

Ridge Marketplace. You can find the ASLD flyer here: [tinyurl.com/4tbruepe](https://tinyurl.com/4tbruepe)

**Riverwalk:** Scottsdale developer CaliberCos wants to develop 78.6 acres near Topgolf and Talking Stick Resort, according to the Phoenix Business Journal. It's unclear what the Riverwalk development, as it is being called, would look like, so the developer is seeking ideas from the Salt River Pima-Maricopa Indian Community and residents of nearby Scottsdale. Investors are expected to be raising capital over the next two years. You can find the article at this URL: [tinyurl.com/32sxdmpe](https://tinyurl.com/32sxdmpe)

**Troon:** Scottsdale's Development Review

Board approved a 31-unit project in Troon at a meeting in late October. The Troon Golf Villas plan calls for 31 resort units across nine buildings on a 2.6-acre site just north of East Dynamite Boulevard and east of Troon North Golf Club. The project is designed to appeal to traveling golfers and would "be integrated into the management and service functions of the Troon North Golf Club," according to the developers. Find the story at this URL: [tinyurl.com/2m2b2fn6](https://tinyurl.com/2m2b2fn6)

## Scottsdale Sixth for Disabilities

WalletHub ranked Scottsdale the sixth-best city in the nation for people with disabilities. Tempe came in 10th place. Contributing to this ranking, Scottsdale placed 10th eco-

# MMR

## Plumbing

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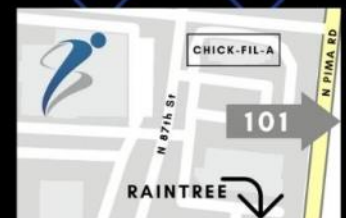


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# Christine's Team

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## REAL ESTATE PULLOUT SECTION



### Rate Hikes Harder to Ignore

By Christine Espinoza and Brett Levy

We apologize in advance if we are beginning to sound like a broken record, but for the sixth time this year, the Federal Reserve Board has increased interest rates. The most recent increase was by 0.75 percentage points in November, pushing many 30-year mortgage rates into the 7% range for homebuyers. And while Federal Reserve Chairman Jerome Powell has also indicated that we should anticipate further increases — the next scheduled decision will be Dec. 14th — he hinted in November that rate hikes might finally begin to slow down.

Two key reasons the Federal Reserve Board keeps increasing rates: Inflation, which has shown little inclination toward slowing down, and the tight job market. The first pushes up the prices of services and goods while the second pushes up the cost of doing business. The two combined can create a vicious cycle.

Mortgage rates don't perfectly align to the Federal Reserve Board's actions. That's because the bond market also impacts mortgage rates. Sometimes the actions of the Federal Reserve Board and the bond market don't align, so rates can vary a bit from the Fed rate.

In the end, the numbers you should pay the most attention to are actually the rates eventually posted by the lenders. So keep in mind that any number you see here, such as the one at top right, are changing daily and you should always check with lenders.

### Market Peak Has Passed Us

Shifting rates have resulted in the mortgage industry experiencing a 1.7% drop in applications by the end of October, the

lowest we've seen since 1997. When fewer people apply for loans and home purchases slow, prices generally begin to fall. As a result, the peak in home prices hit last spring.

It's not all bad news, though, because home prices today are still higher than they were the same time in 2021. Why haven't home prices fallen more precipitously? Well, in many regions, including Scottsdale and McDowell Mountain Ranch, an odd thing happened. Many homeowners decided to keep their current homes, because they purchased or refinanced at historically low rates. This has kept the supply of homes on the market limited thus preventing a glut of homes and more intense downward price pressures.

### Inventory Is Rising, Though

The thing about statistics is that breathless newscasters don't always put numbers into perspective. Has inventory risen in some places by 100 percent or even 200 percent? Yes, but we're talking about a doubling of already incredibly low inventory numbers. To give you perspective, McDowell Mountain Ranch normally has about 60 homes up for active sale, but currently there are only about 30 on the market. So inventory went up, but it's not really all that high, either.

### MORTGAGE INTEREST RATES

#### Conforming\* Loans

30 Year.....7.375%

20 Year .....7.125%

15 Year.....6.25% with 1% point

#### Jumbo\* Loans

30 Year.....6.5%

15 Year .....5.5% with 1.4 points

7 Year Jumbo.....6.25%

10 Year Jumbo.....6.375%

FHA 30 yr fixed 6.625% with 1.1% points

VA 30 year fixed 6.75% with 1% points

Rates effective 11/2/2022

Fees vary by lender

\*Rates lower with points. In Scottsdale, Conforming refers to loans up to \$740,000 and Jumbo from \$647,201 and above.

