



Ladybugs Released During Spring Event

Christine's Team sponsored three ladybug releases in which about 50 McDowell Mountain Ranch youngsters freed the beneficial bugs during the April 1st Easter Egg Hunt at the Community Center. More photos on Page 6. Photo by Talana Jordan

Spotlight on the Community Pickleball Sound Report Released

Noise coming from the McDowell Mountain Ranch pickleball courts at the Community Center is too loud for at least three nearby homes, according to a report by Spendarian & Willis Acoustics & Noise Control. The much-anticipated Pickleball Noise Assessment and Abatement Plan also proposed three solutions for mitigating noise from the courts.

Reading the noise report isn't easy, so forgive us if our interpretations are not perfect. We did gather that measuring sound coming from the 2 milliseconds of a ball striking a paddle turns out to be far more complicated than measuring persistent traffic or party noise. The sound of the racket hitting the ball also happens to be at wavelengths particularly irritating to human ears, according to the report.

While Scottsdale has a general, subjective description of excessive noise, the report indicates that the courts may be in violation of city code.

What is clear from the report is that be-
Spotlight continued on Page 15

Globe Chamomile's Threat to Desert, MMR Grows

Globe Chamomile stinks, both literally and for the risk it poses to the Sonoran desert. That's because this invader from South Africa, nicknamed stinknet, has exploded across the Valley, McDowell Mountain Ranch and the adjacent McDowell Sonoran Preserve following this year's prodigious rainfall.

The MMR Homeowners Association was worried enough about the plant, said to smell like turpentine, that it sent out a notice to residents that they should pull the plant wherever it pops up. We also learned that the entire plant should be bagged to prevent its thousands of seeds from spreading after it is pulled.

The HOA has instructed AAA Landscape to eradicate this plant wherever it appears. "Sure, it looks in-
Stinknet continued on Page 14



Globe Chamomile, also known as stinknet, has been spreading across Arizona, particularly in the Phoenix and Tucson areas.

Photo courtesy McDowell Mountain Ranch.

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

Real Estate Section, pgs. 7-12



Christine's Team
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Mack Project's Sheer Size Deserves Attention

While Scottsdale residents have been screaming about road diets — that’s the city plan to narrow some roads and add bicycle lanes — we think an even bigger story should be at the top of the news in this newsletter: A developer plans to build the massive Mack Innovation Park on 124 acres at the northeast corner of Bell and Pima roads at the Loop 101 Freeway. The first phase is expected to be 35 acres and is already under review by the city. The second phase, which we believe was the topic of two open houses, will be on 48 acres. There may be two future phases on 9 acres.

While the total project calls for 1.2 million square feet of industrial and office space across 11 buildings, the Phase 2 proposal covers four buildings that would total 570,000 square feet. The Mack Innovation Park will incorporate Frank Lloyd Wright design concepts, according to the developers. The property is currently raw desert and most of it is zoned Industrial Park, Planned Community District.

Unfortunately, we were unable to attend the two Open Houses at Windgate Ranch sponsored by the developer at the end of March.

One concern we’ve heard discussed on social media and in a Scottsdale Progress article is that the effort to change the zoning from industrial to mixed use may turn out to be a Trojan Horse. The fear? That the industrial park project will be swapped for a massive multifamily housing one. Mack is already building a similar industrial park elsewhere in the Valley, so there is little evidence that this theory is true, but regardless of what project is built there, MMR residents may want to keep following this story; after all, any project this big can impact our quality of life.

Interestingly, the audience at the Open House was divided over whether the project should be housing or industrial, according to the Progress. Several attendees voiced their preference to keep the land in its natural desert state. The developers are promising low-profile buildings that will be attractive. While that may be a bit much to swallow, multistory apartment building projects, such as several proposed along the Shea Corridor, have repeatedly earned the wrath of Scottsdale residents.

“Whether the parcel is developed as full light industrial or includes a mixed-use component, DC Ranch’s primary concerns are safety, traffic and aesthetics and how the development impacts the surrounding residential and commercial areas,” DC Ranch spokesman Chris Irish told the Progress.

Mack, a New York-based real estate company that has been moving its property management arm from Boston to Phoenix, purchased the land for \$125 million in March 2022.

You can learn more about the Mack Project at these URLs:

- Video overview: tinyurl.com/5953vppt
- Phase 1: tinyurl.com/36vchvvs
- Phase 2: tinyurl.com/3uw7p2fe
- Scottsdale Progress: tinyurl.com/yum6ybsx



This project map reveals the scope of the proposed Mack Innovation Park.



Here is an example of what the Innovation Park buildings might look like.



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Grads, Come to Our City

So now that college students have their new Bachelor of Arts in hand, what should they do next? Well, one option would be to move to Scottsdale, because it has been rated the sixth-best mid-sized city to start a career in for 2023, according to CoworkingCafe. About 8.4% of the jobs in our city are for recent graduates and the unemployment rate is at a low 3.6%, but what's particularly nice is the \$73,046 median salary. Scottsdale also ranked eighth by employment with the sixth-largest share of young people holding bachelor's degrees. Midsized cities are between 150,000 and 400,000 residents. Top-rated, similarly sized cities are Arlington, Va., and Sunnyvale, Calif. The top three large cities are Atlanta, San Francisco and Seattle. Mesa ranked 35th, Phoenix 37th and Tucson 39th on this list. The URL to the story is here: tinyurl.com/36zvm63p



Sugo Bistro Opens in SOHO

SOHO Scottsdale, the condominium and townhouse development in the McDowell Mountain Business Park, has a new eatery called Sugo Bistrotto, according to the Scottsdale Independent. The Italian kitchen takes the place of Buddha's Ritual after it left its ground-floor space in SOHO last summer. Sugo serves wood-fired pizzas, pastas and fresh bruschetta boards.

