



## Santa, Helpers Come to MMR

McDowell Mountain Ranch residents decorate cookies during Santa's Village in early December at the McDowell Center. (Another photo is on Page 4.)

Photo by McDowell Mountain Ranch resident Jaddison Jordan.

## Mack Co. Plans Huge Warehouse Near MMR

New York-based Mack Real Estate Group plans on building a massive 1.17-million-square-foot warehouse complex on desert land at the northeast corner of the Loop 101 Freeway and Bell Road, according to documents the company showed nearby residents.

The project would be on a 55.5-acre site that the company purchased from the Arizona State Land Department for \$125 million in March. About 575,400 square feet will be designated industrial space while 94,000 square feet will be for office use. A 17.3-acre parcel would be



The Mack Company plans to build a 1.17 million-square-foot warehouse complex on a 55.5-acre site at the northeast corner of Bell Road and the Pima access road along the Loop 101 Freeway.

developed later. The project also calls for a restaurant.

The Mack Innovation Park was revealed at a packed open house on Dec. 6th that was attended primarily by nearby DC Ranch residents. While city ordi-

*Warehouse continued on Page 15*

## About Our Newsletter's New Design

When this newsletter first began nearly 26 years ago, it looked markedly different. Over the years, our appearance sometimes evolved incrementally and sometimes more so. As you can see in today's edition, we made more changes than usual, but we promise the content continues to focus on McDowell Mountain Ranch and our surroundings.

The redesign is in response to changing times and to keep the newsletter looking fresh. We shortened the newsletter name to better fit the content we provide our readers, which now goes beyond real estate news.

We also redesigned our website at mmrhomes.com to be more modern and useful for our readers.

## Spotlight on the Community Residents Must Vote 4 to Board

Most years there are three open seats for the McDowell Mountain Ranch Board of Directors, but this year there will be a fourth because Director Lucinda Stoneberger moved to neighboring Windgate Ranch in November.

Lucinda's seat, combined with those of incumbents Bob Crandall, Stan Koczka and Barry Werblow that are up for election in 2023, means at least one additional Board of Director will be needed than most election years. The person with the fourth highest number of votes will assume Lucinda's seat to fill out the remaining year of her term. The person who wins Lucinda's seat can run again for a three-year term in 2024. The new candidates are Bill Modrich, a resident since 2014, Lynn Napier and Kristen Easton.

The MMR Homeowners Association should have the ballot details in the mail by the time you receive this newsletter or you can vote in person at the Feb. 7th annual meeting. Voting must be completed

*Spotlight continued on Page 13*

News brought to you by the #1 Real Estate Team in MMR for 26 years!

Real Estate Section, pgs. 7-12



Christine's Team

# Wine With Friends Is Scheduled for Feb. 24

While there aren't quite as many events at McDowell Mountain Ranch in January and February as late last year, there are still plenty to keep residents active.

## Wine With Friends Returns

This year's Wine With Friends will be from 7 to 9 p.m. Feb. 24th on the Great Lawn behind the Community Center. As in years past, residents should bring a bottle of their favorite wine so that bartenders can pour and share with other residents. The McDowell Mountain Homeowners Association plans to provide light snacks. Classically trained violinist and composer Jonathan Livingston will perform during the free event, which requires advance registration. Details for the event will be posted at [mmrca.net](http://mmrca.net)

## Solve a Murder Mystery

McDowell Mountain Ranch residents will be dressing up in evening wear and ball gowns to help solve a murder mystery at the McDowell Center later this month. Attendees will help solve the crime before the criminal escapes the Billionaire's Club Annual Masquerade Ball. The McDowell Mountain Ranch Homeowners Association will be sponsoring the Masquerade and Murder Mystery Dinner from 5 to 8 p.m. Friday, Jan. 20th, at the McDowell Center. When we went to print, tickets for The Murder Mystery Company event were still available for \$20 per person. Register at this URL: [tinyurl.com/32mzmana](http://tinyurl.com/32mzmana).

## Farmer's Market Returns

After skipping January, the McDowell Mountain Ranch Community Market will return to the Community Center Parking lot on Sunday, Feb. 5th, and again on March 5th. The event will continue from 10 a.m. to 2 p.m. on the first Sunday of each month through June.

## Nearby Schools Do Well

Desert Canyon Elementary, Archway Scottsdale, Scottsdale Country Day, Candeo North Scottsdale, BASIS Scottsdale, Scottsdale Preparatory Academy and Desert Mountain High schools received "A" grades from the Arizona Department of Education for the 2021-22 school year. Desert Canyon Middle and both of BASIS Scottsdale primary schools received "B" grades. Copper Ridge School received a "C" grade. Overall the Scottsdale Unified School District received 17 "A," 10 "B" and two "C" grades. Candeo School, which was built on the defunct campus of the 5.89-acre Foothills Academy charter school, opened K-6 for the 2020-21 school year, according to the Phoenix



*This was one of the more creative Holiday Lights displays in McDowell Mountain Ranch last December. Photo by McDowell Mountain Ranch Resident Talana Jordan.*

## Holiday Lights Tour Winners

Below are the 2022 Holiday Light Tour Winners, a contest put on by the McDowell Mountain Ranch Homeowners Association in December. This year there were 28 participating displays with more than 150 votes placed:

### Best in Show

The home of the Paccioni family. #27 at 16532 N. 108th St., Armonico.

### Most Glow

The home of the Tyagi Family. #15 at 14926 N. 104th Place, The Preserve.

### Most Unique

The home of the Perryman family. #16 or #17 listed at 10511 E Betony Drive, Panorama Point.

### Most Classic

The home of the Palmer family. #4 at 10678 E. Palm Ridge Drive, Sienna Canyon.

Business Journal. Candeo operates a school in Peoria and spent \$2.99 million to purchase the old Foothills campus, spending about \$4.5 million to improve it.