**Call Your Lender for Current Quotes!**

To be honest, many Realtors have been surprised by how low inventory has remained. Beyond the factors we've already mentioned, we believe there are several

(Continued on Page 9)

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# Christine's Team

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## Coming Soon, Listings, Rentals and Sales in MMR .....



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

Updated, Split Floor Plan w/Large, Open Kitchen, Cul-De-Sac Lot, Backs to a Wash w/Mountain Views, Heated Pool & Spa & 3CG!

TBD



**Cimarron Ridge**  
**11478 E Beck Ln**  
**3BR/2BA 2,398 SF**

Guard Gated w/Oversized Backyard, Beautiful Mountain Views, Popular Floorplan, Granite Counters, Cozy Gas Fireplace, & 3 Car Garage!

\$990,000



**Mirador**  
**11056 E Acoma Dr**  
**3BR/2.BA 3,108 SF**

Gated, Backs to Wash w/Spectacular Mountain & City Light Views, Pebble-Tec Pool & 3CG! Available Furnished or Unfurnished!

\$7,500



**One Hundred Hills**  
**15929 N 111th Wy**  
**3BR/2BA 2,400 SF**

Guard Gated, Backs to a Wash w/Gorgeous Mountain Views, Htd Pebble-Tec Pool & Spa w/Rock Waterfall, Remodeled Kitchen & 2CG!

\$1,300,000



**Sienna Canyon**  
**10847 E Palm Ridge Dr**  
**4BR/2.5BA 2,936 SF**

Incredible Mountain Views, Split Floor Plan, Updated with Wood-Like Tile, Sparkling Pool & Spa, Outdoor Fireplace, & 3 Car Garage

\$1,325,000

## Our Out of Area Transactions.....



**Scottsdale Ranch**  
**10488 N 98th St**  
**3BR/2BA 2,420 SF**

Gorgeous Home w/Open Floor Plan Located on a Corner Lot w/Private Courtyard, Swimming Pool, 2CG!

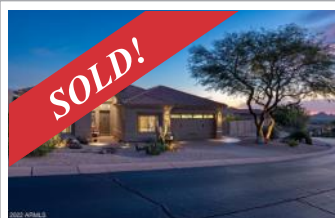
\$1,400,000



**DC Ranch**  
**9565 Mountain Spring Rd**  
**4BR + Den/3.5BA 3,851 SF**

Gorgeous French Inspired Camelot Home, Mountain Views, Quartz Counters, Sparkling Pool & 3CG!

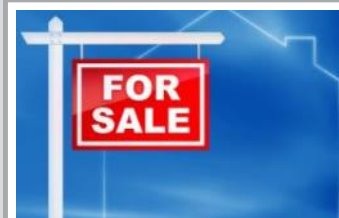
\$2,300,000



**Legend Trail**  
**9643 E Preserve Wy**  
**3BR + DEN/2.5BA 2,801 SF**

Spectacular Mountain Views, Gourmet Kitchen w/Quartz Counters, Htd Pool & Spa, 17,542 SF Lot!

\$1,450,000



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# Buyer Needs



This young McDowell Mountain Ranch couple with two small children have grown out of their home! They would like to stay in the neighborhood, but they're looking for at least 4 bedrooms + an office, single level, 3+ car garage and a good-size back yard up to \$1.6 million. (They're open to doing cosmetic remodeling.). They want to move in after the holidays.



This couple from California are renting in Arizona while searching for a home. They want an already remodeled property, single level, 3+ bedrooms with a pool, up to \$1 million and are flexible on move-in dates.



This couple from Pennsylvania are empty-nesters and would like a second home in McDowell Mountain Ranch, specifically a townhome in Cachet or a small house in Sunrise Point. (Lock and leave.) Home must be updated with at least 2 bedrooms + Den and a 2 car garage. Price up to \$900k. They are flexible on move-in dates.

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. We have many qualified buyers seeking homes in McDowell Mountain Ranch, so call us to see if yours fits what our buyers are want.

(Continued from Page 7)

factors at play here: family-driven millennials still want to buy homes while pandemic- and inflation-triggered supply shortages mean that new homes have been slow to hit the market. In fact, dropping home prices have led housing starts to fall by 19 percent from September 2021 to September 2022, according to the U.S. Census.

## So, Should I Buy or Sell?

Timing the market perfectly is almost impossible, but you can make good decisions by looking at both your circumstances and the

market itself. For example, waiting for rates to drop will bring more buyers to the market who may push home prices back up.