- Story: tinyurl.com/3b8sjhtb
- Sugo website: sugobistro.com

Children's Fest at WestWorld

The McDowell Sonoran Conservancy will be sponsoring a Children's Learning and Play Festival 9 a.m. to 4 p.m. June 24th at WestWorld in Scottsdale. The free, indoor event will include children's authors, illustrators, music, live performances, rides, STEAM activities, local business vendors and interactive activities geared toward toddlers, children and young adults. Food will be available for purchase, and parking will be free. Go to this URL for details: tinyurl.com/cd2w8mtt

Raffle Jackpot Tops \$1,390

The jackpot for the Foothill Animal Rescue's Grab the Bag raffle reached \$1,390 at its May 1st close for the winner. The winning ticket C-1257 was drawn May 3rd. The other half of the \$2,780 raised via the raffle will benefit the Foothills' Brynne Smith Memorial Cam-

Father's Evening June 16th

7 - 9 pm

Community Center

Must register through the Newsletter or on the website by June 9th



Car Show

Have an interesting car, motorcycle, or other vehicle? Please email kglaspy@aamaz.com to sign up



Food

Food provided by Portillo's Hot Dogs. Roast Beef Sandwiches, chips, dessert, and drink.



Vendors

Local vendors will be available to talk about services, products, and other interesting items.

Dads, Celebrate Your Day at MMR

Figuring out what to do for Father's Day can sometimes be a pain, but this year the McDowell Mountain Ranch Homeowners Association has a solution for you: A Father's Evening and BBQ featuring a Car Show and Vendor Fair. Phew, that was a mouthful, but we're pretty sure dads will enjoy the Portillo hot dogs, roast beef sandwiches, chips and dessert at this event. While dads are eating, they can peruse interesting cars, motorcycles and other vehicles. The Vendor Fair will showcase businesses and vendors that serve the community. The free event will be 7-9 p.m. Friday, June 16th, at the Community Center. Register for the event here: tinyurl.com/2nnpnb6a If you have a vehicle to show, contact Kelly Glaspy at: kglaspy@aamaz.com

pus adjacent the Bashes' grocery store on the southwest corner of Thompson Peak Parkway and Bell Road. Raffle results are at this URL: tinyurl.com/32pzsvhn

Farmer's Market Set for June

The last McDowell Mountain Ranch Community Market of the season will be from 8 a.m. to noon Sunday, June 4th. at the Community Center parking lot. As with previous events, the market will include music, honey, grass-fed beef, face painting and a wide range of shopping. The markets are expected to resume in October.

Fastest Growing County

Despite higher home prices and concern over the southwest's long-term drought, Maricopa County led the nation in total number of new residents as Americans returned to migration patterns that were in place before the Covid-19 pandemic, according to the U.S. Census Bureau. Maricopa County increased by 1.3%, or 56,831 residents, between July 2021 and July 2022. Six Texas and three Florida counties filled out the rest of the Top 10 list. The biggest loser was our neighbor to the west as Los Angeles County lost 90,704 residents, according to the Census. Maricopa County is the fourth-most-populous county in the nation with more than 4.5 million residents. The most populous are Los Angeles at 9.7 million, Cook County, Ill., at 5.1 million, and Harris County, Texas, at nearly 4.8 million. Chicago is in Cook County, and Houston is in Har-

ris County. The Census Report can be found at: tinyurl.com/mr36cy5j

WestWorld July 4th Planned

It's already time to start planning for July 4th at WestWorld. This year the indoor barbecue will be from 5 to 9 p.m. The party will include Barbie, who is promoting her new movie, Junior Knight training, games and cake walks. Children weighing under 50 pounds can ride sheep in an

Odds & Ends continued on Page 5

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Conservancy May Bring Back Scottsdale Tour

The Tour de Scottsdale may be returning under new management, we recently learned. While there are still a lot of loose ends before a new Tour can be made a reality, the McDowell Sonoran Conservancy hopes to create a signature fundraising event, Director of Development Vickie McWatters, explained via email.

The Conservancy hopes to have the event



begin at the Reata Ranch Sports Complex, the new soccer fields under construction at McDowell Mountain Ranch Road and Thompson Peak Parkway, if it can work out the details with the City of Scottsdale. The Tour would begin in the spring of 2024, a change from holding the event during the fall.

The Tour has experienced a number of problems over the past six years. The event was canceled in 2018 because a storm damaged that year's route. The event was last held in 2019, just before Covid-19 lockdowns were implemented.

The event had been sponsored by DC Ranch for nearly two decades with fund-raising benefiting the Conservancy. DC Ranch agreed to hand



Above: The start of the Scottsdale Tour in 2019, the last time the event was held. Photo by Brett Levy.

the event, which used to begin and end on Market Street, over to the Conservancy, Vickie wrote.

It's possible the Tour will be based out of a different location, and routes have yet to be fully determined. The Conservancy hopes to have three routes with varying distances.

The event venue might include live entertainment, a beer garden and an expo. "Ultimately, we want to use this event as an opportunity to

showcase all the great work of the Conservancy and the beautiful place we call McDowell Sonoran Preserve," Vickie wrote.

The Conservancy plans to build the new Tour based on riders' wishes, and it hopes to find sponsors and event partners to help run it. Eventually, the Conservancy plans to reactivate its website, tourdescottsdale.net. The permit request can be found here: tinyurl.com/37ahudc2

Odds & Ends continued from Page 4

event called Mutton Bustin', but parents need to RSVP at 480-415-1722. Fireworks will begin at 9 p.m. All tickets, both for BBQ and tickets per car to park in the Polo Field, go up \$5 per person on June 28th. Per car parking tickets are separate. Go here to buy tickets: scottsdale4th.com

Thompson 105 Honored

The owner of Thompson 105, the relatively new restaurant in the Desert Canyon Center, won an Impact Elliot Award for leaders who create a difference in the industry, according to a press release via the Scottsdale Independent. The awards come from the Elliot Group, advisors in "executive search, human resources and leadership," according to its website.

Rick Federico, who won the award, has long worked in the food industry, including serving in top leadership roles at Scottsdale-based P.F. Chang's China Bistro. Federico opened Thompson 105, an Open Table Diner's Choice Award Winner two years in a row, with Tim Donmoyer and Ric Gordon. Thompson 105 is also up for a Phoenix magazine Best of the Valley award.