Because of the Covid pandemic, this is the first time in two years that Arizona has assigned letter grades. Find the Scottsdale Progress story here: [tinyurl.com/4h5yu9as](http://tinyurl.com/4h5yu9as)



*Christine Espinoza sponsored the MMR Holiday Lights Tour. Photo by Talana Jordan.*

# Remodeling & Repairs



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## Beware Parking Ticket Scam

The Scottsdale Police Department is warning residents that realistic-yet-fake parking tickets are being placed on vehicles. The tickets include a QR code that leads to a bogus payment site that will take money only via the internet. The only other cue that this is a fake ticket is that no description of the offense is provided. If you are unsure whether you have received a fake parking ticket, please wait 24 hours before calling the Scottsdale Police Department's Records Unit at 480-312-1999. The Twitter post is at this URL: [tinyurl.com/2s7v54nf](https://tinyurl.com/2s7v54nf)

## BUCK & RIDER

## Seafood Restaurant Opens

Seafood restaurant Buck & Rider opened its second location, west of Scottsdale Road and south of Mayo Boulevard, according to the Phoenix Business Journal. The 10,000-square-foot restaurant, near the Whole Foods, is twice as large as the original on Camelback Road in Phoenix. With seafood flown in daily, Buck & Rider can seat up to 450 guests and includes sushi and raw bars. Buck & Rider plans to open its third location, in Gilbert, during the spring 2023. The Business Journal article is here: [tinyurl.com/3ss87c94](https://tinyurl.com/3ss87c94).

## Federal Grill Plans to Open

The Federal American Grill plans to open its first Arizona location not too far from McDowell Mountain Ranch, according to the Phoenix Business Journal. The restaurant, which serves American food such as chicken fried steak, meatloaf, and braised rib, is expected to open early January in the former Denny's at the Scottsdale 101 Shopping Center off of the Loop 101 and Mayo Boulevard. The article is here: [tinyurl.com/4z6zb7um](https://tinyurl.com/4z6zb7um)

## House Sells for \$11.2 Million

A recently completed mansion sold for \$11.2 million in the Country Club community at DC Ranch, according to the Phoenix Business Journal. The property, designed by Bing Hu, recently completed by Creativ Design and located at 9820 E. Thompson Peak Highway #826, was on the market for only six days. The \$11.2 million price, paid by Michael and Joanna Peebles, might be a record for the community. The article is here: [tinyurl.com/yvrkphvb](https://tinyurl.com/yvrkphvb)

## The Big Events Are Coming

It kind of goes without saying that the Barrett-Jackson Auto Auction and The Phoenix Open will be coming to north Scottsdale in January and February each year, but hey, we can't exactly ignore the events, either. This



## Santa Brightens Residents' Christmas

McDowell Mountain Ranch residents meet Santa during Santa's Village in early December at the McDowell Center. (See also Page 1.) Photo by McDowell Mountain Ranch resident Jaddison Jordan.

year's Auto Auction will be from Jan. 21-29 at WestWorld featuring everything from the Boy Scouts Pinewood Derby to the auction. Other events include Family Day on Jan. 21st, a Lucid Driving Experience, the Automobilia Auction and the Collector Car Auction. Details can be found here: [tinyurl.com/2s3nxfdu](https://tinyurl.com/2s3nxfdu)

The Waste Management Phoenix Open will be Feb. 6-12 and will include music performers such as Maroon 5; Walker Hayes; Machine Gun Kelly; and Dustin Lynch, Lainey Wilson & Chris Lane. Defending champion Scottie Scheffler, along with Xander Schauffele and Sam Burns, have committed to compete in the event. Details can be found here: [wmpheoenixopen.com/](https://wmpheoenixopen.com/)

## Classic Cooking Classes

Classic Cooking will be offering a Chocolate Valentine pastry class from 10 a.m. to 1 p.m. on Feb. 11th in the Desert Canyon Center. The school will also be offering its Five Course Wine Dinner on Jan. 21st, Feb. 4th and 18th and again on March 4th and March 18th. The school will also be offering a Cajun Night Gourmet Class on March 3rd. For more details, visit Classic Cooking's calendar at this URL: [ccacademy.edu/calendar](https://ccacademy.edu/calendar)



## Electronic Waste Dates

The City of Scottsdale will accept electronics for recycling four times this year. Items that are accepted include computers, peripherals, printers, scanners, keyboards, flat screen televisions and audio equipment. Items that will be rejected include tube televisions, appliances and batteries. Electronics will be accepted from

7:30 a.m. to 2 p.m. at the city's 9191 E. San Salvador Drive facility on these Saturdays:

- Feb. 4th
- April 8th
- Oct. 7th
- Dec. 9th

Scottsdale's information page can be found here: [tinyurl.com/y772t9c7](https://tinyurl.com/y772t9c7)

## Bulk Waste Schedule

In 2023, bulk brush and garbage pickup for McDowell Mountain Ranch will again be in Area 2 and generally happen during the first or second full 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 long and 6 feet wide, and should not be higher than 4 feet.

While the city allows trash to be placed

*Odds & Ends continued on Page 5*

# MMR Plumbing

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# Optima Construction Might Begin This Spring

The developer behind a \$1 billion multifamily project called Optima McDowell Mountain Village (photo at right) at the southeast corner of Scottsdale Road and the Loop 101 Freeway expects to break ground in the spring or summer with first occupancy beginning in early 2025, according to the Phoenix Business Journal. The City of Scottsdale narrowly approved the plan 4-3 in late November to build 1,390 residential units across six buildings ranging from nine to 10 stories on 22 acres.

Unit sizes will range from 650 to 2,500 square feet. The project also calls for rainwater harvesting that would make it the largest of its kind in the United States. Most of the parking will be below ground to increase outdoor living space.

Scottsdale Councilmembers Kathy Littlefield, Betty Janik and Solange Whitehead voted against the project.

Scottsdale-based Optima Inc. purchased the land for \$44.28 million from North Scottsdale CAD LLC, according to the Business Journal. Find the story here: [tinyurl.com/28shakd2](https://tinyurl.com/28shakd2)



*The Optima project calls for 1,390 residential units across six buildings on nearly 22 acres.*

## Mercado Project Blocked

Scottsdale residents continue to delay or stop large apartment projects along the Shea Boulevard corridor. The Scottsdale City Council voted 5-2 on Dec. 7th to block a zoning change that would have permitted a 262-unit project called Mercado Courtyard. Soon after that decision, a developer of a proposed 219-apartment complex called 94 hundred Shea decided to remove its project from the agenda.

About 100 residents showed up at the City Council meeting with 15 supporting and 28 opposing the Mercado Courtyard project, according to the Scottsdale Progress. The main concerns were increased traffic and water use, though others opposed any new apartment project in Scottsdale. Several first responders supported the Mercado Courtyard because the developers planned to offer 10% price breaks for essential workers.

The 94 hundred Shea project was counting on gaining an access point via the Mercado Courtyard, but the developers postponed consideration two days before the Mercado Courtyard project failed.