On the other hand, buyers have a much better chance than recent years of getting sellers to negotiate on price and other conditions. The tradeoff is higher interest rates. The good news is that homebuyers in this market can eventually refinance their mortgages at a better rate when it falls again. It's also important to know, lenders are offering a variety of financing programs to help buyers through this period of high interest rates. Many buyers are opting for

adjustable rate mortgages or a newer option: "2/1 buy-down" programs where the buyers' interest rate can be reduced by 2% for the first year and 1% for the second year. (If you'd like to learn more about these programs, reach out to your trusted mortgage professional for details, or call Christine.)

## How Is MMR Doing?

When you look at McDowell Mountain Ranch's appreciation rates that are calculated from the first of the year, our community appears to be holding its value relatively

(Continued on Page 10)





(Continued from Page 9)

well, averaging about 28%. But what the numbers don't show is the majority of properties that are selling sit on premium lots. Contrary to the spring market when every house was selling for top dollar, now only the properties that are remodeled and/or have a premium lot with views are selling with ease.

## Does It Make Sense to Rent?

There are many reasons why people choose to rent their home versus selling, but this will depend on the homeowner's overall financial plan and willingness to be a landlord. Homeowners should also ask themselves: Are you able to maintain the property when it needs repairs? Is there deferred maintenance on your property that must be addressed before you rent, or within the next couple of years? Will you be able to financially cover those expenses? Do you want to hire a property manager or manage the rental yourself? Will you be able to cover your mortgage payment and monthly expenses with the rent your property will generate? Where do you plan to move? Will you be purchasing another home, and will you be able to qualify for the new home when you still hold a mortgage on the property you plan to rent out?

## Be Wary of Those Who Call

There will always be companies making calls and sending out letters to homeowners offering to buy their homes with irresistible terms such as cash offer, no repairs required and flexible closing dates. Homeowners should keep in mind that these companies are often making offers like this because they make money selling your home for up to 30% less than you might otherwise get via a traditional sales route. Some of these buyers/sellers often charge fees in place of commissions. If your goal is to net the most money possible for your property, taking one of these offers may not be your best option.

## Contact us

As always, you can reach Christine at 602-989-7492.

### THE KEY

**SF** = square feet

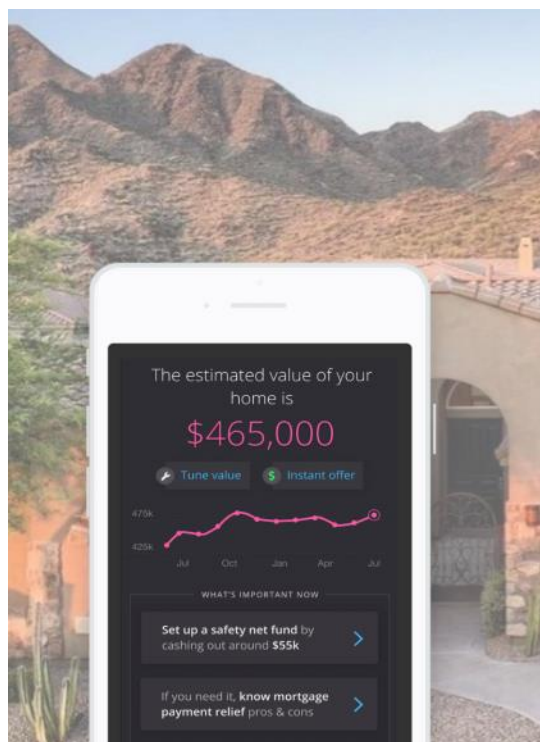
**\$/SF** = Average sales price per square foot