- Story: tinyurl.com/7nysz8f2
- You can go here through May 21st to vote for Best of the Valley: tinyurl.com/2daypfxs

The Right Way to Trash Stuff

While it seems obvious about where you should put your trash and recycling bins outside,

many Scottsdale residents get it wrong. The one place it should NOT be is on the sidewalk. Instead, you should place the bins on the street hard against the curb. There are a few good reasons you should do this:

- It allows disabled residents to remain on the sidewalk instead of being forced onto the road.
- It allows parents to keep strollers on the sidewalk instead of the road.
- A curb also provides stability for the garbage and recycling bins in the event of strong winds.

• It's required by Homeowner Association and City of Scottsdale regulations.

If you do not have a curb, it's OK to place the can on the edge of your driveway. For more information, go to this URL: tinyurl.com/29hsn6r9

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 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:

- 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

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In this video screen capture, two little kids race out to pick up Easter eggs before the official "Go" was announced. Photo by Talana Jordan

MMR Residents Enjoy Easter Egg Hunt, Other Activities

Right: A mom and son release caterpillars provided by Christine's Team.

Top right: The petting zoo is always a big hit at the spring festival.

Bottom right: Christine Espinoza oversees the ladybug release station.

Photos by Talana Jordan





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Variety of Pressures Influence Scottsdale, Ranch Housing Market

We love spring, but man does it keep those of us in Arizona busy. That's because the Snow Birds, despite the market slowdown over the past year, are actively looking at and buying homes in the Valley. In the 85255 ZIP Code our March sales were the highest since June 2022 when the first big interest rate hike hit. By July, sales continued to drop through January 2023 before finally picking back up in February.

During the boom when interest rates were at historic lows, home prices shot up overnight as owners decided to take advantage of their massive appreciation. Many buyers could suddenly live anywhere because the Covid-19 pandemic gave Americans permission to work from home and Scottsdale's generally large homes and great weather helped it become a prime destination.

Today's market is being driven by different fundamentals, namely more traditional motivators such as job transfers, growing families, empty nesters needing to downsize, divorces or financial reasons.

Decreasing Inventory Creates Challenge for Buyers

The inventory in MMR as well as the Phoenix metro area has dropped since the beginning of 2023. When interest rates peaked in 2022, the inventory in MMR reached about 30 homes, which is about half of normal inventory before the pandemic. As this spring market reached peak activity, the number of available homes fell to about 20,

or one-third of normal inventory. While inventory was low the number of buyers hitting the market was larger than usual because of the Super Bowl.

Despite the Federal Reserve Board continually increasing interest rates up through May, the rates paid by buyers fell before stabilizing around the 6% mark after November 2022. What hasn't come down as much are prices that have been kept afloat by that lack of supply.

Over the past few months we've discussed some of the factors impacting supply. The most obvious is that a home seller who may be paying 3% on a \$500,000 mortgage pays \$2,018 a month for principal and interest. But if a homeowner moves to another house and takes out a new \$500,000 mortgage, the monthly payment would be nearly \$1,000 higher at \$2,998. So it's not surprising that homeowners are choosing to stay put in their more affordable homes or to rent them out if they need to relocate. Many homeowners have opted to stay put and remodel their current home or simply wait for the market to stabilize before making another purchase.

How Institutional Buyers, Builders Impact Inventory

But there is another reason inventory has declined. Institutional investors, also known as iBuyers, are purchasing far fewer homes and flipping them back onto the market. Opendoor Technologies, Zillow and Offerpad were some of the largest iBuyers. So what's happened to all those properties purchased by institutional investors? Many are holding onto them as rentals.

There are other factors impacting housing inventory. New construction in Maricopa County peaked in 2005, right before the market crashed, and has been coming back below the rate needed to keep up with our growing population. In addi-



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tion, the cost of materials and lack of skilled workers have contributed to the slowdown of new construction.

Meanwhile, Millennials have reached their peak home-buying years, while many Baby Boomers have been downsizing or buying second

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Sales by Community

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Interest Rates

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Our Listings & Sales

pg. 8

Buyer Needs

pg. 9



Listings, Sales, & Rentals in McDowell Mountain Ranch

FOR SALE!



Cimarron Hills
10880 E. Karen Dr.

4 Bed+Den & Bonus Rm | 3.5 Bath | 3,642 SQ FT | 4-Car Garage

Guard gated community, hillside lot, Cul-De-Sac, New HVAC (2020), new roof (2017), oversized backyard mountain views, built-In BBQ & Gas Fireplace.

\$1,399,000

FOR SALE!



Trovas
10975 E. Bahia Dr.

4 Bed+Den | 4.5 Bath | 4,241 SQ FT | 3-Car Garage

Stunning remodel, gated community, gourmet kitchen, movie theater, mountain views, pool & spa, gas fireplace, built-in BBQ.

\$1,900,000

UNDER CONTRACT!



Castle Chase
10815 E. Autumn Sage Dr.

2 Bed+Den | 2 Bath | 1,936 SQ FT | 2-Car Garage

Perched on the top of the hill adjacent to a large wash in a gated community with majestic mountain views.

\$875,000

SOLD!



Discovery Trails
10430 E. Star of the Desert Dr.

3 Bed | 2 Bath | 1,451 SQ FT | 2-Car Garage

Darling single level home on a corner lot with remodeled kitchen, bath and travertine tile floors. Private backyard with pavers turf & greenery.

\$675,000

SOLD!



Sonoran Fairways
10559 E. Sheena Dr.

3 Bed | 2 Bath | 1,994 SQ FT | 2-Car Garage

Single level located in gated community, great room floor plan with a cozy fireplace, sparkling pool, Cul-De-Sac lot, mountain & city light view.

\$755,000

COMING SOON FOR RENT!



Arizona Highlands
10557 E. Cosmos Cir.

4 Bed | 3 Bath | 2,646 SQ FT | 3-Car Garage

Located on a large lot with mountain views, sparkling pool & spa with removable pool fence.

\$4,995/Month

RENTED!



Castle Chase
10801 E. Salt Bush Dr.

3 Bed | 2 Bath | 1,489 SQ FT | 4-Car Garage

Single level, remodeled home backs to a wash with fantastic city lights & mountain views located in a gated community.

\$3,300/Month

RENTED!



Armonico
16491 N. 108th St.