Here is the Scottsdale Progress story on the projects: [tinyurl.com/2xap84b2](https://tinyurl.com/2xap84b2)

## Honor Health Beats Banner

In a surprise twist, Honor Health outbid Banner Health for a 48-acre parcel that was being auctioned off by the Arizona State Land Department, pushing the selling price from a \$56.95 million minimum bid to \$84 million. Although no one is officially saying it, Honor Health's aggressive bidding for the parcel appears to be an attempt to block Banner Health, which had already been working with the City of Scottsdale, from building its first hospital complex in the north Scottsdale market. What Honor Health will do with the property is unclear, but CEO Todd LaPorte told the Phoenix Business Journal that he was not sure a new hospital was needed in the area. The property, which is relatively close to the Mayo Clinic and Honor Health's Scottsdale Thompson Peak Medical Center, is in an area that has recently seen the development of the 134-acre Cavasson and other large projects. Banner Health operates 30 hospitals in six states with more than 50,000 employees, while Honor Health operates six hospitals and more than 70 medical-related facilities around the Valley. Both are non-profits. Read more here: [tinyurl.com/35rpbj8h](https://tinyurl.com/35rpbj8h)

## Health Care Facility Planned

A developer is working on a proposal for building a 172-unit residential health care facility at the southeast corner of Frank Lloyd Wright Boulevard and North 100th Street. The Headwaters Residential Healthcare Facility plan calls for five duplex buildings on a currently undeveloped 12.5-acre site that is adjacent to the Scottsdale Belmont Village Senior Living facility. A formal proposal had not yet been made when this post was written. Find more details here: [tinyurl.com/45kbfzrs](https://tinyurl.com/45kbfzrs)

## Another Facility Planned

Developers have proposed building a roughly 270-unit, three- and four-story residential healthcare project on 5.78 acres bounded by Northsight Boulevard and 87th Street. Northsight Residential Healthcare would be a 51-foot building when counting equipment above the top floors, but higher than the current 36-foot zoning permits. The building, including a four-story parking structure, would replace a vacant bank at the location. Details here: [tinyurl.com/fyvzjw45](https://tinyurl.com/fyvzjw45)

*Odds & Ends continued from Page 4*  
outside up to nine days before pickup, the McDowell Mountain Ranch Homeowners Association asks that trash only be put out the weekend before bulk pickup. Pickup dates in the McDowell Mountain Ranch area begin on the dates listed below, but it may take up to five

days for Scottsdale crews to pick up the waste:

- Feb. 6th
- March 6th
- April 3rd
- May 1st
- June 5th
- July 10th

- Aug. 7th
- Sept. 11th
- Oct. 9th
- Nov. 6th
- Dec. 11th

The City of Scottsdale's information page can be found here: [tinyurl.com/y772t9c7](https://tinyurl.com/y772t9c7)






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## Christine's Team

# Your McDowell Mountain Ranch Real Estate Expert

### A Look at 2022 and What New Year Might Bring to Market

**A**s we begin a new year, we thought it would be best to look back a bit to understand what 2023 may have in store for the housing market. As you may recall, the market was booming in early 2022 as buyers rushed to lock in the historically low 30-year fixed interest rates that had been floating around 3%. (Those historically low rates may not be seen for a long time, if ever again.) During this time sellers called the shots, allowing them to reap the benefit of extreme bidding wars that resulted in buyers waiving contingencies and paying well beyond asking prices.

As the year progressed, out-of-control inflation forced the Federal Reserve Board to furiously increase interest rates. Over several months, mortgage rates rose to more than DOUBLE what they had been in the beginning of the year, causing buyer demand to plummet.

Although there were several other contributing factors that pushed down buyer demand, those mid-7% rates dampened buying power. For example, to purchase a home in 2021 with a loan amount of \$500,000 and interest rate of 3%, the monthly principal and interest payment would have been about \$2,023.70. By fall that loan would come with a 7.25% interest rate, pushing the principal and interest payment to \$3,274.45, an increase of \$1,250.75 per month! Under this scenario that same buyer could only afford a \$370,000 home at \$2,023.70 per month. Because most sellers were not willing to drop their prices by 25%, the market fell into a sort of stalemate with buyers waiting on the

sidelines to see what was going to happen next. While most sellers slowly reduced prices, buyers continued to wait in fear of a 2008 Great Recession repeat. Fortunately, this market does not resemble the 2008 Recession at all.

Eventually, sellers began to realize they would need to be more realistic by more sharply cutting prices. Sellers also began offering incentives and agreeing to make repairs. Oddly enough, this is what we call a "normal market."

Even though sellers are being forced to be realistic, our end-of-the-year chart on Page 10 shows that home prices in MMR homes appreciated by an average of 27.80% in 2022. It's crucial to look at real data rather than getting caught up in the negative headlines.

One big difference worthy of note: 105 fewer homes sold in 2022 than in 2021. Also, homes sold in late 2022 had either been remodeled or were lucky enough to be on a premium lot, whereas just about any home sold for top dollar during the spring. What's interesting about this market is that even though demand cooled as potential buyers worried about market stability, supply was increasing very slowly. In fact, supply is still about half of what we see in a normal market.

### Why Are Mortgage Rates Falling as Fed Hikes Linger?

Toward the end of 2022, an interesting thing happened. Although the Federal Reserve Board continued increasing interest rates, some mortgage rates have fallen from about 7.5% to 6.3%, as reported by Zillow on Jan. 6th. It's possible we've seen the end of the Fed interest rate hikes as inflation has seemed to slow down, though the organization says more are to come. Surprisingly, some industry analysts are



### Christine Espinoza

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predicting mortgage rates may fall below 6% sometime in 2023. Once interest and mortgage rates stabilize, we expect sellers will have to adjust prices to see increased buyer demand. The good news for buyers is that they have much more bargaining power now.

*Continued on Page 9*

Sales by Community

pg. 10

Interest Rates

pg. 10

Our Listings & Sales

pg. 8

Buyer Needs

pg. 9



## Listing, Sales, & Rentals

### COMING SOON!



**McDowell Mountain Ranch**  
**10559 E Sheena Drive**  
**3 Bedrooms | 2 Bathrooms | 1,994 SQ FT**

Sonoran Fairways gated community, great room floor-plan with gas fire-place, lush, private backyard with sparkling pool oasis!

\$795,000

### FOR SALE!



**McDowell Mountain Ranch**  
**11478 E Beck Lane**  
**3 Bedrooms | 2 Bathrooms | 2,398 SQ FT**

Guard Gated Cimarron Ridge, Located at the top of the hill within walking distance of the club house with beautiful mountain views. Immaculately maintained by original owner, master split floor plan, granite counters and gas fireplace.