**DOM** = Days on Market

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

## Sales By Community (Jan.-Oct. 2022)


Community	# Sold	Avg Price	Avg SF	DOM	\$/SF	% Change
Cimarron Hills	20	\$1,514,000	2998	19	\$504.54	36.41%
100 Hills	11	\$2,364,727	3694	17	\$614.79	40.89%
Discovery Canyon	11	\$819,500	1849	33	\$449.09	36.92%
Trovas	9	\$1,536,667	6581	32	\$420.67	8.60%
Castle Chase	9	\$784,111	1772	25	\$447.15	8.69%
Arizona Vintage	9	\$703,333	1727	49	\$423.44	28.01%
Cimarron Ridge	8	\$1,614,188	3325	26	\$480.30	22.73%
Sienna Canyon	8	\$1,489,231	3358	51	\$445.73	26.62%
Cachet	8	\$581,500	1468	27	\$395.62	26.13%
Sonoran Fairways	7	\$1,150,000	2559	10	\$453.50	34.45%
Sunrise Point	7	\$896,429	2008	20	\$446.90	20.31%
The Preserve	7	\$817,857	2071	31	\$395.63	20.22%
Panorama Point	7	\$774,057	1901	25	\$409.71	23.52%
Arizona Highlands	6	\$1,049,667	2331	23	\$450.27	32.73%
The Overlook	6	\$853,500	2060	23	\$418.88	21.74%
Armonico	5	\$1,558,144	3016	5	\$517.35	59.90%
Montecito	5	\$1,169,000	2674	21	\$439.65	32.96%
The Summit	5	\$927,800	2146	37	\$440.55	17.21%
Sonoran Estates	4	\$2,400,000	4232	18	\$564.54	35.40%
Vermillion Cliffs	4	\$1,425,000	3136	32	\$454.46	28.37%
Desert Cliffs	4	\$1,272,500	2786	14	\$455.03	31.15%
Discovery Trails	4	\$715,000	1661	26	\$430.35	22.42%
The Ridge	4	\$609,000	1752	37	\$345.47	1.06%
Sunset Point	3	\$883,300	2435	39	\$369.40	14.03%
Eagle Ridge	2	\$1,008,750	2773	102	\$374.94	14.16%
Mirador	1	\$1,475,000	3108	35	\$474.58	30.99%
<b>The Ranch</b>	<b>174</b>	<b>\$1,201,111</b>	<b>2715</b>	<b>27</b>	<b>\$456.68</b>	<b>28.75%</b>





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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 #2071	The Ridge	Heritage	\$515,000	1298	2	1	N
16420 N TPP #1052	Cachet	Legacy	\$525,000	1640	2+Den	2	N
16600 N TPP #1007	The Ridge	Legacy	\$625,000	1890	2+Den	2	N
10481 E Star of Desert Dr	Discovery Trails	Sabino	\$665,000	1622	3	2	N
10497 E Raintree Dr	The Preserve	Sontera	\$675,000	1250	3	2	Y
15955 N 102nd Pl	Arizona Vintage	Chablis	\$699,900	2211	4+Den	2	N
10135 E Tierra Buena Ln	Arizona Vintage	Chablis	\$779,000	2316	3+Loft	2	Y
16084 N 108th St	Castle Chase	Windsor	\$825,000	1936	3	2	N
10964 E Betony Dr	100 Hills	Valencia	\$957,000	2458	2+Den	2	N
10528 E Salt Bush Dr	The Overlook	Mesquite	\$985,000	1972	3+Den	3	N
<b><u>11478 E Beck Ln</u></b>	<b><u>Cimarron Ridge</u></b>	<b><u>Valencia</u></b>	<b><u>\$990,000</u></b>	<b><u>2398</u></b>	<b><u>3</u></b>	<b><u>3</u></b>	<b><u>N</u></b>
16508 N 105th St	Arizona Highlands	Santan	\$1,149,900	2361	4+Den	2	N
10815 E Caribbean Ln	Cimarron Hills	La Jolla	\$1,150,000	2285	3	2	N
16548 N 109th Pl	Vermillion Cliffs	#923	\$1,185,000	2835	4+Den	3	Y
16024 N 111th Pl	100 Hills	La Jolla	\$1,200,000	2285	3	2	N
10271 E Verbena Ln	Montecito	Castillo	\$1,250,000	3152	5	3	Y
10473 E Acacia Dr	The Summit	Samoa	\$1,260,000	1854	3	3	N
10589 E Blanche Dr	Cimarron Hills	Sevilla	\$1,345,000	2823	3+Den	3	N
11231 E Beck Ln	Cimarron Hills	Escalante	\$1,570,000	3375	4+Den	3	N
15069 N 114th Wy	Cimarron Ridge	Sevilla	\$1,590,000	2773	4	3	Y
10878 E Rosemary Ln	Vermillion Cliffs	#932-5	\$1,600,000	3368	4+Den	3	Y
16355 N 108th Wy	Vermillion Cliffs	#932	\$1,600,000	3248	5+Den	3	Y
16216 N 109th St	Trovas	Francesca	\$1,795,000	3604	4+Den	3	Y
10940 E Cosmos Ci	Trovas	Medici	\$1,800,000	4065	4+Den	3	Y
10872 E Bahia Dr	Armonico	Lareda	\$1,995,000	4177	5+Loft	3	Y
11135 E Beck Ln	Cimarron Hills	Escalante	\$1,999,990	3411	4+Den	3	N
11488 E Caribbean Ln	Cimarron Ridge	Andorra	\$2,200,000	3922	3+Den	3	Y
*10927 E Mirasol Ci	Trovas	Dante	\$2,450,000	3297	4	3	Y
11439 E Penstamin Dr	100 Hills	Malaga	\$3,749,000	5580	5+Den	3	Y
11564 E Paradise Ln	100 Hills	Custom	\$4,125,000	6891	6+Den	4	Y