3 Bed+Den | 3 Bath | 2,413 SQ FT | 3-Car Garage

Single level, master split floor plan, sparkling pool, corner lot near Community Center & solar system for low utility bills.

\$3,800/Month

Buyers Needs



This household of five, already living in MMR, is looking for a larger home in the neighborhood. Must have 4 bedrooms but would love an additional room or den, minimum 3,000 SQFT, pool and a good size backyard for dogs! Single level OR 2 story, 3+ car garage, and price range is up to \$1.8 Mil. They are pre-approved, don't have a home to sell, and can close as early as 30 days but are flexible with closing/move-in dates.

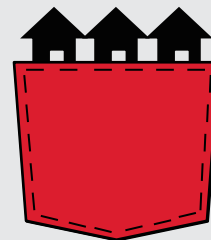


Household of two have been renting in the winters in Scottsdale and now want to buy a second home in MMR. The most important thing to them is a view! 2 bedrooms + den, with at least 1,500 SQFT, and gated would be ideal. Sunrise Point is at the top of their list. Price range up to \$900k, paying cash.



This household of two from Denver is looking for a winter home in Scottsdale, preferably a condo. They have already rented in Cachet in McDowell Mountain Ranch and love the complex. They need 2 bedrooms, would like a den, and must have a 2 car garage. Price range up to \$650k.

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.

Giving Back by Christine Espinoza

Shoe Drive Benefits HOPE 4 Phoenix

For me, serving others goes beyond just helping people buy or sell their homes, it's serving our community by volunteering at and sponsoring neighborhood events to give back to those less fortunate outside our neighborhood.



In March, we started a SHOE DRIVE collecting new and gently used sneakers to benefit those in need through one of the organizations I work with, HOPE 4 Phoenix. The grass-roots organization serves dinner to the

homeless every Sunday during their Thankful Sundays program. This nonprofit relies solely on volunteers and donations to provide and serve these weekly dinners.

Collection boxes were set up at the McDowell Mountain Ranch Community Center through March. I'm excited to report that we collected more than 300 pairs of shoes! Way to go MMR!!

My son, Dominic, a junior at Chaparral High School, spearheaded his shoe drive during basketball season and collected another 150+ pairs of shoes.

Check this section of our July newsletter for details regarding our next donation drive set for the summer.



Dominic Espinoza sorts through and distributes donated shoes during a HOPE 4 Phoenix Thankful Sundays dinner.

Home markets continued from Page 7

homes. With both groups seeking smaller, more affordable inventory, young and old often compete for the same homes.

It's Warming Up Outside, so Our Market Will Cool a Bit

Typically the market slows down in the summer, even when interest rates are low. As you can imagine, there are fewer buyers in town by the end of May. Even locals don't like to house hunt after temperatures creep much above 100 degrees. While families with school-aged children like to be in new homes before school begins in August, they often give up on house hunting after June.

On the plus side for sellers, the lack of inventory means the dearth of buyers could keep home prices elevated. If a property shows well, is priced right and marketed properly, it could sell over the summer but probably without multiple offers.

40-Year Mortgages Probably Won't Help Those in MMR

Beginning in May, the FHA will allow 40-year mortgages for certain home buyers, but don't get too excited as this will not apply to anyone currently purchasing a home. This program was developed to assist those who have an existing FHA mortgage and fell behind on payments due to pandemic-related financial hardships. These 40-year products are more of "loan modifications" for those with existing FHA loans, so owners can get back on track by having 40 years instead of 30 to pay off the mortgage. Because most McDowell Mountain Ranch homeowners do not have FHA

Home markets continued on Page 13

SALES BY COMMUNITY (JAN.-APRIL 2023)

Community	# Sold	Avg Price	Avg SF	DOM	\$/SF	% Change
Vermillion Cliffs	5	\$1,241,600	3024	88	\$411.20	-9.52%
100 Hills	4	\$2,049,250	3806	122	\$534.93	-22.91%
Arizona Vintage	3	\$658,333	2043	82	\$327.00	-22.77%
Castle Chase	3	\$754,167	1906	114	\$396.13	-11.41%
Desert Cliffs	3	\$1,245,000	3069	44	\$413.49	-4.06%
Cimarron Hills	3	\$1,658,333	2856	70	\$586.23	15.60%
Trovas	3	\$2,068,333	3184	23	\$647.33	52.23%
Cachet	2	\$552,500	1650	25	\$334.81	-13.13%
The Ridge	2	\$660,000	1891	70	\$349.02	0.18%
Discovery Trails	2	\$666,000	1537	46	\$435.13	1.11%
Discovery Canyon	2	\$666,475	1851	48	\$368.68	-17.91%
The Preserve	2	\$710,000	1917	46	\$369.16	-4.27%
Panorama Point	2	\$754,750	1756	9	\$426.14	4.01%
The Overlook	2	\$867,500	2287	66	\$382.20	-10.82%
Montecito	2	\$957,500	2304	54	\$417.85	-0.16%
The Summit	2	\$972,500	1987	91	\$494.93	12.35%
Cimarron Ridge	2	\$1,322,500	2527	30	\$523.36	7.02%
Armonico	2	\$1,380,000	3295	50	\$420.80	-18.66%
Sonoran Fairways	1	\$755,000	1994	62	\$378.64	-16.51%
Arizona Highlands	1	\$935,000	2385	146	\$392.03	-12.93%
Sunset Point	1	\$1,140,000	2797	21	\$407.58	10.34%
Sunrise Point	1	\$1,176,000	2463	4	\$477.47	6.84%
Sienna Canyon	1	\$1,850,000	3801	0	\$486.71	34.84%
Sonoran Estates	1	\$2,860,000	5534	14	\$516.81	-8.45%
Mirador	No properties sold to date					
Eagle Ridge	No properties sold to date					
The Ranch	52	\$1,178,711	2586	62	\$442.49	-2.20%