\$990,000

### FOR SALE!



**DC Ranch**  
**9565 E Mountain Spring Road**  
**3 Bedrooms + Den + Bonus Room | 3.5 Bathrooms | 3,851 SQ FT**

Built by Camelot, this home was remodeled in 2019 with NEW KITCHEN & beautiful wide plank wood floors throughout, Master split Floor-plan, Nicely landscaped back yard with Mountain Views, firepit and sparkling pool.

\$2,300,000

### FOR SALE!



**Scottsdale Ranch**  
**10488 N 98TH Street**  
**3 Bedrooms | 2 Bathrooms | 2,432 SQ FT**

Walk to Lake Serena from this charming Spanish-style bungalow with wrap-around patios, inviting courtyard and lush resort-like backyard with pool. New A/C unit and fresh paint inside and out.

\$1,350,000

### FOR RENT!



**McDowell Mountain Ranch**  
**11056 E Acoma Drive**  
**3 Beds | 2.5 Baths | 3,108 SQ FT**

Amazing Mountain & City Views, Resort-Style Backyard, Stone Accents, Available Furnished or Unfurnished!

\$7,000/month

### CLOSED!



**McDowell Mountain Ranch**  
**10294 E Jasmine Drive**  
**4 Beds + Den | 2.5 Baths | 2,770 SQ FT**

Mountain Views, 3-Car Garage, Granite Counters, Resort-like Backyard with Heated Pool & Spa!

\$1,100,000

### CLOSED!



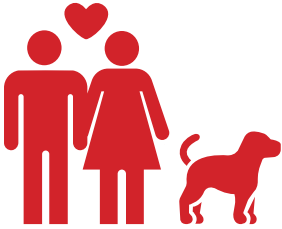
**Legend Trail**  
**9643 E Preserve Way**  
**3 Beds + Den | 2.5 Baths | 2,801 SQ FT**

Spectacular Views, Complete Remodel in 2020, Gourmet Kitchen, Resort-like Backyard with Heated Pool & Spa!

\$1,450,000



## Buyer Needs



Young couple currently living in Scottsdale want a larger home in MMR. Looking up to \$850k with at least 3 Br+ Den, minimum, preferably remodeled with a pool. They are pre-approved & flexible on move dates.

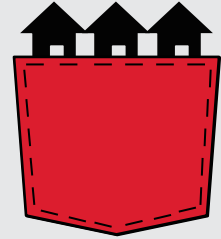


This couple with 2 children (1 teen, 1 in college) moved here from CA last year and love MMR. Must have 3 Bedrooms minimum, at least 2000 SF, single level, Private back yard and pool. They prefer a master split floor plan with minimal amount of updating needed. Cash buyers, price up to \$1.2 million if remodeled, under \$900 if needs updating.



Couple from Iowa who want a 3 Bedroom UPSTAIRS unit in Cachet or the Ridge condos in MMR. (They do not want to back to Thompson Peak Parkway or Paradise Ln.). This will be their winter home so they are flexible on closing & cash buyers.

## 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](tel: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*

## Buyers Will Probably Hold Upper Hand Most of 2023

Even more so than in 2022, buyers should be able to negotiate prices and terms while getting the seller to make repairs or even offer concessions. The need to make a home-buying decision in a 30-minute window is no longer the norm and buyers can actually take their time to wait for inspections while deciding if they want to move forward with a purchase. Beyond standard 30-year fixed-rate mortgages, buyers can turn to the tried-and-true adjustable rate mortgages or try a 2-1 Buy-down. This kind of mortgage allows borrowers to pay a low interest rate for the first year, a slightly higher one the second year and then the full rate after that. Why would a borrower pick this kind of mort-

gage? Well, if a home buyer believes experts' predictions that mortgage rates will drop to the 5% range by the third year of the 2-1 mortgage, the borrower could refinance at the better fixed rate.

While buyers have to take mortgage plans into account, sellers need to do more than putting their homes on the Multiple Listing Service expecting the offers to just pour in. Sellers need to price their properties appropriately, study what the competition is doing and make their homes stand out either via price or quality.

Quality means making repairs, taking care of deferred maintenance and staging the property properly to speed up the sale process that can translate into thousands more dollars than selling the home "As Is." Even though it may be disappointing knowing a home might have sold for more during the spring 2022, most sellers who've owned the property for a year or more

probably have considerable equity built up. CoreLogic reported that the average borrower in the United States has about \$300,000 in equity in their home. During the 2008 Great Recession, too many sellers had little to no equity in their homes. And unlike 2008, today's sellers can stay put in homes that have been purchased or refinanced at low interest rates. Those who keep their homes should be able to access a home equity line of credit or cash out their equity for their next life venture.

## Will the Housing Market Perk Up in the Spring?

Now that the holidays are over and winter visitors are here for the Barrett-Jackson Auto Auction, The Waste Management Phoe-

*Continued on Page 10*

Continued from Page 9

nix Open, Scottsdale Arabian Horse Show and Spring Training, can we expect a slightly heated-up housing market despite the headwinds? Maybe. Scottsdale's annual peak real estate market has always been in the winter/spring months, particularly between January and May. People travel from all over the country and world to visit Scottsdale during these months not only for our beautiful weather but also to take part in all the events and activities.

Even beyond the big events we mentioned above there are the Scottsdale ArtWalk, multiple fine art exhibits, hiking in the McDowell Sonoran Preserve, Parada del Sol, food festivals and concerts.

This year, we have the NFL Super Bowl. While the game will be played in Glendale, Scottsdale is a top destination to stay and visit before and after the game. Winter visitors often consider buying a second home or relocating to Scottsdale while visiting here in the winter and spring. It's a great opportunity to escape the cold, enjoy outdoor activities and partake in all the events. If mortgage rates continue to stabilize and/or come down at the same time as our high "season" gets into full swing, we could be seeing a more active, cyclical buying and selling environment on the horizon.

## How to Contact Us

If you are thinking of selling your property, don't wait and miss out on the BEST TIME to sell. Call Christine today and find out what your home is worth and what steps you can take to prepare your home to hit the market this spring! 602-989-7492

Publisher Brett Levy contributed to this report.