## CLOSED SALES IN SEPT. & OCT.

Address	Subdivision	Model	Price	Sq ft	Br	Ga	Pool
16600 N TPP #2021	The Ridge	Heritage	\$425,000	1334	2	1	N
10233 E Betony Dr	Arizona Vintage	Zinfandel	\$610,000	1603	3	2	N
10409 E Star of the Desert	Arizona Vintage	Bordeaux	\$630,000	1478	3	2	N
10344 E Penstamin Dr	Discovery Trails	Sabino	\$665,000	1622	3	2	N
16420 N TPP #1088	Cachet	Monarch	\$670,000	1659	3	2	N
10346 E Karen Dr	Discovery Canyon	Scenic	\$685,000	1837	4	2	N
15072 N 102nd St	Discovery Canyon	Catalina	\$694,000	1504	3	2	Y
10377 E Star of the Desert	Arizona Vintage	Chablis	\$720,000	2316	3+Loft	2	N
10806 E Salt Bush Dr	Castle Chase	Helmsley	\$730,000	1701	2+Den	2	N
10572 E Autumn Sage Dr	Castle Chase	Stirling	\$754,000	1775	3	2	N
15265 N 104th Wy	The Preserve	Brisas	\$790,000	2132	4	2	Y
10238 E Le Marche Dr	Arizona Vintage	Chablis	\$800,000	2308	4	2	N
10278 E Blanche Dr	Discovery Canyon	Scenic	\$820,000	1837	4	2	Y
11401 E Raintree Dr	Sunrise Point	Acacia	\$845,000	1886	3	2	Y
16093 N 107th St	The Overlook	Ironwood	\$920,000	2613	3+Den	3	N
16032 N 111th Pl	100 Hills	La Jolla	\$957,000	2285	3	2	Y
11474 E Beck Ln	Cimarron Ridge	Bonita	\$1,100,000	2697	3	2	Y
10262 E Jasmine Dr	Montecito	San Miguel	\$1,120,000	2212	3+Den	3	Y

**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 SEPT. & OCT.

Address	Subdivision	Model	Price	Sq ft	Br	Ga	Pool
10272 E Acacia Dr	Montecito	Santa Barbara	\$1,120,000	2772	4+Den	3	Y
16559 N 103rd Wy	Eagle Ridge	#3375	\$1,142,500	3462	5	3	N
16344 N 105th Wy	Arizona Highlands	Santan	\$1,160,000	2361	4+Den	2	Y
16756 N 106th St	Arizona Highlands	Santan	\$1,210,000	2361	4+Den	2	Y
<b><u>15929 N 111th Wy</u></b>	<b><u>100 Hills</u></b>	<b><u>La Jolla</u></b>	<b><u>\$1,300,000</u></b>	<b><u>2285</u></b>	<b><u>3</u></b>	<b><u>2</u></b>	<b><u>Y</u></b>
10927 E Mirasol Ci	Trovas	Dante	\$1,300,000	3297	3+Den	3	Y
16432 N 109th St	Vermillion Cliffs	Camelot	\$1,320,000	3248	4+Den	3	Y
16557 N 109th Wy	Trovas	Dante	\$1,425,000	32797	3+Den	3	Y
11149 E Greenwy Rd	Cimarron Hills	Laredo	\$1,600,000	2788	3+Den	3	Y
16236 N 110th St	100 Hills	Andorra	\$1,800,000	3710	4+Den	4	N
11166 E Greenway Rd	Cimarron Hills	Escalante	\$1,975,000	3375	4+Den	3	Y
11105 E Greenway Rd	Cimarron Hills	San Rafael	\$2,030,000	3689	4+Den	2	Y
11015 E Mirasol Ci	100 Hills	Morena	\$2,090,000	3103	4	3	N