MORTGAGE INTEREST RATES

Conforming* Loans

30 Year	6.250%
20 Year	5.990%
15 Year	5.750%

Jumbo* Loans

30 Year	6.375%
15 Year with 1 point	6.125%
7-Year Jumbo ARM	6.375%
10-year Jumbo ARM	6.500%

FHA 30-Year fixed	6.125%
VA 30-Year fixed	6.125%

Rates effective 04/28/2023

Fees vary by lender

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

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HOMES CURRENTLY FOR SALE

Address	Subdivision	Model	Price	SQFT	BR	GA	Pool
16420 NTPP #2120	Cachet	Heritage	\$509,900	1338	2	1	N
16420 NTPP #2023	Cachet	Monarch	\$579,000	1659	3	2	N
*16600 NTPP #2046	Cachet	Heritage	\$624,000	1298	2	1	N
10314 E Karen Dr	Discovery Canyon	Clearview	\$714,900	1552	3	2	Y
10254 E Blanche Dr	Discovery Canyon	Scenic	\$749,000	1837	4	2	Y
11365 E Raintree Dr	Sunrise Point	Mesquite	\$750,000	1535	2	2	N
10847 E Autumn Sage Dr	Castle Chase	Windsor	\$850,000	1845	3	2	N
11020 E Betony Dr	100 Hills	Valencia	\$865,000	2458	3	2	N
15781 N 104th Pl	Panorama Point	Mariposa	\$900,000	1963	3+Den	2	N
10541 E Firewheel Dr	The Overlook	Mesquite	\$900,000	1972	3+Den	3	N
11592 E Raintree Dr	Sunrise Point	Palo Verde	\$929,000	1663	2+Den	2	N
*10570 E Morning Star Dr	Panorama Point	Ocotillo	\$950,000	1963	4	2	Y
10676 E Acacia Dr	Arizona Highlands	Picacho	\$955,000	2258	4	2	Y
10695 E Caribbean Ln	Cimarron Hills	Valencia	\$995,000	2369	3	2	N
10815 E Caribbean Ln	Cimarron Hills	La Jolla	\$1,049,999	2345	3	2	N
10964 E Betony Dr	100 Hills	Valencia	\$1,299,900	2458	3	2	N
16013 N 111th Pl	100 Hills	Sevilla	\$1,399,000	2629	3+Den	2	N
<u>10880 E Karen Dr</u>	<u>Cimarron Hills</u>	<u>Andorra</u>	<u>\$1,399,000</u>	<u>3642</u>	<u>4+Den</u>	<u>4</u>	<u>N</u>
14219 N 109th St	Sienna Canyon	Talavera	\$1,475,000	4000	5+Den	2	Y
11138 E Greenway Rd	Cimarron Ridge	Escalante	\$1,775,000	3759	5+Den	3	Y
10940 E Cosmos Dr	Trovas	Medici	\$1,900,000	4065	4+Den	3	Y
16355 N 108th Wy	Vermillion Cliffs	#932	\$1,970,000	3248	5+Den	3	Y
<u>10975 E Bahia Dr</u>	<u>Trovas</u>	<u>Lido</u>	<u>\$1,900,000</u>	<u>4241</u>	<u>4+Den</u>	<u>3</u>	<u>Y</u>
10670 E Redfield Rd	Sienna Canyon	Santana	\$2,550,000	4514	5+Den	3	Y
11109 E Cosmos Ci	100 Hills	Morena	\$2,950,000	4060	5+Den	5	Y
11564 E Paradise Ln	100 Hills	Custom	\$3,790,000	6891	6+Den	4	Y

*Coming soon.

CLOSED SALES IN MARCH & APRIL

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
10320 E Verbena Ln	Montecito	Santa Barbara	\$865,000	2396	3+Den	3	Y
16470 N 106th Pl	The Summit	Samoa	\$875,000	2120	3+Den	2	N
10398 E Tierra Buena Ln	Panorama Point	Mariposa	\$899,500	1963	4	2	N
16508 N 105th St	Arizona Highlands	Santan	\$935,000	2385	4+Den	2	N
10447 E Acoma Dr	Sunset Point	#2787	\$1,140,000	2797	4+Loft	3	Y
11503 E Pine Valley Rd	Sunrise Point	Camelback	\$1,176,000	2463	3	2	N
16530 N 109th Pl	Vermillion Cliffs	#923	\$1,255,000	2835	4	3	Y
10589 E Blanche Dr	Cimarron Hills	Sevilla	\$1,275,000	2823	3+Den	3	N
16620 N 109th Pl	Vermillion Cliffs	Camelot	\$1,308,000	2835	4	3	Y
10872 E Acacia Dr	Armonico	Montana	\$1,325,000	2994	3+Den	3	Y
10878 E Rosemary Ln	Vermillion Cliffs	#932-5	\$1,380,000	3368	4+Den	3	Y
10733 E Butherus Dr	Desert Cliffs	#6090	\$1,400,000	3924	5+Loft	3	Y
10735 E Raintree Dr	Desert Cliffs	#6060	\$1,435,000	2647	4	3	N
10676 E Caribbean Ln	Cimarron Hills	Valencia	\$1,675,000	2369	3	2	N
16539 N 109th Wy	Trovas	Dante	\$1,875,000	3298	4	3	Y
15506 N 109th Pl	Cimarron Hills	Escalante	\$2,025,000	3375	4+Den	3	Y
11138 E Verbena Ln	Trovas	Dante	\$2,600,000	3297	4+Den	3	Y
11439 E Penstamin Dr	100 Hills	Malaga	\$2,767,000	5580	5+Den	3	Y

PENDING, UCB* & CCBS** TRANSACTIONS

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16600 NTPP #2028	The Ridge	Monarch	\$579,000	1674	2+Den	2	N
16600 NTPP #1053	The Ridge	Monarch	\$625,000	1674	3	2	N
10648 E Penstamin Dr	The Overlook	Primrose	\$695,000	1679	3	2	N
10226 E Saltillo Dr	Discovery Trails	Sabino	\$750,000	1622	3	2	Y
10587 E Salt Bush Dr	The Overlook	Primrose	\$795,000	1679	3	2	N
<u>10815 E Autumn Sage</u>	<u>Castle Chase</u>	<u>Windsor</u>	<u>\$875,000</u>	<u>1936</u>	<u>2+Den</u>	<u>2</u>	<u>N</u>

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.