## SALES BY COMMUNITY (JAN.-DEC. 2022)

Community	# Sold	Avg Price	Avg SF	DOM	\$/SF	% Change
Cimarron Hills	23	\$1,554,361	3059	22	\$507.12	37.11%
100 Hills	13	\$2,158,615	4125	25	\$693.90	59.02%
Trovas	11	\$1,530,000	5994	39	\$425.24	9.78%
Discovery Canyon	11	\$819,500	1849	33	\$449.09	36.92%
Cimarron Ridge	9	\$1,607,056	3264	32	\$489.04	24.96%
The Preserve	9	\$791,111	2061	36	\$385.64	17.18%
Castle Chase	9	\$784,111	1772	25	\$447.15	8.69%
Arizona Vintage	9	\$703,333	1727	49	\$423.44	28.01%
Cachet	9	\$572,222	1487	37	\$385.40	22.88%
Sienna Canyon	8	\$1,180,000	3358	51	\$360.95	2.54%
Sonoran Fairways	7	\$1,150,000	2559	10	\$453.50	34.45%
Montecito	7	\$1,142,693	2756	38	\$418.53	26.57%
Sunrise Point	7	\$896,429	2008	20	\$446.90	20.31%
The Overlook	7	\$868,714	2047	24	\$428.58	24.56%
Panorama Point	7	\$774,057	1901	25	\$409.71	23.52%
Arizona Highlands	6	\$1,049,667	2331	23	\$450.27	32.73%
The Ridge	6	\$615,167	1762	51	\$348.38	1.92%
Armonico	5	\$1,558,144	3016	5	\$517.35	59.90%
Desert Cliffs	5	\$1,253,000	2930	18	\$430.99	24.22%
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%
Eagle Ridge	4	\$1,019,375	2844	73	\$361.95	10.20%
Discovery Trails	4	\$715,000	1661	26	\$430.35	22.42%
Sunset Point	3	\$883,300	2435	39	\$369.40	14.03%
Mirador	1	\$1,475,000	3108	35	\$474.58	30.99%
<b>The Ranch</b>	<b>193</b>	<b>\$1,194,614</b>	<b>2712</b>	<b>31</b>	<b>\$452.44</b>	<b>27.80%</b>

## MORTGAGE INTEREST RATES

### Conforming\* Loans

30 Year	6.625%
20 Year	6.375%
15 Year	5.99%

### Jumbo\* Loans

30 Year	6.25%
15 Year	5.5%
7-Year Jumbo ARM	6.0%
10-year ARM	6.25%

FHA 30-Year fixed	6.25%
VA 30-Year fixed	6.25%

Rates effective 01/03/2023  
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% Quoted with Zero Points

\*In Scottsdale, Conforming refers to loans up to \$726,200 and Jumbo for larger amounts.

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## THE KEY

SF = square feet

DOM = Days on Market

% Change = the change in the value per square foot since 01/01/2022



## HOMES CURRENTLY FOR SALE

Address	Subdivision	Model	Price	SQFT	BR	GA	Pool
16420 N TPP #2010	Cachet	Heritage	\$539,950	1338	2	1	N
*10492 E Queens Wreath	The Preserve	Avalon	\$600,000	1702	3	2	N
10249 E Karen Dr	Discovery Canyon	Sabino	\$639,000	1504	3	2	N
16600 N TPP #1052	The Ridge	Legacy	\$699,000	1890	2+Den	2	N
15955 N 102nd Pl	Arizona Vintage	Chablis	\$699,900	2211	4+Den	2	N
10339 E Caribbean Dr	Discovery Canyon	Skyview	\$750,000	2197	4+Loft	3	N
10801 E Betony Dr	Castle Chase	Windsor	\$769,900	1936	2+Den	2	N
10175 E Tierra Buena	Arizona Vintage	Chardonnay	\$789,000	2211	3+Loft	2	Y
<b>*10559 E Sheena Dr</b>	<b>Sonoran Fairways</b>	<b>Mesquite</b>	<b>\$795,000</b>	<b>1994</b>	<b>3</b>	<b>2</b>	<b>Y</b>
10891 E Le Marche Dr	Castle Chase	Windsor	\$850,000	1845	2+Den	2	N
10560 E Firewheel Dr	The Overlook	Palo Verde	\$870,000	2421	4	3	N
*10581 E Raintree Dr	Desert Cliffs	#6050	\$925,000	2635	4	3	N
11592 E Raintree Dr	Sunrise Point	Palo Verde	\$979,000	1663	2+Den	2	N
<b>11478 E Beck Ln</b>	<b>Cimarron Ridge</b>	<b>Valencia</b>	<b>\$290,000</b>	<b>2398</b>	<b>3</b>	<b>3</b>	<b>N</b>
10320 E Verbena Ln	Montecito	Santa Barbara	\$995,000	2396	3+Den	3	Y
*10531 E Salt Bush Dr	The Overlook	Ironwood	\$999,000	2814	5	2	Y
10473 E Acacia Dr	The Summit	Samoa	\$1,070,000	1854	3	3	N
10815 E Caribbean Ln	Cimarron Hills	La Jolla	\$1,100,000	2285	3	2	N
16548 N 109th Pl	Vermillion Cliffs	#923	\$1,185,000	2835	4+Den	3	Y
10589 E Blanche Dr	Cimarron Hills	Sevilla	\$1,345,000	2823	3+Den	3	N
15945 N 111th Wy	100 Hills	La Jolla	\$1,450,000	2285	3	2	N
*16263 N 108th Pl	Armonico	Ladera	\$1,495,000	3596	5	3	N
10735 E Raintree Dr	Desert Cliffs	#6060	\$1,550,000	2647	4	3	N
10940 E Cosmos Ci	Trovas	Medici	\$1,700,000	4065	4+Den	3	Y
11135 E Beck Ln	Cimarron Hills	Escalante	\$1,999,990	3411	4+Den	3	N
11488 E Caribbean Ln	Cimarron Ridge	Andorra	\$2,050,000	3922	3+Den	3	Y
11439 E Penstamin Dr	100 Hills	Malaga	\$3,350,000	5580	5+Den	3	Y
11564 E Paradise Ln	100 Hills	Custom	\$4,125,000	6891	6+Den	4	Y

\*Coming soon.