## PENDING, UCB \* & CBBS\*\* TRANSACTIONS

Address	Subdivision	Model	Price	Sq ft	Br	Gar	Pool
16600 N TPP #2073	The Ridge	Monarch	\$665,000	1674	3	2	N
10443 E Raintree Dr	The Preserve	Avalon	\$679,900	1702	3	2	N
10461 E Raintree Dr	The Preserve	Brisas	\$750,000	2356	4+Den	2	Y
16448 N 103rd Pl	Eagle Ridge	#3344	\$790,000	2367	4	2	Y
15977 N 111th Wy	100 Hills	Valencia	\$1,100,000	2458	3	2	N
14927 N 107th Wy	Desert Cliffs	#6085	\$1,250,000	3509	4+Den	3	Y
10939 E Lillian Ln	Trovas	Dante	\$1,350,000	3096	3+Den	3	Y
10383 E Rosemary Ln	Eagle Ridge	#3375	\$1,400,000	3462	4+Den	3	Y
11158 E Beck Ln	Cimarron Hills	Escalante	\$1,895,000	3375	4+Den	3	Y
11041 E Karen Dr	Cimarron Hills	Andorra	\$2,200,000	3642	3+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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## RESALE ACTIVITY AT THE RANCH (CONTINUED)

### CLOSED RENTALS IN SEPT. & OCT.

Address	Subdivision	Model	Price	Sq ft	Br	Gar	Pool
10470 E Star of the	Discovery Trails	Coronado	\$2,300	1451	3+Den	2	N
10349 E Penstamin Dr	Discovery Trails	Sabino	\$2,650	1622	3	2	N
10337 E Star of the	Arizona Vintage	Zinfandel	\$2,800	1603	3	2	N
10307 E Caribbean Ln	Discovery Canyon	Scenic	\$2,830	1837	4	2	N
10706 E Autumn Sage	Castle Chase	Carlisle	\$3,300	1489	3	2	N
10431 E Saltillo Dr	Discovery Trails	Catalina	\$3,300	1504	3	2	Y
10617 E Meadowhill Dr	Sonoran Fairways	Cottonwood	\$3,300	2077	4	3	N
15923 N 102nd Pl	Arizona Vintage	Bordeaux	\$4,000	1478	3	2	Y
16676 N 106th Wy	The Summit	Samoa	\$4,100	1855	3	3	Y
16464 N 103rd Pl	Eagle Ridge	#3335	\$4,200	1998	3	2	Y
16406 N 106th Wy	The Summit	Molokai	\$4,200	2682	4+Den	2	N
10996 E Wincomb Dr	Sienna Canyon	Borgata	\$4,450	2551	4	3	Y
10680 E Penstamin Dr	The Overlook	Mesquite	\$4,500	2152	4+Den	2	N
16509 N 108th St	Armonico	Visera	\$4,583	2678	3+Den	3	N
10601 E Meadowhill Dr	Sonoran Fairways	Mesquite	\$4,800	2077	3+Den	3	Y
10491 E Meadowhill Dr	Sonoran Fairways	Cholla	\$4,875	3468	5	2	Y
10930 E Wincomb Dr	Sienna Canyon	La Palma	\$4,900	2936	4	3	Y
11285 E Helm Dr	Sunrise Point	Estrella	\$5,500	1863	3	2	N

### AVAILABLE RENTALS

Address	Subdivision	Model	Price	Sq ft	Br	Gar	Pool
15745 N 104th Pl	Panorama Point	Primrose	\$3,199	2081	4	2	N
10238 E Blanche Dr	Discovery Canyon	Scenic	\$3,200	1837	4	2	N
16420 N TPP #1013	Cachet	Monarch	\$3,500	1659	2+Den	2	N
10473 E Raintree Dr	The Preserve	Brisas	\$3,850	2132	4	2	N
10467 E Sheena Dr	Sonoran Fairways	Cholla	\$5,400	3466	4+Loft	3	Y
10732 E Raintree Dr	Desert Cliffs	#6090	\$6,250	3924	5+Loft	3	Y
<b><u>11056 E Acoma Dr</u></b>	<b><u>Mirador</u></b>	<b><u>Solana</u></b>	<b><u>\$7,500</u></b>	<b><u>3108</u></b>	<b><u>3</u></b>	<b><u>3</u></b>	<b><u>Y</u></b>
11047 E Mirasol Ci	100 Hills		\$9,000	3389	5+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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(Widen: Continued from Page 1)

interchange found throughout the Valley. The long, curved left-turn lanes will be replaced with more traditional hard left turns that will require tearing out the old ramps and replacing them with new ones. The new ramp configuration will require Frank Lloyd Wright to be widened to the north side of the road. Bridges at Frank Lloyd Wright and the Central Arizona Project canal will also be widened to accommodate the new free-way lane.

The Princess Drive interchange will gain a third left-turn lane onto the south-bound Loop 101 Freeway, while the bridge will be widened at Bell Road and Princess Drive.

