



## Wine With Friends Warms Up MMR

*McDowell Mountain Ranch's Wine With Friends continues to bring our community together. Photos, story Page 6. Photo by Talana Jordan*

## Swastikas at DCMS Trigger Investigation

The Scottsdale Unified School District has been investigating hate symbols that were left at Desert Canyon Middle School. Multiple students allegedly drew "swastikas on the faces of deceased Holocaust victims" that were part of an interactive exhibit, according to a letter sent by an unidentified seventh-grade social studies

teacher. The students "thought it was humorous to draw swastikas on the faces of deceased Holocaust victims; additionally unnamed students decided to tear and rip up my posters about the Holocaust," the teacher, who also created the exhibit, wrote in an email to parents.

*DCMS continued on Page 2*

## New Trovas Landscape May Be Test Bed for MMR

McDowell Mountain Ranch is beginning what may be the first phase of updating the landscaping around entranceways and gates. First up will be Trovas, which has been looking to update its landscaping for about three years.

To finance the project, Trovas will be taking out a \$150,000 loan from its Special Use fund and will pay it back over 10 years. This is similar to the way the master HOA funded the remodel of the Community and Recreation Center parks. Trovas residents will pay a \$29 surcharge on their quarterly assessment fee to pay down the loan.

The work, to be done by High Desert Designs, will begin with the removal of

*Trovas continued on Page 15*



*This rendering by High Desert Designs of a redesigned entranceway at Trovas may serve as a model for updating other McDowell Mountain Ranch communities.*

## Spotlight on the Community Elections: Two Join HOA Board

McDowell Mountain Ranch elected two first-time members to the Homeowners Association's Board of Directors at its annual meeting on Feb. 7th. Two incumbents are also returning to the board. Leading the pack was returning Board President Bob Crandall with 670 votes. Newcomers Kristen Easton garnered 625 votes and Lynn Napier received 520. Incumbent Stan Koczka had 386 votes, but his seat will be up for election again in 2024, because it belonged to Lucinda Stoneberger, who vacated it when she moved out of the community in 2022.

Barry Werblow, who has long served on the board and was the head of the Design

*Spotlight continued on Page 14*



*Kristen Easton*



*Lynn Napier*

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

*Real Estate Section, pgs. 7-12*



*Christine's Team*  
Building relationships one home at a time

# Egg Hunt, Spring Festival Registration Opens

Registration has opened for one of the biggest McDowell Mountain Ranch events of the year: the Egg Hunt & Spring Festival. The April 1st event will include a ladybug release, petting zoo, balloon artist, face painting, and food trucks.

Residents must register by March 27th for the event, and they should contact Lifestyle Director Kelly Glaspy if they want to bring more than four children.

Because there have been a large number of no-shows at recent events, the HOA is asking residents to let Kelly know as soon as possible if they're unable to attend.

The event, which had been in the morning previous years, will be 2-4 p.m. on the Community Center Event Lawn this year. To register, follow this URL: [tinyurl.com/hvpfty6z](https://tinyurl.com/hvpfty6z)

The HOA is also seeking volunteers who can do jobs ranging from prepping for the egg hunt to cleaning up after the event. To volunteer, go to this URL: [tinyurl.com/ycx4phjh](https://tinyurl.com/ycx4phjh)

## Other Upcoming Events

The McDowell Mountain Ranch is regularly adding new events to its schedule, but it sometimes changes times and dates when necessary. Because we publish up to three months before an event, we recommend you check your email for updates from the Homeowners Association or log onto [mmrca.net](https://mmrca.net)

- 10 a.m.-2 p.m. April 2: McDowell Mountain Ranch Community Market
- 5-8 p.m. April 13: Live music and food truck night
- 7 a.m.-noon April 15: Spring garage sale; event will see some changes, so please check [facebook.com/mmrrhomes](https://facebook.com/mmrrhomes) for updates.
- 6-8 p.m. April 21: Bingo night
- 5-7 p.m. May 11: Trivia and food truck night
- 1-3 p.m. May 12: Mother's Day tea



Registration has opened for McDowell Mountain Ranch's annual Egg Hunt and Spring Festival. Photo at left is from the 2022 event.

Photo by Brett Levy

DCMS continued from Page 1

District officials and a Scottsdale Police Department School Resource Officer are investigating the incident, according to the district.

"This recent incident at our school is a clear indication that there is still much work to be done to help students understand this part of history and the impact it still has on people in our community," SUSD said in a statement.

Students who violated the Code of Conduct will be held accountable, the district added. "The individual actions of this student or students does not reflect the culture of our community. Desert Canyon Middle School is proudly designated a 'No Place for Hate School,' in partnership with the Anti-Defamation League." DCMS has had the designation since 2017 and is working on its 2022-2023 certification, according to the district. "As part of this program, students and staff work to-

gether to identify issues and implement activities that are designed to grow empathy and inclusion on campus."

The incident triggered a small protest of about 20 people in south Scottsdale, according to the Arizona Republic. That story can be found here: [tinyurl.com/33nb7usk](https://tinyurl.com/33nb7usk)

While hate incidents are relatively rare in Scottsdale, an organization called Scottsdale Together Opposing Prejudice (STOP) formed in 2019 after a hate message was left on the door of a McDowell Mountain Ranch resident. Mayo Clinic oncologist Lisa Sproat, organized a rally that was held outside the MMR Center. The nationally covered incident was directed at her African-American husband and two foster children that the couple planned on adopting. It's unclear if the organization is still in operation.

- ABC 15 News: [tinyurl.com/2p8wdyby](https://tinyurl.com/2p8wdyby)
- Video: [tinyurl.com/4wrrmczd](https://tinyurl.com/4wrrmczd)



**Remodeling  
& Repairs**

**DONALD R. GATES**

**Kitchen • Bathroom • Tile • Dry Wall  
Electrical • Plumbing • And More!**

**(480) 990-0036  
(480) 231-6401**

**25 Years Experience | References Available**



PuriFi™



Think of your A/C system as the heart and lungs of your home. Your system works hard to keep you comfortable, but do you know what you are breathing in?

We are passionate about clean air and have searched for a long time to find the best product for our customers.

- Did you know your indoor air is 7 to 100 times worse than outdoor air?
- Adding a PuriFi to your system will help eliminate up to 99.99% of tested viruses, allergens, odors and bacteria in your home.
- It's best for those who suffer from immune deficiencies, allergies, asthma, and COPD.

We would love to share more information about the **PuriFi** and how it can be installed in your home.

**CALL US  
TODAY  
602-805-6485**

**A/C • Heating • Sales • Service • Installation**

## Thumb Owner Dispels Rumors Store Is for Sale

James Lassetter, the owner of The Thumb gas station and restaurant, announced on NextDoor that he has not sold his business to Jacksons following an inaccurate post that has since been deleted. Lassetter writes:



"I own 'The Thumb,' and I can assure you that we have not sold to Jackson. We pride ourselves on avoiding the 'hard sell' and we will continue to do so. We seriously appreciate the support we receive from the community and we hope to continue to earn your business."