## CLOSED SALES IN NOV. & DEC.

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16420 N TPP #1052	Cachet	Legacy	\$498,000	1640	2+Den	2	N
16600 N TPP #1007	The Ridge	Legacy	\$605,000	1890	2+Den	2	N
16600 N TPP #2073	The Ridge	Monarch	\$650,000	1674	3	2	N
10443 E Raintree Dr	The Preserve	Avalon	\$670,000	1702	3	2	N
10461 E Raintree Dr	The Preserve	Brisas	\$725,000	2356	4+Den	2	Y
16448 N 103rd Pl	Eagle Ridge	#3344	\$770,000	2367	4	2	Y
10964 E Betony Dr	100 Hills	Valencia	\$875,000	2458	2+Den	2	N
10528 E Salt Bush Dr	The Overlook	Mesquite	\$960,000	1972	3+Den	3	N
10271 E Verbena Ln	Montecito	Castillo	\$1,053,850	3152	5	3	Y
<b>10294 E Jasmine Dr</b>	<b>Montecito</b>	<b>Santa Barbara</b>	<b>\$1,100,000</b>	<b>2770</b>	<b>4+Den</b>	<b>3</b>	<b>Y</b>
16024 N 111th Pl	100 Hills	La Jolla	\$1,175,000	2285	3	2	N
14927 N 107th Wy	Desert Cliffs	#6085	\$1,175,000	3509	4+Den	3	Y

### \*Pending, \*\*UCB, & \*\*\*CCBS

All three categories mean the seller has ACCEPTED an offer on their property. More specifically:  
 Pending: Under Contract, no longer showing or accepting back up offers. UCB: Under Contract, accepting back up offers. CCBS: Under Contract, contingent on buyer sale.

## Scottsdale Toughens Green Building Rules

New Scottsdale buildings must meet tougher construction codes after the City Council voted to require builders to meet the 2021 International Green Construction Code, International Residential Code and the International Energy Conservation Code, according to the Scottsdale Progress. The change will impact builders of commercial buildings as well as single-family and multifamily homes. The change should save about 10.6% in energy costs while reducing greenhouse emissions by 10.2%. Charging stations for electric vehicles and thicker insulation will also be required. Story here: [tinyurl.com/5n8xjwdx](https://tinyurl.com/5n8xjwdx)

## CLOSED SALES IN NOV. & DEC.

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
10383 E Rosemary Ln	Eagle Ridge	#3375	\$1,290,000	3462	4+Den	3	Y
10939 E Lillian Ln	Trovas	Dante	\$1,300,000	3096	3+Den	3	Y
11231 E Beck Ln	Cimarron Hills	Escalante	\$1,375,293	3375	4+Den	3	N
15069 N 114th Wy	Cimarron Ridge	Sevilla	\$1,550,000	2773	4	3	Y
16216 N 109th St	Trovas	Francesca	\$1,700,000	3604	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

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

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
10481 E Star of the Desert	Discovery Trails	Sabino	\$665,000	1622	3	2	N
16084 N 108th St	Castle Chase	Windsor	\$795,000	1936	3	2	N
10564 E Tierra Buena Ln	The Overlook	Mesquite	\$950,000	2152	4+Den	2	Y
10270 E Jasmine Dr	Montecito	San Miguel	\$1,075,000	2212	3+Den	3	Y
15977 N 111th Wy	100 Hills	Valencia	\$1,100,000	2458	3	2	N
11058 E Verbena Ln	Trovas	Alessi	\$1,750,000	2958	4	3	Y
16160 N 112th Wy	100 Hills	Cardona	\$3,175,000	4901	5	3	Y

**NOTE:** 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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# Discount Tire Buys State Land to Move HQ From Scottsdale to Phoenix

Although Scottsdale-based Discount Tire will be moving its headquarters out of the city, its new location won't be too far away. That's because the independent tire retail company will be moving to a 35-acre parcel south of the Loop 101 Freeway and west of Tatum Boulevard that it just won at auction for \$29.4 million, according to the Phoenix Business Journal. Discount Tire plans to build a \$200 million, 300,000-square-foot office complex on 32 acres that could create or retain up to 1,100 jobs, according to the Business Journal. Discount Tire was the only bidder for

the parcel offered by the Arizona State Land Department.

Discount, which employs 2,755 in Arizona, plans on consolidating staff from several corporate offices, including those working at its Scottsdale headquarters at the northeast corner of Scottsdale Road and Thompson Peak Parkway. The City of Phoenix is paying developer Chavelle Properties \$5 million to assist with infrastructure improvements. The full story is here: [tinyurl.com/3855264z](http://tinyurl.com/3855264z)

## Terravita Completes Golf Club Renovations

After \$8.5 million and seven months, renovations of the Terravita Golf & Club in Troon are complete, according to the Phoenix Business Journal. The project called for redesigning all 18 greens, moving tee boxes and reshaping the fairways. The 72 par golf course now crosses 7,112 yards, 37 longer than its original design. Story: [tinyurl.com/yf5r575u](http://tinyurl.com/yf5r575u)

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

### CLOSED RENTALS IN NOV. & DEC.

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
10238 E Blanche Dr	Discovery Canyon	Scenic	\$2,900	1837	4	2	N
16738 N 106th St	Arizona Highlands	Santan	\$2,995	2161	3+Den	3	N
15745 N 104th Pl	Panorama Point	Primrose	\$3,199	2081	4	2	N
10431 E Saltillo Dr	Discovery Trails	Catalina	\$3,300	1504	3	2	Y
10473 E Raintree Dr	The Preserve	Brisas	\$3,575	2132	4	2	N
10467 E Sheena Dr	Sonoran Fairways	Cholla	\$5,000	3466	4+Loft	3	Y
10732 E Raintree Dr	Desert Cliffs	#6090	\$5,700	3924	5+Loft	3	Y

### AVAILABLE RENTALS

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16420 N TPP #1044	Cachet	Legacy	\$2,750	1640	2+Den	2	N
15104 N 102nd St	Discovery Canyon	Mountain View	\$3,900	2197	4+Loft	2	N
15923 N 102nd St	Arizona Vintage	Bordeaux	\$4,000	1478	3	2	Y
16429 N 105th Wy	Arizona Highlands	Picacho	\$4,200	2696	4+Loft	3	Y
10557 E Cosmos Ct	Arizona Highlands	Catalina	\$4,700	2646	4	3	Y
16601 N 104th St	Eagle Ridge	#3344	\$5,000	2367	3+Den	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>
11047 E Mirasol Ct	100 Hills		\$8,000	3389	5+Den	3	Y
10912 E Butherus Dr	Desert Cliffs	#6040	\$9,500	2351	2	3	Y



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Spotlight continued from Page 1

before the start of the meeting. It's unclear if candidates will be at the 6 p.m. regular meeting on Jan. 24th for introductions, though that has been in the tradition in the years before the Covid-19 pandemic. The below profiles are derived from the candidates' statements:

**Bob Crandall**, who has served on the board since 2014 and lived in McDowell Mountain Ranch for 19 years, has been board president for the last two years. He was the Treasurer for six years before he took on the president's role. He has also overseen the Finance Committee and worked with the Design Review Committee. He is currently on the Collections Committee. Bob also is on the Board of Directors for Cimarron Hills' Homeowners Association.