CLOSED SALES IN MARCH & APRIL

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16420 NTPP #1032	Cachet	Legacy	\$510,000	1640	2+Den	2	N
16420 NTPP #2113	Cachet	Monarch	\$595,000	1659	3	2	N
10300 E Star of Desert Dr	Arizona Vintage	Zinfandel	\$600,000	1603	3	2	N
10335 E Morning Star Dr	Panorama Point	Mesquite	\$610,000	1548	3	2	N
10492 E Queens Wreath Ln	The Preserve	Avalon	\$610,000	1702	3	2	N
15955 N 102nd Pl	Arizona Vintage	Chablis	\$635,000	2211	4+Den	2	N
16600 NTPP #1052	The Ridge	Legacy	\$645,000	1890	2+Den	2	N
<u>10430 E Star of Desert Dr</u>	<u>Discovery Trails</u>	<u>Coronado</u>	<u>\$675,000</u>	<u>1451</u>	<u>3</u>	<u>2</u>	<u>N</u>
16600 NTPP #1009	The Ridge	Legacy	\$675,000	1892	2+Den	2	N
10339 E Caribbean Ln	Discovery Canyon	Skyview	\$710,000	2197	4+Loft	3	N
10801 E Betony Dr	Castle Chase	Windsor	\$730,000	1936	2+Den	2	N
10390 E Star of Desert Dr	Arizona Vintage	Chablis	\$740,000	2316	3+Loft	2	N
<u>10559 E Sheena Dr</u>	<u>Sonoran Fairways</u>	<u>Mesquite</u>	<u>\$755,000</u>	<u>1994</u>	<u>3</u>	<u>2</u>	<u>Y</u>
10474 E Raintree Dr	The Preserve	Brisas	\$810,000	2132	4+Den	2	Y
10560 E Firewheel Dr	The Overlook	Palo Verde	\$810,000	2421	4	3	N

*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.

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PENDING, UCB* & CCBS** TRANSACTIONS

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
10531 E Salt Bush Dr	The Overlook	Ironwood	\$899,999	2814	5	2	Y
10528 E Salt Bush Dr	The Overlook	Mesquite	\$989,000	1972	3+Den	3	N
10624 E Conieson Rd	Sonoran Fairways	Cottonwood	\$995,000	2127	4	2	Y
10628 E Tierra Buena	The Overlook	Ironwood	\$1,100,000	2613	4	3	Y
10303 E Jasmine Dr	Montecito	Santa Barbara	\$1,100,000	2770	4+Den	3	Y
11482 E Beck Ln	Cimarron Ridge	Frontera	\$1,295,000	2656	3+Den	3	N
10833 E Rosemary Ln	Armonico	Terrano	\$1,300,000	2678	4	3	Y
10986 E Raintree Dr	Desert Cliffs	#6060	\$1,399,999	2670	3+Den	3	Y
10763 E Palm Ridge	Sienna Canyon	La Palma	\$1,500,000	3157	5	2	Y
11135 E Beck Ln	Cimarron Hills	Escalante	\$1,575,000	3411	4+Den	3	N
10963 E Beck Ln	Cimarron Hills	Parada	\$1,595,000	2955	5	3	Y
10872 E Bahia Dr	Armonico	Lareda	\$1,695,000	4177	5+Loft	3	Y
10927 E Mirasol Ci	Trovas	Dante	\$2,175,000	3297	4	3	Y
10986 E Raintree Dr	Desert Cliffs	#6060	\$1,399,999	2670	3+Den	3	Y
10763 E Palm Ridge	Sienna Canyon	La Palma	\$1,500,000	3157	5	2	Y
11135 E Beck Ln	Cimarron Hills	Escalante	\$1,575,000	3411	4+Den	3	N
10963 E Beck Ln	Cimarron Hills	Parada	\$1,595,000	2955	5	3	Y
10872 E Bahia Dr	Armonico	Lareda	\$1,695,000	4177	5+Loft	3	Y
10927 E Mirasol Ci	Trovas	Dante	\$2,175,000	3297	4	3	Y

AVAILABLE RENTALS

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
10492 E Queens Wreath Ln	The Preserve	Avalon	\$3,495	1702	3	2	N
10456 E Raintree Dr	The Preserve	Avalon	\$3,500	1702	3	2	Y
10217 E Karen Dr	Discovery Canyon	Scenic	\$3,500	1837	4	2	N
16600 N TPP #2060	The Ridge	Heritage	\$3,800	1318	2	2	N
10232 E Firewheel Dr	Arizona Vintage	Chablis	\$3,900	2316	3	2	N

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AVAILABLE RENTALS

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
15232 N 102nd St	Discovery Canyon	Mountain View	\$4,000	2515	4+Den	2	Y
14744 N 115th St	Sunrise Point	Sierra	\$4,350	2043	3	2	N
10811 E Greenway Rd	Cimarron Hills	La Jolla	\$4,500	2285	3+Den	2	N
<u>*10557 E Cosmos Ci</u>	<u>Arizona Highlands</u>	<u>Catalina</u>	<u>\$4,995</u>	<u>2646</u>	<u>4</u>	<u>3</u>	<u>Y</u>
10354 E Raintree Dr	The Preserve	Brisas	\$5,000	2132	4	2	Y
*11497 E Beck Ln	Cimarron Ridge	Sevilla	\$5,500	2656	3+Den	3	Y
11521 E Beck Ln	Cimarron Ridge	Frontera	\$6,500	2656	3+Den	3	Y
10912 E Butherus Dr	Desert Cliffs	#6040	\$8,500	2351	2	3	Y

CLOSED RENTALS IN MARCH & APRIL

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
10406 E Hillery Dr	The Preserve	Avalon	\$2,495	1702	3	2	Y
15841 N 102nd Pl	Arizona Vintage	Zinfandel	\$2,950	1604	3	2	N
10481 E Star of Desert Dr	Arizona Vintage	Sabino	\$2,995	1622	3	2	N
16420 NTPP #2010	Cachet	Heritage	\$3,000	1338	2	1	N
15344 N 102nd St	Discovery Canyon	Catalina	\$3,200	1504	3	2	N
10354 E Morning Star Dr	Panorama Point	Primrose	\$3,400	1874	3	2	N
10426 E Conieson Rd	Sonoran Fairways	Cottonwood	\$3,690	2153	4	3	N
10226 E Karen Dr	Discovery Canyon	Mountain View	\$3,750	2197	4+Den	2	Y
13944 N 110th St	Sonoran Estates	Saguaro	\$7,000	4422	4+Den	3	Y
11047 E Mirasol Ci	100 Hills		\$7,500	3389	5+Den	3	Y