Many north Scottsdale residents commented on how much they love the business to which he responded:

"I truly appreciate all the kind words. It has been the toughest year of the 11 years we have been in business. Food supply shortages. Dramatically rising wholesale costs and most importantly the labor market."

"Let me answer some of your questions."

- "We will continue to sell racing fuel. In fact, we are looking to add e85 for all the gear heads out there."

- "Our dear pig on the street has been retired to pasture due to repeated vandalism."

- "We changed our fries due to lack of consistent supply. I have to agree, I like our old fries better but since they were rolled in flour to enhance their crispiness we now can say our new fries are gluten free."

"Once again, thank you. The support we receive from the community is amazing and we are grateful for it and always hope we don't let you down."

The Thumb is at the southwest corner of Bell Road and 94th Street. The NextDoor post is here: [tinyurl.com/23exh8hn](https://www.nextdoor.com/23exh8hn)

## New Black Rock Coffee Bar

The Black Rock Coffee Bar, owned by McDowell Mountain Ranch residents, opened up a new location on March 3rd in the Safeway Shopping Center at Frank Lloyd Wright Boulevard and Thompson Peak Parkway. That brings the total number of stores in Arizona to 31 and more than 120 nationally, according to What Now Phoenix. "We are thrilled to continue our expansion in Arizona, which is the second largest market for us," said Jeff Hernandez, co-founder and executive chairman of Black Rock Coffee Bar in a statement. "This is the sixth Black Rock store to open in Scottsdale – a place where we feel a connection." Find the story at this URL: [tinyurl.com/8xyvpcm8](https://www.tinyurl.com/8xyvpcm8)



MCDOWELL MOUNTAIN RANCH NEWS



## Live Music and Food Truck Night

Nearly 50 McDowell Mountain Ranch residents attended the live music and Food Truck Night at the McDowell Center in early February even though one of the food trucks failed to show.

## Mr. Pickle's Shop Opens

A Mr. Pickle's Sandwich Shop also opened up recently in the Safeway Shopping Center at Frank Lloyd Wright Boulevard and Thompson Peak Parkway. Menu items include



hot and cold sandwiches, including hero sandwiches and meatball subs. The restaurant, which moved its headquarters from Northern California to Scottsdale in 2022, is the second in the Valley, according to the Phoenix Business Journal. The chain plans to open restaurants in Surprise, Chandler, Laveen and Queen Creek within the next 18 months. The Business Journal story is at this URL: [tinyurl.com/ysu6rewj](https://www.tinyurl.com/ysu6rewj)

## Mochilero Kitchen Planned

While Mochilero Kitchen opened up in Peoria during the Covid-19 pandemic, it appears the company is building a restaurant in the Safeway Shopping Center at Frank Lloyd Wright Boulevard and Thompson Peak Parkway. While we don't have details on when it will open, the Peoria restaurant serves a mix of tacos, enchiladas, burritos, bowls and a range of cocktails, including margaritas.



While Park Place and Boardwalk are the most valuable places in Monopoly, the McDowell So-



## Monopoly Goes to Scottsdale

While Park Place and Boardwalk are the most valuable places in Monopoly, the McDowell So-

noran Preserve and Old Town Scottsdale hold the premier locations on the recently released Monopoly: Scottsdale Edition. Other north Scottsdale properties, which are well represented in the game, include the huge metal horse called Impulsion at WestWorld, Butterfly Wonderland, the OdySea Aquarium, Tom's Thumb Trailhead, Fairmont Scottsdale Princess, the Promenade shopping center, Pinnacle Peak Park and the McDowell Sonoran Preserve Gateway Trailhead. Even Monopoly cash has a desert scene in the background that includes several saguaros. The box cover features a sunset photo of Scottsdale as well as the canal. The one thing that we think is missing is a spiky saguaro playing piece.

Top Trumps USA – which contracts with Hasbro, the company that has a monopoly on the Monopoly trademark – announced the game was in development last June. The game is available at Barnes & Noble Scottsdale, Kactus Jock Scottsdale Southwest, Southwestern Reflections, the Poisoned Pen, Amazon and Top Trumps USA.

- Amazon URL: [tinyurl.com/frmxy4pn](https://www.tinyurl.com/frmxy4pn)
- AZ Family URL: [tinyurl.com/4znzfwjc](https://www.tinyurl.com/4znzfwjc)

Odds & Ends continued on Page 5

# MMR Plumbing

## RESIDENTIAL REPAIRS & INSTALLATIONS

Serving McDowell Mountain Ranch

- TOILETS
- FAUCETS
- DISPOSALS
- PRESSURE REGULATORS
- SHUT-OFF VALVES
- WATER HEATERS

**(480) 563-0073**

Licensed | Bonded | Insured  
ROC# 184228



# Community Market Grows in Popularity



When we visited the McDowell Mountain Ranch Community Market in February, the crowds definitely seemed larger than previous months. While we have heard a complaint or two about Paradise Lane getting overrun with cars, overall residents enjoy the once-a-month event. The next market is set for 10 a.m.-2 p.m. on April 2nd.

Far left: A local vendor gives away chicks. Photo by Brett Levy. Left: Two shoppers check out a western-themed shop. Photo by Talana Jordan.

Odds & Ends continued from Page 4

## 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:

- 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 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

## Top 10 Most Expensive Arizona Zip Codes in 2022

Rank	Zip Code - Location	Median Sale Price 2022
1	85253 - Paradise Valley	\$2,900,000
2	85262 - Scottsdale	\$1,438,000
3	85377 - Carefree	\$1,260,000
4	85266 - Scottsdale	\$1,250,000
5	85255 - Scottsdale	\$1,154,000
6	85259 - Scottsdale	\$1,000,000
7	85264 - Fort McDowell	\$950,000
8	85254 - Scottsdale	\$850,000
9	85018 - Phoenix	\$848,000
10	85331 - Cave Creek	\$799,000

## 85255 Is Fifth Most Expensive Arizona ZIP Code

The median home price of \$1.15 million in the 85255 ZIP code places our north Scottsdale location fifth highest in the state of Arizona, according to Property Shark. Paradise Valley's 85253 was the highest in the state, with a median price of

\$2.9 million, followed by Scottsdale's 85262 and then Carefree's 85377. In fourth was 85266, and 85259 came in sixth. Many of the ZIP codes with high median prices continued to see rising property values. URL: [tinyurl.com/tpmzyum](https://tinyurl.com/tpmzyum)

Mountain Ranch area begin on the dates listed below, but it may take up to five days for Scottsdale crews to pick up the waste:

- April 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)



# More Than 180 Residents Attend Wine With Friends

Although more than 180 residents attended this year's Wine With Friends, more than 400 registered, the McDowell Mountain Ranch Homeowners Association announced during its regular meeting in late February. The board discussed how great it is that so many residents are interested in attending, but this year the many no-shows resulted in wasted food and higher costs.