**Kristen Easton** has spent the last 14 years working in public accounting at a large multinational company. She moved to McDowell Mountain Ranch in 2018 with her husband and young daughter. Kristen is active in the Desert Canyon Elementary School PTO where her daughter attends and serves as the treasurer of Mothers of McDowell Mountain Ranch, a community-based nonprofit organization.

**Stan Koczka** has lived in McDowell Mountain Ranch for over 18 years and has served for more than three terms on the Homeowners Association Board of Directors. Stan has been a long driver behind the Community Relations Committee, which puts on the many events at MMR, and he has served on the Selections

Committee that is responsible for hiring Community Managers. Stan also worked on the major update to the Community and Recreation center parks.

**Bill Modrich**, a real estate agent for more than eight years and a native of Toledo, Ohio, moved to McDowell Mountain Ranch in 2014 with his family after working in North Dakota. Bill has 15 years of experience in the insurance and wealth management industry. Bill lives in Discovery Canyon and has experience serving on the Arizona High School Hockey Association board and the Fargo Country Club board in North Dakota.

**Lynn Napier** moved to McDowell Mountain Ranch in 2018 and became a first-time parent in 2022. Lynn has worked at Vanguard for 15 years, arriving in Arizona nine years ago, and originally comes from Pennsylvania. Lynn is a member of the Mothers of McDowell Mountain Ranch, a community-based nonprofit organization. Lynn regularly volunteers in the community and at her church.

**Barry Werblow** has served on the McDowell Mountain Ranch Board of Directors for more than 20 years, holding positions of Treasurer and Vice President. He currently leads the Design Review Committee, where he has served for 19 years, and is a member of the Collections and Community Relations committees. Barry has also served as President and Vice President for the Cimarron Hills Homeowners Association.

## Bell Road Work Similar to 'Groundhog Day'

Bell Road is like the movie "Groundhog Day," but instead of the weatherman main character, portrayed by Bill Murray, repeating each day until he figures out how to be a better person, the residents of McDowell Mountain Ranch have been reliving the tearing up and fixing of Bell Road (and Thompson Peak Parkway) over and over.

Image courtesy of



It all started around March 2021 when we asked the City of Scottsdale about a plan to widen the turning lanes at Bell Road and Thompson Peak Parkway. That project involved tearing up much of the road and repaving it. Once it was completed, the roadway was a smooth-as-glass work of blacktop.

But then something odd happened in late 2021: Bell Road, as well as Thompson Peak Parkway, were being torn up again. That project was part of a Verizon effort to lay down 137 miles of new telecommunication lines. Resealing of both roads were then delayed because

Continued on Page 14

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*Spotlight continued from Page 13*

Covid-inspired stimulus funds that went to other road repairs resulted in a shortage of key paving equipment.

Eventually the roads were resealed, but by May 2022 the roadway was being torn up again because Cox Cable needed to replace a line. At the same time, Verizon was back with a plan to install a fiber line along the south side of Bell Road to the cell tower at 108th Street.

Before you get too mad at Verizon, the telecommunications company has a legitimate reason for all the work: It has been installing 5G infrastructure to much of north Scottsdale.

During much of this time, MMR residents coped with the tearing up of Bell Road from Bashas' to 94th Street several times as new spots/soccer fields were being installed several times. During all this time, we've been having conversations with the City of Scottsdale about when MMR residents will finally break free of construction projects over and over on the same road. Unfortunately, we don't really have an answer, because the City can't force utilities to time all its work with City projects. Worse, new projects are requested all the time. It turns out the City of Scottsdale does not have a law that forces utilities to work together when new projects are planned, though it does encourage cooperation and can impose financial penalties.

"We do have requirements in the City code for telecommunications providers to take actions to minimize disruption to streets, including placing their facilities in joint trenches with other utilities whenever possible," Scottsdale Public Works Director Dan Worth told us via email.

Instead, the City charges utilities for tearing up the road. "We require a fee calculated on the basis of the length of pavement cuts involved in the work, and we have the ability to increase the fee when the cuts happen within a specified period of time after the City has paved the street," Worth told us. "The sheer magnitude of the effort that Verizon is engaged in has still resulted in a lot of inconvenience."

Verizon told us via email that the work along Bell Road should be completed by the time this newsletter reaches you. "This new site will bring enhanced network coverage and capacity to handle the growing needs of customers in Scottsdale now and into the future, as many residents continue to depend on reliable broadband service to work, learn and relax at home," the Verizon spokesman wrote.

We asked whether the City if it would ever adopt rules to force utilities to reduce the number of times a road might be torn up? "I agree that it would be very desirable to coordinate work done by Verizon, other utilities, and the City in order to minimize disruption to the traveling public," Worth wrote back to us.

"Part of my job is keeping the City's asphalt maintained and in top condition; I get especially frustrated when multiple utilities ask to cut through the pavement, install their new lines, and then patch the street back up, especially

when it happens shortly after we repave.

"We do share our project plans with all the utilities and attempt to coordinate the multiple needs in a way that makes sense and minimizes the inconvenience, but our degree of success varies with different utilities.

While the MMR Homeowners Association can do little about the road projects, it was decidedly unhappy about damage done to the community's property south of the sidewalk along Bell Road between Thompson Peak Parkway and 108th Street. Tractor marks were left in the desert, boulders were broken and the vegetation left a mess, HOA Community Manager Chris Richardson told us. He has been working with a Verizon contractor to fix the damage and to reseed it with desert seeds that won't require irrigation.

With the Verizon work coming to an end, maybe we'll finally be able to breathe a sigh of relief, at least until other telecommunication companies need to upgrade their networks, starting Bell Road Groundhog Day all over again.

## HOA Orders Noise Study

The McDowell Mountain Homeowners Association will pay Acousticalnoise.com \$3,965 to conduct a noise study of the pickleball courts at the Community Center. Acoustical Noise will also develop a noise abatement plan if the levels are too high. The HOA agreed to study noise coming from the courts following complaints from nearby residents.

## Ghaster Wins Paint Contract

Ghaster Painter was awarded a \$339,500 annual contract by the McDowell Mountain Ranch Homeowners Association to paint walls in Sienna Canyon, Mirador and common walls of Cimmaron Hills. Painting contracts are awarded each year for a different portion of MMR's common walls. Work is expected to begin in January once holiday lights are taken down.