*NOTE: Because of print space limitations, readers can find diagrams and a much more detailed article on our Facebook page at this URL: [tinyurl.com/yara4bb8](http://tinyurl.com/yara4bb8)*



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(Spotlight: Continued from Page 1)

tions and marketing at SUSD. The City of Scottsdale's public restroom structure between the softball and baseball fields is expected to remain open, Harrington explained via email.

"We have fences around the campuses to support the safety of our students during the school day," Harrington later added. "The campuses are locked after hours and at night to discourage mischief, vandalism and unauthorized use that creates risk for our district."

"Many kids from the neighborhood played there," MMR resident Stacy Kolczak Hamilton told MMR Real Estate News. "I believe the developer donated that land for a park, not to mention it looks ghetto to have a park chained up." We have not been able to confirm if there was a guarantee that the parks would remain open to residents, but Harrington told us that the school property is not subject to MMR Homeowners Association oversight like other nearby properties.



*A locked gate was added to the soccer field behind DCMS. Photo by MMR resident Stacy Kolczak Hamilton.*

## Correction

In the September edition of this newsletter we incorrectly stated that the Homeowners Association's Long-term Planning Committee would investigate additional options for expanding pickleball courts. The Committee will not be researching the issue. We apologize for the error.



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## Kids Positively Glowing at MMR Dance Party



*When the McDowell Mountain Ranch Homeowners Association said it was sponsoring a Dance Glow Party, we kind of understood what that was, but not exactly. Now you can see for yourself how much fun the kids had. You can find more photos here: [tinyurl.com/3w92hb4x](http://tinyurl.com/3w92hb4x)*

## DC Ranch Resident Sues to Stop Arcadia HOA's Sissoo Tree Removal Incentives

A DC Ranch resident is suing to stop an Arcadia at Silverleaf Homeowners Association program that encourages residents to remove some of its 670 Dalbergia Sissoo trees, according to the Scottsdale Progress. The HOA failed last year to get Scottsdale's Design Review Board's approval to remove the fast-growing trees that have a reputation for damaging pipes and sidewalks. Instead, the HOA began offering reimbursements to residents who removed the trees that were situated between the sidewalks and streets in front of their homes. That led resident Tom LaPorte to file a lawsuit in Maricopa County Superior Court. While LaPorte is OK with removing troublesome trees, he doesn't believe there should be an incentive to remove all of them from the community of 120 homes. The HOA and LaPorte, who says the trees provide shade and can lower air temperatures by as much as 32 degrees, were expected to meet for mediation in September, though we have yet to hear the results of that meeting. Sissoo trees are fast-growing deciduous trees from India that can reach 60 feet tall. You can find the story at this URL: [tinyurl.com/2p8rby5s](http://tinyurl.com/2p8rby5s)

### General Election Results

Because of our print deadlines, we won't be able to provide final election results until the January edition of our newsletter, but we will be posting vote tallies at this URL: [facebook.com/mmrhomes](https://facebook.com/mmrhomes)

### Fire Damages Eggstasy

The operators of Eggstasy, located in the DC Ranch Marketplace near Thompson Peak Parkway and Pima Road, hope to reopen by Thanksgiving after it was damaged during a fire, according to an employee at the company. The fire was originally reported by Fox10 News and a Tweet by the Scottsdale Fire Department, but little has been posted since. There were no injuries. Propane bottles near air conditioning units on the patio were found on fire that spread to the attic and caused serious damage to the building. Fox10 News story and video can be found here: [tinyurl.com/mrx62c3n](http://tinyurl.com/mrx62c3n); and Scottsdale Fire Department Tweet here: [tinyurl.com/h7252xvb](http://tinyurl.com/h7252xvb)

### Pima Road Flood Project OK'd

To reduce the risk of flooding that communities near Pima Road face, the Scottsdale City Council approved \$12.3 million in funding for the construction of a drainage channel/trench in the area of Pinnacle Peak and Happy Valley roads at a September meeting. The project, planned since 1999, will be entering its second construction phase. Additional portions of the project, which is in partnership with the Flood Control District of Maricopa County, will be approved at a later date. The project runs along Pima Road starting just north of Pinnacle Peak Road to Happy Valley Road. It also includes Happy Valley Road from Pima to Alma School roads. Details here: [tinyurl.com/3h56383n](http://tinyurl.com/3h56383n)



## LOOKING BACK...

### Just Five Years Ago\*

**November 2017** — The City of Scottsdale delayed efforts to remodel the Community Center park because of a missing plat document, but it agreed to let work begin on the Recreation Center. ... The City of Scottsdale asked for alternative solutions to the Desert Edge after learning the estimated price tag could reach \$68 million. ... A large number of housing projects were under construction in North Scottsdale. ... Desert Canyon and Copper Ridge elementary schools received an "A" from the state of Arizona.