As a result, the HOA will be looking for ways to limit no-shows at future Wine With Friends and other events. For the Egg Hunt and Spring Festival (See Page 2) for example, residents are being asked to alert the HOA if they can't attend. Short any specific solution, please remember to let the HOA know when you can't attend an event or show that you registered for.



Above: Residents chat under the big tent at this year's Wine With Friends. Photo by Talana Jordan



Left and center photos: McDowell Mountain Ranch residents enjoy this year's Wine With Friends in late February.

Photos by Talana Jordan



Above: Barbara Pavlick, center, won a wine basket raffled off by Christine's Team at Wine With Friends. She is flanked by daughter Kristen and husband Jeff. Photo by Christina Espinoza. Left: Christine Espinoza poses with the wine basket before it was raffled off. Photo by Talana Jordan

## Developer Plans 55 Homes at Bell Road and 94th Street

Scottsdale-based American First Builders has proposed constructing 55 luxury homes on a roughly 40-acre undeveloped site north of Bell Road and east of 94th Street. The City of Scottsdale sold the land in May 2022 for \$42.7 million to the developer, keeping a separate parcel on the west side of 94th Street to create the Bell94 Sports Complex. DC Ranch homes are to the north of the site.

The project calls for a retention area to cope with the wash that crosses through the property. Trails both public and private will also cross the property. At least 5.7 acres will be left for the city's required Natural Area Open Spaces (NAOS). As far as we can ascertain, hearings have not yet been scheduled for the project. American First builds custom homes in Arizona, Utah and Nevada. Find project details here: [tinyurl.com/yc7m7nxb](https://tinyurl.com/yc7m7nxb)



This sign seeking interest in 55 homes was posted along Bell Road.



# Christine's Team

Building relationships one home at a time

## Your McDowell Mountain Ranch Real Estate Expert

### This Is Scottsdale's Peak Home Selling Season, so Act Soon

**D**espite what you may have read in the headlines, the housing market in Arizona is currently in its typical "peak" buying season. Between January and April, especially in Scottsdale, we see the most buyers in town and the most homes being sold. If you're considering selling your home, now is the time to act.

Interest rates peaked last fall, came down early this year but then crept up a bit by the time we were going to the printers. Ironically, buyers seem to be returning to the market just as the supply of homes has once again dwindled.

Prices have been stabilizing in north Scottsdale following last year's big drop off. Even when demand fell in response to higher interest rates, there simply aren't enough homes to supply all the buyers who are ready to go. To get an idea of how supply has been falling and demand has been increasing, see our Cromford Report chart on Page 10. While at first the chart looks unfavorable, take a closer look at the tail end of the graphic where you can see Scottsdale demand and supply have swapped positions in the past few months. From our vantage point, inventory in McDowell Mountain Ranch is less than half of normal.

### Well-Staged Homes Sell More Quickly These Days

Even though there are fewer homes to choose from, buyers have been much pickier in their choices, so preparing your home for sale is more important than ever. Staging a home to sell has

always been part of our marketing plan, but right now it is a necessity. Homes that are not properly prepped for sale and staged will languish on the market or receive less desirable offers.

On the other hand, if a buyer walks into a home that appears to be well maintained, clean, and staged, they are ready to pull the trigger and make an offer. In fact, we are starting to see multiple offers on certain properties that are staged beautifully and priced right.

If you're thinking of selling your home, don't wait! The market usually slows down over the summer, so it's best to list your home by April at the latest to take full advantage of the hot spring market.

### Here are Some Top Remodeling Design Trends

So how should you remodel your home? Whether you need to remodel your home before selling it or remodel it after buying a new home, it's important to think beyond just your current needs and tastes. While you want to create a space that works for you now, it's also important to consider the potential resale value of your home. With that in mind, here are some of the top home remodeling and design trends for 2023.

Color trends are shifting away from the stark white and gray palettes that have been popular in recent years. Instead, we're seeing a focus on warm, inviting colors that include soft whites, beiges, taupes, and browns, as well as jewel tones and vibrant brights. Wallpaper, custom wall treatments, and a variety of textures such as paneling and fluting are also becoming popular.

As more people work from home, dedicated workspaces and home offices are also in high demand. This could be as simple as creating a designated area in a spare room or setting up a



### Christine Espinoza

*Selling Scottsdale for 25 years!*

602.989.7492

mnrhomes.com

**RE/MAX** *Fine Properties*

Scan to connect with Christine online!



custom-built office space with all the bells and whistles.

Curves and arches are making a comeback in both the architecture of the home and in furnishings. Soft, cozy couches and chairs, along with arched doorways and windows, add a more re-

*Continued on Page 9*

Sales by Community

pg. 11

Interest Rates

pg. 10

Our Listings & Sales

pg. 8

Buyer Needs

pg. 9





## Listing, Sales, & Rentals

### COMING SOON FOR SALE!



**McDowell Mountain Ranch**  
**10880 E. Karen Dr.**

**4 Bedrooms + Den | 3.5 Bathrooms | 3710 SQ FT | 4-car Garage**

Andorra Model in gated Cimarron Hills in MMR.

Price TBD

### COMING SOON FOR SALE!



**Stonedge at Troon North**

**28990 N. White Feather Ln. #165**

**3 Bedrooms | 3.5 Bathrooms | 2963 SQ FT | 2-car Garage**

Beautifully remodeled townhome with 3 master suites, walking distance to Troon North Golf Club!

\$995,000

### COMING SOON FOR RENT!



**Castle Chase in MMR**  
**10801 E. Salt Bush Dr.**

**3 Bedrooms | 2 Bathrooms | 2-car Garage**

Single level remodeled in gated community with community pool, spa and work out room.

\$3,250/month

### FOR RENT!



**Armonico in MMR**  
**16491 N. 108th St.**

**3 Bedrooms + Den | 3 Bathrooms | Pool  
3-car Garage**

Single level, corner lot, master split floor plan with gas fireplace and private backyard.

\$4,200/month

### UNDER CONTRACT!



**Discovery Trails in MMR**  
**10430 E. Star of the Desert Dr.**

**3 Bedrooms | 2 Bathrooms | 1451 SQ FT  
2-car Garage**

Darling single level home with remodeled kitchen, baths and travertine tile floors. Private backyard with pavers, turf and greenery.

\$699,000

### UNDER CONTRACT!



**Sonoran Fairways in MMR**  
**10559 E. Sheena Dr.**

**3 Bedrooms | 2 Bathrooms | Pool  
2-car Garage**

Single level located in gated Sonoran Fairways in MMR.

\$785,000

### CLOSED!



**Vermillion Cliffs in MMR**  
**16548 N. 109th Pl.**

**4 Bedrooms | 2.5 Bathrooms | Pool & Spa  
2835 SQ FT | 3-car Garage**

Single level with master split floor plan, new roof, travertine pavers surrounding pool & spa.