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Giant Optima Project on Scottsdale Road Clears Hurdle

The plan to build a massive multifamily project at the southeast corner of the Loop 101 Freeway and Scottsdale Road was cleared by the Development Review Board 6-0 on May 4th. The Optima McDowell Mountain Village plan, which is now on its 11th iteration, calls for 1,330 residential units on a 21.88-acre site. Each of the six eight-story buildings will include 50-meter swimming pools on the roof, running tracks, restrooms, outdoor fireplaces, barbecues and vegetation. The plan calls for leaving 75% of the property open with an underground parking garage. The project details are at this URL: tinyurl.com/32wf55uc

Mayo Plans Huge Center

The Mayo Clinic plans on developing Discovery Oasis, a 120-acre medical and research campus that would add up to 3.3 million square feet of research space and treatment facilities to the area, according to the Phoenix Business Journal. The hub is being developed in conjunction with Mayo's existing campus at 56th Street and Mayo Boulevard and the Arizona State University's Health Futures Center that was recently built to the east. The Mayo Clinic purchased a 228-acre parcel next to its existing campus for \$139 million

in 2021. Although the sites are in Phoenix, they are near the Scottsdale border. Find the story here: tinyurl.com/yh843sdm

DC Ranch Homes Approved

The Scottsdale City Council approved a plan to allow Camelot Homes to build nine houses that would be called Legacy at DC Ranch. The single-family homes would be on a 3.13-acre site between East Legacy Boulevard and Union Hills Drive near North 92nd Street. Read the project report here: tinyurl.com/mrxms4b3

Home markets continued from Page 10

loans, the impact probably will be small. FHA loans, typically for first-time home buyers, offer low down payment options and a less stringent credit qualification process compared with a standard conventional or jumbo loan. The FHA currently limits loans to \$530,000.

Will the New Finance Agency Fees Impact MMR Buyers?

By now, you've probably heard about the Federal Housing Finance Agency (FHFA) Loan Level Price Adjustment rule that may increase fees for

borrowers with good credit while giving breaks on fees to those with low credit scores. The goal of these changes is to make home ownership more attainable and affordable for low- and middle-income borrowers.

Under these new rules that took effect May 1st, riskier borrowers would be subsidized by levying additional fees on more prudent and less risky borrowers.

For example, buyers with credit scores over 680 may pay about \$40 more each month on loans over \$400,000.

Detractors of this plan feel that it is unfair to those who maintained good credit scores and saved money for down payments. On the other

hand, the plan benefits borrowers with lower credit scores.

But will the FHFA fee impact the McDowell Mountain Ranch real estate market? There is always concern that it could increase mortgage costs or create a new wave of new high-risk borrowers at risk of foreclosing, but keep in mind that this government program affects a small percentage of borrowers. Also, VA and jumbo loans will be exempt from these changes.

Still, this issue is worth following as lobbyists gear up to challenge this kind of legislation. We will keep you updated. As always, feel free to reach out to Christine for further information or updates at this number: 602.989.7492.

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This stand of Globe Chamomile was spotted on the Paradise Trail behind Trovas in McDowell Mountain Ranch in 2019.

Stinknet continued from Page 1

nocent enough with its little yellow flowers, but don't let it fool you!" The HOA email said. "Globe Chamomile ... is an invasive plant that continues to infiltrate Scottsdale communities."

The HOA discussed the invader, which also has infiltrated DC Ranch, at its April meeting. "Next year we'll have even bigger problems," because the plant poses a fire risk, Community Manager Chris Richardson told the Board of Directors.

Stewards of the Sonoran Preserve are also pulling the weed, Richardson said. The plant has been particularly troublesome around the Desert Canyon Center, he added.

We first reported the growing risk from this invader in April 2019, but an intense drought coupled with the Covid-19 pandemic took our attention off the problem.

Although the plant is visible to the eye, it's not entirely clear how widespread Globe Chamomile is, Mary Fastiggi told us via email. To understand the scope of the infestation, a map is being developed, wrote Fastiggi, restoration manager at the McDowell Sonoran Conservancy's Parsons Field Institute. "We have dedicated teams of stewards who are working to map and remove the stinknet."

While the plant is problematic for MMR, it could prove to be an existential threat to the Preserve. "Stinknet displaces natives and it can increase fuel for fires," Fastiggi wrote.

Fastiggi tells us that McDowell Mountain Ranch residents are part of the solution: "Having HOA communities like McDowell Mountain Ranch spreading awareness of this invasive species and encouraging residents to pull out stinknet is very helpful and complements our efforts. The more people that know about stinknet and remove it from their communities, the better."

But for now, there doesn't seem to be a perma-

Facts About Stinknet

- Also known as Globe Chamomile or *Oncosiphon piluliferum*
- Native to South Africa
- Plant has carrot-like leaves
- Emerges from November to April
- Seed dispersion is greatest from April to May in wetter years
- Classified as noxious weed by Arizona in 2020
- May cause skin irritation and rashes
- May help fires spread more quickly

Source: Southwest Vegetation Management Association. URL: tinyurl.com/2p93x2ee

nent solution to stopping stinknet. There are herbicide mixtures and pre-emergents that are being tested to determine how effective they are while making sure they don't negatively impact the natural environment, Fastiggi wrote. "We do know that removing early, before flowering and seeding is critical" to fighting stinknet.

Sadly, the plant is probably a permanent new feature of the Arizona desert. "Right now land managers are working to stop the spread, but no one has a solution that works for every open space and condition," Fastiggi writes. "It most likely will not be fully eradicated, but if you get it out of an area early, the thought is that it can be controlled to allow natives to compete."