## HOA Keeps AAA Landscape

The McDowell Mountain Ranch Homeowners Association renewed its contract with AAA Landscape for \$34,157 monthly. The new rate went up \$994 per month, or 3%, to reflect increased prices because of inflation. This will be the third year that MMR has contracted with AAA.

## HOA Switches Insurance

The McDowell Mountain Homeowners Association has switched to LIO Insurance to provide coverage for the community. That's because the 2022 insurer, Philadelphia Insurance, wanted to increase its rate from \$37,768 annually to \$45,994. LIO Insurance will cost \$41,994 for 2023 but provide guaranteed replacement cost for damages, which is an improvement over the old policy.



## Looking Back...

### Just 5 Years Ago\*

**January 2018** — Residents were dismayed at the McDowell Mountain Golf Club's attempt (it later failed) to get a City of Scottsdale permit for noisy events such as concerts. ... We profiled Primrose and Casy preschools, both of which had opened near MMR. ... Lane's End began selling its 15 new homes. ... Justin Owen, who is still there, became McDowell Sonoran Conservancy Director.

### Only 10 Years Ago\*

**January 2013** — The McDowell Mountain Golf Club planned its grand reopening for late January. ... Techno Freaks, a robotics team based in MMR, won a regional tournament. ... An attempt to form an MMR Community garden began, but city officials forced organizers to abandon the plan. ... The proposed Desert Discovery Center failed to make the City of Scottsdale's capital project list.

### 15 Years Ago\*

**January 2008** — Construction was expected to begin soon on the McDowell Sonoran Gateway Trailhead. ... The Notre Dame Preparatory School's football team won the Class 4A Division II Crown 23-21. ... A survey found that 46% of those who responded liked the new Arabian Library building while 21% of the respondents hated its appearance.

### 20 Years Ago\*

**January 2003** — MMR residents welcomed the first incarnation of Amoré Pizza, which had just supplanted predecessor Parmy's Pizza & Wings, to the community. ... La Villa Caffè opened in the McDowell Mountain Marketplace, a lovely coffee bar that is now occupied by Kay Sushi. ... Chinese restaurant Flo's moved into the AJ's Fine Food Center.

\*As reported in this newsletter



*Warehouse continued from Page 1*

nance requires invitations only to residents and businesses relatively close to a project, we believe something of this scale will impact nearly all the residents in the area because Bell Road is one of our two major freeway access points. The project may also create numerous jobs in the area.

We were told by attendees that trucks would be added to the mix of traffic entering and exiting the Loop 101 Freeway should this project be built.

One question we'll have to research later is if the Arizona Department of Transportation's plan to widen the Loop 101 Freeway and modify on/off ramps will be adequate enough to support additional commercial trucks.

Mack is a New York-based real estate company that has been moving its property management arm from Boston to Phoenix, according to a 2020 Business Journal article. While Mack has both commercial and residential projects around the Valley, its only other property in Scottsdale is a luxury apartment complex called Formation at 2040 N. Scottsdale Road.

It is clear from conversations on Nextdoor that some residents may challenge this project, so we will keep an eye out for when it reaches



*This is an illustration of the 1.3-million-square-foot Mack's Innovation Park under development in Deer Valley.*

the Scottsdale Development Review Board and Planning Commission, probably in early 2023.

This article is about the sale of land to Mack: Biz Journals: [tinyurl.com/2p9ep3jt](https://tinyurl.com/2p9ep3jt)

This article is about Mack's Innovation Park in Deer Valley that will be 1.3 million square feet once completed, which is depicted in the photo above: [tinyurl.com/3334acnn](https://tinyurl.com/3334acnn)

## Election Results for City Council, SUSD & Other Races

Because ballots weren't fully counted until well into November of last year, we had no hope of getting the results into our newsletter that month. Because we have limited space, we can only provide a quick summary of results below:

**City Council:** Barry Graham won a runoff race against Pamela Carter to win the last City Council Seat. Incumbents Kathy Littlefield and Solange Whitehead won their reelection races outright during the Aug. 10th primary.

[tinyurl.com/48bd2x8u](https://tinyurl.com/48bd2x8u)

**\*Barry Graham – 46,821**

Pamela Carter – 34,384

**Scottsdale Unified School Board:** Amy Carney and Carine Werner won the two seats available

on the SUSD Board. [tinyurl.com/48bd2x8u](https://tinyurl.com/48bd2x8u)

**\*Amy Carney – 38,859**

**\*Carine Werner – 35,300**

Robb Vaules – 34,882

Mary Gaudio – 32,168

Andrea Keck – 15,806

**Scottsdale Unified School District Override:** A proposition allowing SUSD to override the state budget limit passed. [tinyurl.com/48bd2x8u](https://tinyurl.com/48bd2x8u)

**\*Yes – 54,702**

No – 49,237

**Arizona State Senate District 3:** John Kavanagh defeated his Democratic opponent by a large margin. [tinyurl.com/2a4djbjk](https://tinyurl.com/2a4djbjk)

**\*John Kavanagh (R) – 84,365**

Thomas Dugger (D) – 49,145

**Arizona State House District 3:** Unopposed MMR resident Joseph Chaplik and Alexander Kolodin won both seats. [tinyurl.com/2a4djbjk](https://tinyurl.com/2a4djbjk)

**\*Joseph Chaplik (R) – 78,390**

**\*Alexander Kolodin (R) – 72,165**

**U.S. Congressional District 1:** U.S. House Rep David Schweikert defeated Democratic challenger Jevin Hodge by 3,195 votes. [tinyurl.com/8rrbnpmj](https://tinyurl.com/8rrbnpmj)

**\*David Schweikert (R) – 182,336**

Jevin D. Hodge (D) – 179,141

*Asterisks and bold type indicate winners.*

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Helene & Peter Cass, 1997

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## Pet Sanctuary Planned

Love Them All Sanctuary and Rescue seeks to raise nearly \$5 million to pay for a pet rehabilitation sanctuary, according to a website and social media. The organization already closed on the \$2.37 million property, and although it has not yet revealed the location, we suspect that it runs along the Central Arizona Project and Shea Boulevard at 120th Street. The remainder of the funds would go as follows:

- \$1.5 million to renovate
- \$315,000 for first year expenses
- \$1.28 million for a two-year operating endowment

Website: [lovethemallrescue.org/sanctuary](http://lovethemallrescue.org/sanctuary)

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