\$1,000,000

### CLOSED!



**Scottsdale Ranch**  
**10488 N. 98th St.**

**3 Bedrooms | 2 Bathrooms | Pool  
2-car Garage**

Charming Bungalow remodeled with oversized backyard walking distance to Lake Serena.

\$1,330,000

### CLOSED!



**DC Ranch**  
**9565 E. Mountain Spring Rd.**

**3 Bedrooms + Office | 3.5 Bathrooms | Pool  
3851 SQ FT | 3-car Garage**

Remodeled Camelot home with top of the line kitchen & wood floors.

\$2,180,000

### CLOSED RENTAL!



**Mirador in MMR**  
**11056 E. Acoma Dr.**

**3 Bedrooms | 2.5 Bathrooms | Pool  
3-car Garage**

Unfurnished single level in gated community with spectacular views.

\$7,000/month



## Buyers Needs



This household of 2 would like to own a second/winter home in Scottsdale particularly in Cachet or the Ridge condos. 2 + bedrooms, up OR downstairs, but NOT backing to Thompson Peak Parkway, Paradise Lane or 100th Street. They prefer move-in-ready, but are open to doing minor cosmetic updates. They are pre-approved, ready to buy, flexible on closing date and would consider a seller lease-back as they have another home out of state.

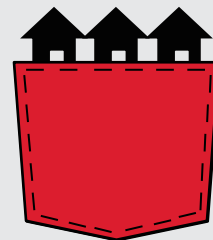


Household of 3 is currently renting in MMR and is now ready to buy! They prefer MMR but would also live in surrounding areas of 85255 or 85260. Must be single level, 3+ bedrooms, minimum of 1,900 SF. A pool would be great, but not a necessity and a back yard sizable for their dogs. They are pre-approved and flexible on closing date. Price range up to \$800K.



Household of two looking for a home in MMR or in 85260, with 4 bedrooms & pool. The home should be updated or only require minor cosmetic updating. Single level or 2 story with a minimum of 2,300 sqft. They are pre-approved up to \$900K and are flexible on the closing date but are ready to buy today.

## 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 want.

*Continued from Page 7*

laxed, welcoming feel to the space.

Maximalism is replacing minimalism as the trend of choice. Think rich fabrics, luxurious textures, deep jewel tones, and warm brass or gold hardware. Ornate wall sconces and gold-accented wallpaper are on trend for 2023. A common explanation of maximalism is "more is more."

Wide plank wood floors in lighter colors and large-scale tiles in neutral/natural colors are in high demand. Statement tiles in bright colors or geometric patterns add bright bold pops of color in bathrooms or special rooms of the home. Carpet is making a resurgence in popularity and many brands are offering hypoallergenic options. Low pile carpets can be used to make a stylish and modern statement that allows residents to enjoy the soft material that also provides insulating and sound-dampening properties.

In the kitchen, natural color woods like oak are replacing stark white cabinets, and shaker-style cabinets are still in demand. Flat panel cabinets are gaining popularity, while large islands that double as eating spaces are becoming more common. Natural materials like marble, granite, and quartzite are still trending for counter tops, and there's less emphasis on subway tile

*Continued on Page 10*

## Giving Back

Incorporating giving back to those in need into community events is a wonderful way to not only bring people together but to make a positive impact in the lives of others. This March we are organizing a shoe drive to collect new and gently used sneakers for the homeless. By partnering with Hope 4 Phoenix, an organization that serves dinners to

the homeless on Sundays, the donations will be delivered directly to those in need. We will kick off the donation collection at the MMR Movie Night on the lawn March 4th, which is before this newsletter will reach you, so we will have donation boxes set up at the community center until the end of March for additional contributions. Please help us demonstrate the power of community and how small actions can make a significant impact on the lives of those less fortunate.



Continued from Page 9

back splashes and more on designer tiles and ceiling height marble slabs.



Art courtesy Bence Boros via unsplash.com

## Sustainability and Energy Efficiency Often Expected

Sustainable features and energy efficiency have become major concerns for homeowners. Energy-efficient windows, LED lighting, smart appliances, and high-tech features like Wi-Fi connectivity that can be controlled by a smartphone are all popular choices.

Finally, Indoor/outdoor living is especially popular in warmer climates like Arizona. Pocket doors that open to the outside are becoming a common feature in model homes, allowing homeowners to seamlessly transition between indoor and outdoor living spaces. Outdoor kitchens, pizza ovens, elaborate fire pits and a variety of natural stone are becoming increasingly popular.

Whether you're remodeling your home for your own enjoyment or with an eye towards potential resale value, keeping up with the latest trends can help ensure that your space feels modern, functional, and welcoming for years to come.

If you're thinking of selling, or simply want to make sure you're making the right choices in your remodel for future resale, call Christine at 602-989-7492

Publisher Brett Levy contributed to this report.

## MORTGAGE INTEREST RATES

### Conforming\* Loans

30 Year . . . . . 6.625%  
20 Year . . . . . 6.375%  
15 Year . . . . . 6.250%

### Jumbo\* Loans

30 Year . . . . . 6.375%  
15 Year with 1 point . . . . 5.625%  
7-Year Jumbo ARM. . . . . 6.250%  
10-year Jumbo ARM. . . . . 6.375%

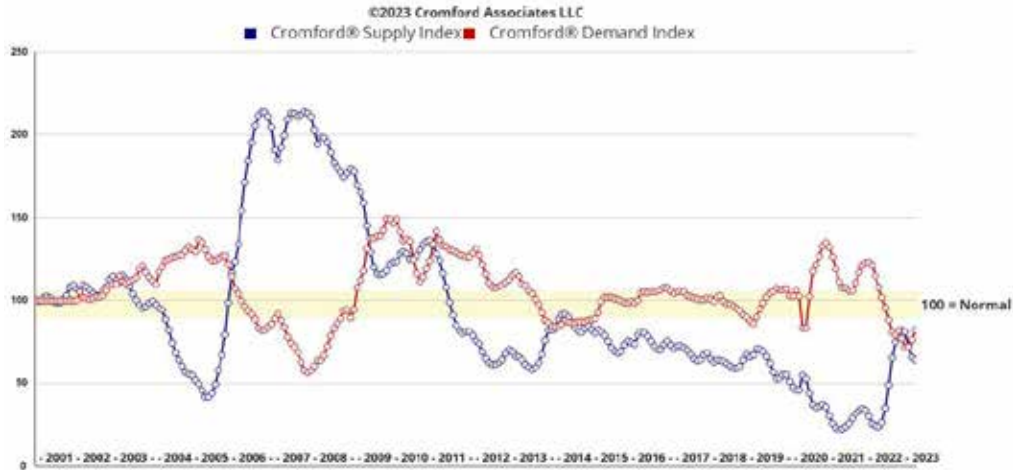
FHA 30-Year fixed . . . . . 6.25%  
VA 30-Year fixed . . . . . 6.50%

Rates effective 02/27/2023  
Fees vary by lender  
% Quoted with Zero Points

\*Rates lower with points. In Scottsdale, Conforming refers to loans up to \$726,200 and Jumbo from \$726,201 and above.