Another way residents can help is to log sightings via the iNaturalist app that works on Android and iPhones. The app was created by the California Academy of Sciences and National Geographic to better understand our natural environment. You can learn more at this URL: [inaturalist.org](https://www.inaturalist.org).



Looking Back...

Just 5 Years Ago*

May 2018 — The Dakota Apartments, now called Kota, sold for \$160 million to CBRE Global Investors. ... The Arizona State Land Department and City of Scottsdale proposed revising development zones for empty land on the north and south sides of the Loop 101 Freeway and either side of Hayden Road. ... A petition drive was close to forcing the Desert Edge proposal onto the ballot.

Only 10 Years Ago*

May 2013 — Scottsdale Unified School District considered cutting art, music and physical education courses following voters' rejection of a budget override. ... SUSD also decided against a construction bond vote that would have provided funding to update older schools. ... Now retired Michael Woolington was chosen to become McDowell Mountain Ranch's General Manager. ... A photo of a golfer who fell onto a Teddy Bear cholla received 30,000 likes on our Facebook page.

15 Years Ago*

May 2008 — General Manager Brian Dygert announced plans to improve WestWorld with better lighting, a wall facing the Thompson Peak Parkway bridge and 250 permanent stalls. ... A web poll of MMR residents (accurately) predicted that the real estate market's recovery was about 5 years away.

20 Years Ago*

May 2003 — Scottsdale announced that the city would extend Thompson Peak Parkway as a six-lane road north of MMR but later kept it to four lanes. ... The long anticipated Fire Station (adjacent to the McDowell Mountain Marketplace) opened its doors. ... The City Council unanimously approved the construction of the MMR Aquatic Center.

*As reported in this newsletter

Spotlight continued from Page 1

yond the three homes mentioned above, some of the areas surrounding the pickleball courts are also receiving too much noise during day and night play. Those areas mostly include the nearby parking lots, desert and park area. There are also several other homes that are in the upper range of tolerable noise pollution.

The report includes three solutions with several suggested variations, but for the sake of brevity we've boiled it down to this:

Blankets: Cover all of the 10-foot fences surrounding the courts with sound-absorbing blankets. It would be the most affordable solution of the two proposed, but it would not work perfectly for two of the three most impacted homes.

Sound Wall with Sound Absorption: This more permanent, free-standing solution would provide better air flow for the courts despite the 10- to 12-foot height of the walls, but it still fails to solve all the noise problems for the three homes. These walls would be expensive to install.

Reduce play hours: Outside the two main solutions mentioned above, the report also recommended limiting nighttime play when the noise impact hits residents the hardest. That solution would be the easiest and least expensive to implement.

The HOA and Board of Directors were still reviewing the report and will most likely start discussing it at the 6 p.m. June 27th meeting. The board doesn't meet in July.

The report may be available on mmrca.net by the time you get this newsletter. If you would like to have us publish your thoughts on this issue, you can email us at info@writethru.com.

HOA Approves Projects

McDowell Mountain Ranch Homeowners Association approved paying \$16,175 to Gaster Painting & Coatings to paint the McDowell Center. The HOA also agreed to pay Sunland Asphalt \$20,969 to seal coat the parking lots at the McDowell, Community and Recreation centers.

The HOA approved paying SavAtree \$26,391 to trim 321 trees in MMR. The \$82-a-tree price is \$2-a-tree less expensive than in 2022.



Figure 4.3. Adjusted Sound Pressure Level Contours for All Pickleball Courts

Location	Height Above Grade (ft)	Adjusted Sound Pressure Level (dBA)	Daytime Hourly Limit (dBA)	Exceeds Daytime Limit
10612 Firewheel Dr	5	65.8	55	yes
10612 Firewheel Dr	14	65.5	55	yes
10636 Penstamin	5	65.3	55	yes
10636 Penstamin	14	66.7	55	yes
16321 105th Way	5	61.4	55	yes
16321 105th Way	14	60.7	55	yes

Table 4.4. Adjusted Sound Pressure Levels for All Pickleball Courts

Above: The heat chart shows where noise levels exceed the daytime hourly limit of 55 dBA. The gray rectangles indicate houses and the Community Center.

Left: Three homes are the most impacted by excessive noise at two elevations.

Scottsdale Improves MMR

The City of Scottsdale has been busy in the McDowell Mountain Ranch area. By the time you get this, in fact, the city may have slurry sealed various roads and replaced sidewalk ramps to make them conform with the Americans With Disabilities Act. The city receives funding from

the federal government for these projects. The water tank replacement at Bell Road and 108th Street should be completed by the end of May.

The City of Scottsdale also agreed that there should be a turn lane off of eastbound Bell Road onto 104th Street, but it also received two calls opposed to the modifications. The primary concern is over the loss of green space, we're told.



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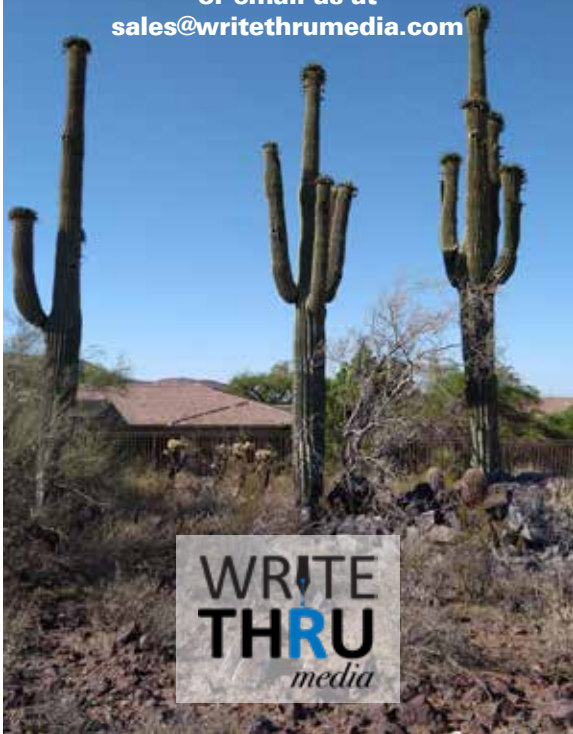
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