### Only 10 Years Ago\*

**November 2012** — Notre Dame Preparatory High School began planning a \$9 million fund-raising effort to build a sports complex, improve road access and add parking lots. ... The Stanley Cup visited the Ice Den on Bell Road. ... McDowell Mountain Ranch's HOA approved its first wine-tasting event.

### About 15 Years Ago\*

**November 2007** — Toll Brothers' lawyers successfully delayed the City of Scottsdale's effort to obtain the property east of Windgate Ranch, which is now a part of the McDowell Sonoran Preserve. ... The Bison Museum opened south of Bell Road on 91st Street. ... Scottsdale Thompson Peak Hospital at Scottsdale Road was scheduled to open.

### Holy Cow, 20 Years Ago\*

**November 2002** — The MMR Homeowner's Association held its annual meeting at WestWorld's Monterra to discuss whether small home-based businesses should continue to operate within the community. ... Residents discussed whether the McDowell Mountain Ranch Aquatic Center would be good for the community. ... An open house to discuss WestWorld plans was nearly derailed by McDowell Mountain Ranch residents.

\*As reported in this newsletter.



# SUSD Fares Well in Assessment Tests, SATs

In comparison with nine other Valley school districts — Chandler Unified, Deer Valley Unified, Dysart Unified, Gilbert Public Schools, Highly Unified, Kyrene Elementary, Paradise Valley Unified, Peoria Unified and Queen Creek Unified — Scottsdale Unified School District placed first in grades 3-5, 8 and 11 in English language. The results were prepared by SUSD and based on the Arizona Academic Standards Assessment and ACT test results. SUSD grades 3-5 and 8 also placed first in math. The district is well above Maricopa County and statewide metrics in all categories. SUSD also leads state and national averages on SAT scores. In 2022, SUSD averaged 1,219 on overall SAT scores compared with 1,181 statewide and 1,061 nationally. A PowerPoint by SUSD can be found here: [tinyurl.com/r5y4ka3s](https://tinyurl.com/r5y4ka3s)

## Notre Dame Earns Blue Ribbons

Notre Dame Preparatory High School won a 2022 National Blue Ribbon this year along with five other Arizona schools. Cherokee Elementary School, which is in the Scottsdale Unified School District but located in Paradise Valley, was also honored. This year, 297 schools nationally were awarded Blue Ribbons for academic performance or for closing achievement gaps among various demographic groups. The winners were recognized in Washington, D.C., Nov. 3-4. Notre Dame and Cherokee are the first Scottsdale/Paradise Valley school to win the honor since Copper Canyon Elementary School won in 2012. The winners page can be found here at this URL: [tinyurl.com/4am286p2](https://tinyurl.com/4am286p2)



*Above: Some of our smaller McDowell Mountain Ranch residents dance to Buddy Holly-themed music. Below: An MMR resident shows off his classic Volkswagen. Top photo by McDowell Mountain Ranch resident Talana Jordan.*

## Car Show and Concert Brighten Up MMR



McDowell Mountain Ranch residents were treated to so many events in September and October, we've had to spread them throughout the newsletter and on our Facebook page. Above is a photo from the Throwback Jam/Concert in the Park with Come Back Buddy — a Buddy Holly and the Crickets cover band that performed on the Community Center Lawn. Residents were also able to enjoy the Diner on Wheels food truck.

At left, a Ranch resident's Volkswagen was one of 11 classic cars and one motorcycle at the MMR Classic Car Show on the same day. More photos can be found at this URL: [tinyurl.com/ycky43fh](https://tinyurl.com/ycky43fh)

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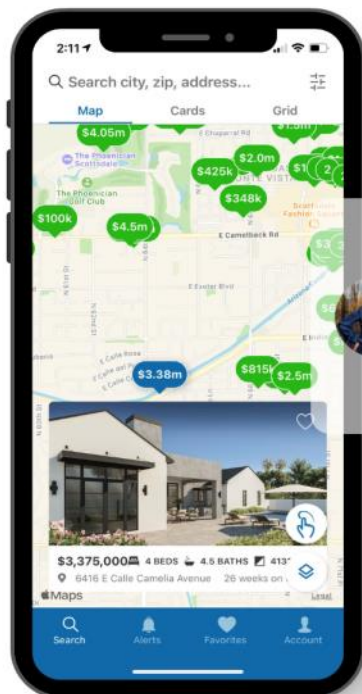
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