Call Your Lender For Current Quotes!

## Cromford® Demand Index and Cromford® Supply Index March 1, 2023



Based on Historical Measures from the Arizona Regional MLS - Active Listings, Listings Under Contract, and Closed Sales

In the second half of 2022, demand for Arizona homes fell, while supply increased. But in 2023, supply began falling again while demand increased.

## RENTAL VALUES BY PRICE RANGE (JAN.-DEC. 2022)

Rental Values	# Rented	Avg Rent	Avg SF	DOM	\$/SF
\$2,000 - \$2,499	5	\$2,400	1486	24	\$1.61
\$2,500 - \$2,999	12	\$2,822	1606	22	\$1.76
\$3,000 - \$3,499	12	\$3,252	1830	22	\$1.78
\$3,500 - \$3,999	12	\$3,700	2081	34	\$1.78
\$4,000 - \$4,499	11	\$4,136	2165	14	\$1.91
\$4,500 - \$4,999	14	\$4,693	2497	29	\$1.88
\$5,000 - \$5,499	8	\$5,099	2832	44	\$1.80
\$5,500 - \$5,999	5	\$5,660	2973	40	\$1.90
\$6,000 & Up	6	\$6,450	3152	29	\$2.05
<b>The Ranch</b>	<b>85</b>	<b>\$4,097</b>	<b>2222</b>	<b>27</b>	<b>\$1.84</b>

## CHECK YOUR HOME'S VALUE HERE



Finding your dream home has never been easier.



SCAN HERE TO SEARCH FOR HOMES!

McDowell Mountain Ranch Homes App for your smartphone or tablet





## HOMES CURRENTLY FOR SALE

Address	Subdivision	Model	Price	SQFT	BR	GA	Pool
16420 N TPP #2113	Cachet	Monarch	\$595,000	1659	3	2	N
16420 N TPP #1113	Cachet	Monarch	\$648,000	1659	2	2	N
16600 N TPP #1052	The Ridge	Legacy	\$665,000	1890	2+Den	2	N
10560 E Firewheel Dr	The Overlook	Palo Verde	\$870,000	2421	4	3	N
10398 E Tierra Buena Ln	Panorama Point	Mariposa	\$899,000	1963	4	2	N
11020 E Betony Dr	100 Hills	Valencia	\$925,000	2458	3	2	N
11592 E Raintree Dr	Sunrise Point	Palo Verde	\$929,000	1663	2+Den	2	N
10531 E Salt Bush Dr	The Overlook	Ironwood	\$950,000	2814	5	2	Y
10528 E Salt Bush Dr	The Overlook	Mesquite	\$989,000	1972	3+Den	3	N
10815 E Caribbean Ln	Cimarron Hills	La Jolla	\$1,100,000	2285	3	2	N
*10695 E Caribbean Ln	Cimarron Hills	Valencia	\$1,150,000	2369	3	2	N
10872 E Acacia Dr	Armonico	Montana	\$1,395,000	2994	3+Den	3	Y
16013 N 111th Pl	100 Hills	Sevilla	\$1,450,000	2629	3+Den	2	N
10878 E Rosemary Ln	Vermillion Cliffs	#932-5	\$1,455,000	3368	4+Den	3	Y
11135 E Beck Ln	Cimarron Hills	Escalante	\$1,700,000	3411	4+Den	3	N
10676 E Caribbean Ln	Cimarron Hills	Valencia	\$1,725,000	2369	3	2	N
10872 E Bahia Dr	Armonico	Lareda	\$1,799,000	4177	5+Loft	3	Y
16539 N 109th Wy	Trovas	Dante	\$2,000,000	3298	4	3	Y
10927 E Mirasol Ci	Trovas	Dante	\$2,245,000	3297	4	3	Y
11109 E Cosmos Ci	100 Hills	Morena	\$2,995,000	4060	5+Den	5	Y
11564 E Paradise Ln	100 Hills	Custom	\$3,999,000	6891	6+Den	4	Y
16469 N 113th Wy	100 Hills	Cardona	\$4,000,000	4870	4+Den	3	Y

\*Coming soon.

## CLOSED SALES IN JAN. & FEB.

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
10249 E Karen Dr	Discovery Canyon	Sabino	\$622,950	1504	3	2	N
10481 E Star of Desert	Discovery Trails	Sabino	\$657,000	1622	3	2	N
16084 N 108th St	Castle Chase	Windsor	\$757,500	1936	3	2	N
10891 E Le Marche Dr	Castle Chase	Windsor	\$775,000	1845	2+Den	2	N
10581 E Raintree Dr	Desert Cliffs	#6050	\$900,000	2635	4	3	N
10564 E Tierra Buena Ln	The Overlook	Mesquite	\$925,000	2152	4+Den	2	Y
<u>16548 N 109th Pl</u>	<u>Vermillion Cliffs</u>	<u>#923</u>	<u>\$1,000,000</u>	<u>2835</u>	<u>4+Den</u>	<u>3</u>	<u>Y</u>
15977 N 111th Wy	100 Hills	Valencia	\$1,030,000	2458	3	2	N
10270 E Jasmine Dr	Montecito	San Miguel	\$1,050,000	2212	3+Den	3	Y
10473 E Acacia Dr	The Summit	Samoa	\$1,070,000	1854	3	3	N
16355 N 108th Wy	Vermillion Cliffs	#932	\$1,265,000	3248	5+Den	3	Y
11474 E Kora Wy	Cimarron Ridge	Sevilla	\$1,395,000	2656	3+Den	2	N
15945 N 111th Wy	100 Hills	La Jolla	\$1,400,000	2285	3	2	N
16263 N 108th Pl	Armonico	Ladera	\$1,435,000	3596	5	3	N
11058 E Verbena Ln	Trovas	Alessi	\$1,730,000	2958	4	3	Y
10927 E Winchcomb Dr	Sienna Canyon	Talavera	\$1,850,000	3801	5+Loft	3	Y
13980 N 109th Pl	Sonoran Estates	Saguaro	\$2,860,000	5534	5+Den	3	Y
16160 N 112th Wy	100 Hills	Cardona	\$3,000,000	4901	5	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.

## Mark-Taylor Offering New Apartments

Mark-Taylor Homes has begun selling luxury apartments at San Bellara on Princess Boulevard and 78th Street adjacent the San Artes apartments. Amenities include a resort-style pool, hot tub, automated entrance, business center, direct-access garages, carports, clubhouse and electric car station. One-bedroom units begin at \$1,899 a month while three bedrooms range from \$2,949 to \$4,149. Find more information here: [tinyurl.com/27tb8ajj](https://tinyurl.com/27tb8ajj)

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

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16420 N TPP #1032	Cachet	Legacy	\$525,000	1640	2+Den	2	N
10335 E Morning Star	Panorama Point	Mesquite	\$600,000	1548	3	2	N
10492 E Queens Wreath	The Preserve	Avalon	\$600,000	1702	3	2	N
16600 N TPP #1009	The Ridge	Legacy	\$674,550	1892	2+Den	2	N
15955 N 102nd Pl	Arizona Vintage	Chablis	\$699,900	2211	4+Den	2	N
10339 E Caribbean Ln	Discovery Canyon	Skyview	\$725,000	2197	4+Loft	3	N
10801 E Betony Dr	Castle Chase	Windsor	\$749,900	1936	2+Den	2	N
10390 Star of Desert	Arizona Vintage	Chablis	\$750,000	2316	3+Loft	2	N
<u>10559 E Sheena</u>	<u>Sonoran Fairways</u>	<u>Mesquite</u>	<u>\$785,000</u>	<u>1994</u>	<u>3</u>	<u>2</u>	<u>Y</u>
16470 N 106th Pl	The Summit	Samoa	\$875,000	2120	3+Den	2	N
10320 E Verbena Ln	Montecito	Santa Barbara	\$890,000	2396	3+Den	3	Y
16508 N 105th St	Arizona Highlands	Santan	\$939,990	2385	4+Den	2	N
11503 E Pine Valley	Sunrise Point	Camelback	\$1,150,000	2463	3	2	N
15037 N 114th Wy	Cimarron Ridge	Valencia	\$1,249,999	2397	3	2	Y
16530 N 109th Pl	Vermillion Cliffs	#923	\$1,300,000	2835	4	3	Y
10589 E Blanche Dr	Cimarron Hills	Sevilla	\$1,345,000	2823	3+Den	3	N
10735 E Raintree Dr	Desert Cliffs	#6060	\$1,475,000	2647	4	3	N
10733 E Butherus Dr	Desert Cliffs	#6090	\$1,495,000	3924	5+Loft	3	Y
15506 N 109th Pl	Cimarron Hills	Escalante	\$2,140,000	3375	4+Den	3	Y
11439 E Penstamin	100 Hills	Malaga	\$3,350,000	5580	5+Den	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.

*"The Best Service to the Best Customers"*

# COMPLETE POOL CARE

Quality Service Since 1988

480-948-2001

[www.Mycompletepoolcare.net](http://www.Mycompletepoolcare.net)

**SERVICE**

- Weekly Service
- Vacation Service
- Tile Cleaning
- Chemical Wash
- Salt System
- Pool Service

**REPAIRS**

- Motor & Filters
- Salt System Installation
- Heaters -
- Repairs & Installation
- Sales & Service of Pool Cleaners

★ **\$29.00** ★  
**Per Month**  
for Your First 2 Months  
With 12 month service agreement. Some restrictions apply.

**Logos:** Polaris, Jandy, Pentair, STA-RITE, VISA, MasterCard, DISCOVER, American Express, BBB

## CLOSED RENTALS IN JAN. & FEB.

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
14875 N 103rd St	The Preserve	Palomino	\$2,600	1358	3	2	N
16420 N TPP #1044	Cachet	Legacy	\$2,750	1640	2+Den	2	N
10447 E Morning Star Dr	Panorama Point	Mesquite	\$2,950	1548	3	2	N
10453 E Hillery Dr	The Preserve	Brisas	\$3,500	2132	4	2	N
16429 N 105th Wy	Arizona Highlands	Picacho	\$3,900	2696	4+Loft	3	Y
10273 E Star of the Desert	Arizona Vintage	Bordeaux	\$4,000	1478	3	2	Y
10551 E Betony Dr	Panorama Point	Ironwood	\$4,000	2655	5	3	N
10564 E Firewheel Dr	The Overlook	Ironwood	\$4,160	2613	4	3	Y
15923 N 102nd Pl	Arizona Vintage	Bordeaux	\$4,200	1478	3	2	Y
10557 E Cosmos Ct	Arizona Highlands	Catalina	\$4,700	2646	4	3	Y
16601 N 104th St	Eagle Ridge	#3344	\$4,800	2367	3+Den	3	Y
16650 N 105th Wy	Arizona Highlands	Santan	\$5,750	2161	4	3	Y
<b><u>11056 E Acoma Dr</u></b>	<b><u>Mirador</u></b>	<b><u>Solana</u></b>	<b><u>\$7,000</u></b>	<b><u>3108</u></b>	<b><u>3</u></b>	<b><u>3</u></b>	<b><u>Y</u></b>

## AVAILABLE RENTALS

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16600 N TPP #2010	The Ridge	Heritage	\$2,850	1354	2	2	N
*15841 N 102nd Pl	Arizona Vintage	Zinfandel	\$2,950	1604	3	2	N
10481 E Star of Desert	Arizona Vintage	Sabino	\$2,995	1622	3	2	N
10891 E Le Marche Dr	Castle Chase	Windsor	\$3,200	1845	2	2	N
<b><u>*10801 E Salt Bush Dr</u></b>	<b><u>Castle Chase</u></b>	<b><u>Carlisle</u></b>	<b><u>\$3,250</u></b>	<b><u>1489</u></b>	<b><u>3</u></b>	<b><u>2</u></b>	<b><u>N</u></b>
15104 N 102nd St	Discovery Canyon	Mountain View	\$3,350	2197	4+Loft	2	N
*10354 E Morning Star	Panorama Point	Primrose	\$3,400	1874	3	2	N
16600 N TPP #2060	The Ridge	Heritage	\$3,900	1318	2	2	N
<b><u>16491 N 108th St</u></b>	<b><u>Armonico</u></b>	<b><u>Tierra</u></b>	<b><u>\$4,200</u></b>	<b><u>2413</u></b>	<b><u>3+Den</u></b>	<b><u>3</u></b>	<b><u>Y</u></b>
10263 E Acacia Dr	Montecito	San Miguel	\$6,000	2437	4+Den	2	Y
1012 E Butherus Dr	Desert Cliffs	#6040	\$9,500	2351	2	3	Y

\*Coming soon.

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.

# AquaSafe

## SWIM SCHOOL

### Indoor Swim Lessons

\$94 monthly  
Once a week • Open 7 days/wk

### Year-Round Swim Team

Practice twice weekly  
Meets with other Valley teams

### Babbles & Bubbles

Ongoing **FREE** classes for  
2-5 month old babies

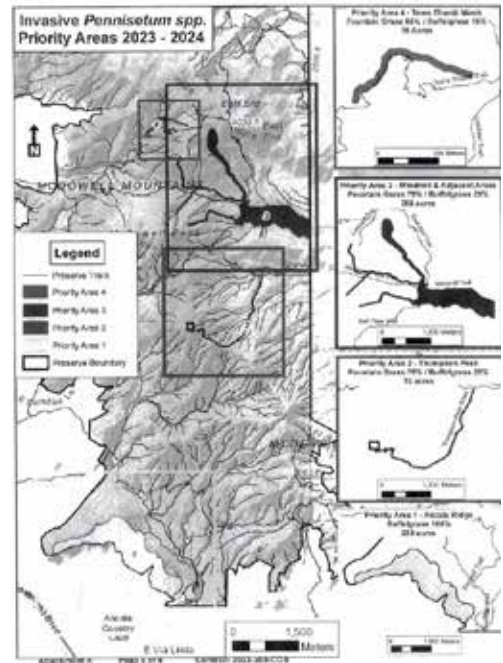
**START ANYTIME!**  
No registration fees EVER!

**AquaSafeSwim.com** 9380 E Bahia Dr. • Scottsdale, AZ  
480-425-SWIM(7946)

## Council OKs \$192,000 to Remove Invasive Grasses in Preserve

The Scottsdale City Council agreed at its January meeting to spend \$192,000 to treat or remove invasive plants from the neighboring 21,099-acre McDowell Sonoran Preserve, which is home to 419 native plant species. The report labels buffelgrass and fountain grass as having the highest risk of spreading fire and displacing native species.

More than 350 acres have already been treated over the past seven years. The money for the project comes from a grant from the Arizona Department of Forestry and Fire Management.



## Bell Bank Mortgage, a DIFFERENT kind of Lender!

- Private Bank • Programs Others Lack • Common Sense Lending
- Peer Rated Customer Service - We Outperform Competitors!



We offer competitive rates & programs

- Jumbo portfolio loans
- Doctor loans
- One-time Close Construction
- VA, Conv, FHA
- 2nd or Investment Homes

We lend in AZ and beyond  
- Ask us about other states!



**Margo Rockas**

Sr. Mortgage Banker  
margoandlaura@bell.bank  
602.315.2575  
NMLS #258961



**Laura Painter**

Sr. Mortgage Banker  
margoandlaura@bell.bank  
602.451.2844  
NMLS #243522

**ROCKASPAINTERTEAM.COM**



# HOA to Work With Scottsdale on Adding Turn Lane From Bell Road onto 104th Street

With the help of McDowell Mountain Ranch resident Mohammad Madjidi, the Homeowners Association has voted to work with the City of Scottsdale to explore the idea of adding a Bell Road turn lane onto 104th Street. Mohammad pointed out during the February HOA meeting that the lack of a turn lane there forces eastbound drivers and school buses to block traffic as they turn onto 104th Street.

While the original developers installed a right turn lane leading onto 108th Street, for unknown reasons they did not do so at 104th. A turn lane and repositioned sidewalk would be added to land owned by the MMR HOA. That strip is shaded red in the image at right.

## Kierland Remodel Planned

The company that purchased two office buildings in Kierland Commons plans to invest \$29 million re-creating them as a single "experiential office campus," according to the Phoenix Business Journal. Dallas-based Vero 2AR purchased Kierland One in October for \$58 million and Kierland Two for \$47 million in November. Story: [tinyurl.com/264kzye9](https://tinyurl.com/264kzye9)



MMR might gift the strip shaded in red to the City of Scottsdale to allow for a turn lane on Bell Road.

## Have Questions About Reverse Mortgages?

### I HAVE ANSWERS. CALL 480-310-5321

#### • Optional Monthly Mortgage Payments\*

\*Borrowers MUST make Property Tax and Homeowners Insurance payments or risk foreclosure.

#### • Tax Free Cash Out for health care, bills, home improvement or anything else you desire.

#### • Stay in your home and age in place.



**Neal Melton**  
Mortgage Loan Originator  
NMLS # 209641  
[nmelton@americansenior.com](mailto:nmelton@americansenior.com)



HighTechLending Inc, NMLS ID #7147([www.nmlsconsumeraccess.org](http://www.nmlsconsumeraccess.org)) doing business as American Senior. 2030 Main Street, Suite #500, Irvine, CA 92614. Licensed by the Department of Financial Protection and Innovation under the California Residential Mortgage Lending Act, License #4130937. Equal Housing Lender.



## ERSLAND TOUCH LANDSCAPE

### 602-273-1633

- Residential Maintenance
- Commercial Maintenance
- HOA Maintenance
- Irrigation Repair
- Weed Control
- Fertilization
- Seasonal Flower Planting
- Weekly/Bi-Weekly Service
- Clean-Ups
- Olive Tree Spraying
- Documented/Uniformed Employees
- Fast & Friendly Service
- Licensed, Bonded & Insured
- License #5260 AZ C-21 R #ROC

You'll Get Your Money's Worth!

**McDowell  
Mtn. Ranch  
Specialists**

[www.erslandtouch.com](http://www.erslandtouch.com)  
[etl@erslandtouch.com](mailto:etl@erslandtouch.com)





*A small army of workers have been removing the water tank on Bell Road near 108th Street in January and February, but they will be rebuilding it through May.*

## Scottsdale Rebuilds Bell Road Water Tank

We mentioned in the January edition how construction seems to be never ending along Bell Road, and it seems at least one project will be continuing through May. First, Bell Road east of Thompson Peak was once again resealed both before and after the Barrett Jackson Auto Auction.

But the more immediate project is the ongoing replacement of the McDowell Mountain Ranch water tank southwest of Bell Road and

108th Street. The removal of the tank began in late December, and its replacement will continue through May, we're told by Valerie Schneider, Scottsdale Water's public information officer.

We don't know much more about the project, but we've noticed that as the tank was being dismantled how rusted and old it was looking. We also hope that a new tank will provide more consistent water pressure to MMR.

*Spotlight continued from Page 1*

Review Committee, fell short of being reelected with 324 votes. Interestingly, write-in voters received 24 votes with one person receiving nine total.

Bob Crandall was voted in as board president for a second term at the regular monthly meeting on Feb. 28th. Steve Aldrich will continue as treasurer while Margaret Neno will again serve as secretary. Carol Ryan, who was elected in 2022, will become the vice president. Mike Gonzalez, a former HOA president, was named the chair of the Design Review Committee. Lynne Napier served as interim director for a month.

## Sound Report Delayed

Despite keeping the details of when a sound engineer would measure the noise levels of the

McDowell Mountain Ranch pickleball courts, the completion of the study had to be postponed because players departed before testing could be completed. Several residents, who live near the courts, have reported excessive noise infiltrating their homes, so the Homeowners Association initiated a sound study to determine the extent of the problem and how to mitigate it.

## Wall Painting Has Begun

The annual painting of common walls in various communities began in January. Work in Cimarron Hills, which will be followed by Mirador and Sienna Canyon, began in January. The painting projects are timed to end before rattlesnake season kicks in around May. This year Ghaster Painting was hired to paint the walls. Three to four communities are painted each year.



## Looking Back...

### Just 5 Years Ago\*

**March 2018** — The McDowell Mountain Ranch Homeowners Association approved spending \$1.3 million to remodel the Community and Recreation center parks. ... Foothills Animal Rescue held its Far Out Car Show in the Bashas' parking lot. ... Dr. Denise Birdwell was put on administrative leave as the Scottsdale Unified School District Superintendent faced corruption accusations.

### Only 10 Years Ago\*

**March 2013** — SUSD placed a \$175-million bond item on the ballot. ... Mayor Jim Lane attended the opening of the McDowell Mountain Golf Club's new clubhouse. ... APS held an open house on power lines that would have cut through the McDowell Mountain Business Park but later were installed underground. ... Construction of Notre Dame Prep's Sports Complex began.

### 15 Years Ago\*

**March 2008** — The owners of the Desert Canyon Center attempted to launch a farmer's market in the parking lot. ... Helene's Team profiled the newly opened Temple Bar Sports Grill, which closed in 2017 and now is Sophia's Kitchen. ... MMR resident and Helene's Team photographer Kim Perina won a best photo award for her picture of a red ball that was wedged into the Arabian Library entranceway.

### 20 Years Ago\*

**March 2003** — Holland-Boone Polished Pewter opened its shop on Bell Road near 91st Street. ... The Hair of Tranquility salon, which was located in the Desert Canyon Center, closed its doors and was almost immediately replaced by the Status Salon & Spa. ... Cold Stone Creamery opened up in the Safeway Shopping Center.

\*As reported in this newsletter



*Trovas continued from Page 1*

weathered plants, struggling cactus and weeds. At the main Trovas entrance, hidden and buried boulders would be relocated before new ones would be added. New irrigation lines would be installed as well as new gravel. Trovas also has two large center islands on Rosemary Way between McDowell Mountain Ranch Road and N. 109th Way that would be updated.

Struggling saguaros would be repositioned to improve the overall look of the plantings as well as improve the health of the cactuses. Other plantings will include an organ pipe cactus, new saguaro spears, which are smaller and lack arms, ocotillos, agave, golden barrel and other cactuses. Ground cover would also be planted.

Less work would be done on the south gate, but new boulders would be installed and new cactuses and smaller plants would be added. New irrigation lines would also be installed.

If the project goes well, the master HOA will explore initiating similar improvements in other McDowell Mountain Ranch communities.



*A plan to update the landscaping at Trovas may serve as a template for other McDowell Mountain Ranch communities.*

## Former SUSD Superintendent John Kriekard Dies

Former Scottsdale Unified School District Superintendent John Kriekard died on Feb. 21st, according to the Scottsdale Independent. Dr. Kriekard spent more than half of his 40-year career with SUSD and served as assistant principal and principal at Mountainside Middle and Chaparral High schools. In the last two years of his career, Dr. Kriekard served as superintendent of SUSD following accusations that Denise Birdwell, the previous superintendent, engaged in cronyism and conflicts of interest. Dr. Kriekard was also the Superintendent of Paradise Valley Unified School District for six years. Dr. Kriekard lost to Republicans John Kavanagh and Michelle Ugenti-Rita in the 2010 general election for a seat on the Arizona House of Representatives in what was then District 8. Story: [tinyurl.com/463ue6jm](http://tinyurl.com/463ue6jm)



*John Kriekard*

### 20-Acre Property Auctioned

A 20.5-acre parcel, between Scottsdale and Hayden roads and north of Legacy Boulevard, was sold in a matter of minutes at an Arizona State Land Department auction on March 8th, according to the Phoenix Business Journal. Legacy 76 LLC, which plans to build multifamily housing consisting of townhomes and apartments later this year, won with the minimum bid of \$28.07 million. Legacy 76 will be partnering with Houston-based Dinersteins Cos, which is currently developing multifamily projects in Phoenix, Goodyear and Mesa. The Parker, a completed project, is in Tucson. The company also builds in several other states. The original applicant that triggered the auction was Talos Holdings, which also builds multifamily homes in Scottsdale, but it decided against bidding at the auction. Here is a link to the Business Journal article: [tinyurl.com/yc7m7nxb](http://tinyurl.com/yc7m7nxb)

A for-sale flyer can be found at this URL: [tinyurl.com/2swvfrdv](http://tinyurl.com/2swvfrdv)

### Ortega Gives Annual Report

Scottsdale Mayor David Ortega asked the Arizona Legislature to provide more municipal tools for managing the city's roughly 5,000 short-term rentals, according to the Scottsdale Progress. A new category of zoning for short-term rentals is needed to offset a 2015 state law that allows vacation properties anywhere in the state, Ortega said during the mayor's State of the City address. While a new state law approved last year allowed the city to enact strict licensing requirements, more needs to be done to protect the city's neighborhoods, he said.

Ortega also warned the Legislature against enacting laws, pushed by lobbyists, that would interfere with Scottsdale's and other cities' ability to regulate dense multifamily complexes. "This is a concerted national campaign by multifamily housing interests to subvert our zoning rights," Ortega said. "Their aim is to overwhelm cities like Scottsdale." Story here: [tinyurl.com/52njbr3f](http://tinyurl.com/52njbr3f)

**WRITE  
THRU  
media**

WriteThru Media:  
39221 Woodward Ave.  
Unit 302  
Bloomfield Hills, MI 48304  
[info@writethrmedia.com](mailto:info@writethrmedia.com)

#### LEGAL DISCLAIMER

Neither articles nor advertisements should be construed as endorsements of any product, person, company or service. This publication is entirely independent of McDowell Mountain Ranch's Homeowners Association.

#### EDITOR & PUBLISHER

Brett Levy, [brettdl@writethru.com](mailto:brettdl@writethru.com)

#### SOCIAL MEDIA

Visit us at [Facebook.com/MMRhomes](https://www.facebook.com/MMRhomes) for the most timely community information. Much of the information reported there is posted virtually as it happens.

#### NEWSLETTER FOUNDERS

Helene & Peter Cass, 1997

Copyright 2023

#### ADVERTISE YOUR BUSINESS WITH US

Find out how advertising with us can help your business become more visible to potential customers.

Call us at 213-300-7790, or email [sales@writethrmedia.com](mailto:sales@writethrmedia.com)



RE/MAX FINE PROPERTIES  
21020 N PIMA RD  
SCOTTSDALE, AZ 85255  
(602) 989-7492  
CHRISTINE@CHRISTINEESPINOZA.COM  
ADDRESS SERVICE REQUESTED

WRITE  
THRU  
media

## Wildlife Everywhere

*While wildlife has always hung around McDowell Mountain Ranch, it seems like there have been more javelina, bobcats and other critters than usual these past few months.*

WRITE  
THRU  
media

To Advertise:  
Call 213-300-7790  
or email us at  
sales@writethrmedia.com

MARCH-APRIL 2023 | VOLUME 26 | NO. 2



## Christine's Team

Building relationships one home at a time

Scan to connect with  
Christine online!



Christine Espinoza  
*Selling Scottsdale for 25 years!*  
602.989.7492  
mmrhomes.com

RE/MAX *Fine Properties*