

## MMR Goes All Out for Mom's & Dad's Days

This year McDowell Mountain Ranch went all out on Mother's and Father's Days. At right, residents celebrate a tea party, while below, Father's Day included a car show and barbecue at the Community Center. **More photos Page 6.**



## Spotlight on the Community

# MMR HOA Shortens Pickleball by 1 Hour

The McDowell Mountain Ranch Homeowners Association shortened the time residents can play pickleball by one hour after a sound study revealed that multiple homes were experiencing too much noise during game play. The HOA will continue to study alternatives, such as installing sound barriers.

The sound of the racket hitting the ball happens to be at wavelengths particularly irritating to human ears, according to report authors Sendarian & Willis Acoustics & Noise Control. Because of the noise and repeated complaints made by the impacted MMR residents, the HOA reduced the summer hours of play from 7 a.m. to 10 p.m. to 7 a.m. to 9 p.m.

In the meantime, the HOA will be studying more complex solutions, such as adding sound-insulating padding to the existing fence walls or building a larger sound wall with padding. In both cases, the sound mitigation options would cover about 95% of the courts, leaving only a portion of the north fence open. Preliminary cost estimates are \$105,000 to \$145,000, but it will take some time for the HOA to study solutions.

One concern is that the noise level, *Spotlight continued on Page 2*

## Projects Near MMR Will Bring Hospital, Residents

We've said this a few times in the past, but truly big projects are coming Scottsdale's way. While still a few miles away from McDowell Mountain Ranch, several of these projects will likely play a major role in defining the character of our community, particularly in the creation of jobs and an

increase in population numbers. Because these projects add few single family homes to the MMR area, current homeowners may see upward pressure on home valuations as new employees search out residences closer to work. One project will bring more than just jobs, though, as Ban-

ner Health plans to build a medical campus just a few miles from MMR.

### Cancer Center Planned

The 48-acre Banner Scottsdale Medical *Projects continued on Page 14*

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*Real Estate Section, Pgs. 7-12*



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

*Spotlight continued from Page 1*

which can be up to twice the allowable limits in some areas, may not be brought down to what's considered acceptable even with the sound walls. Still, residents have indicated that any reduction in noise would be helpful.

MMR residents have long been instructed to use low-noise pickleball paddles and balls, but it's difficult for the HOA to watch every player on multiple courts over the course of the day.

While several residents have struggled with the noise, other residents have stood in support of pickleball, because it has proven to be a good fitness option for many while helping to bring neighbors together socially.

MMR is not the only community facing pickleball noise concerns. "The sound has brought on a nationwide scourge of frayed nerves and unneighborly clashes — and those, in turn, have elicited petitions and calls to the police and last-ditch lawsuits aimed at the local parks, private clubs and homeowners associations that rushed to open courts during the sport's recent boom," the New York Times recently wrote about the issue. You can read the full Times' story at this URL: [tinyurl.com/49s347ba](https://tinyurl.com/49s347ba)



Several residents have expressed opposition to creating a right-turn lane from eastbound Bell Road onto 104th Street.

## 104th Street Turn Lane Idea Faces Hurdles

It seemed like a sensible idea: Add a right-turn lane at eastbound Bell Road onto 104th Street. McDowell Mountain Ranch resident Mohammad Madjidi suggested the new turn lane as a way to reduce traffic that backs up on Bell when a driver slows down to make the turn or when a school bus stops in the middle of the road. After all, there has been a turnout at 108th Street since the early days of MMR. It turns out, though, that some residents don't like the idea, and they have told the Homeowners Association that they dislike the idea of reducing the desert buffer between their homes and the road. A second dislike: The loss of desert landscaping, no matter how small. Residents also prefer that traffic be forced to slow on Bell Road by those turning onto 104th Street. While there may be alternative ways to implement the proposal, the likelihood of it happening seems less every day.

## Diamond Fire Spooks MMR Residents

A lot of places in Scottsdale have "McDowell Mountain" in their names, so it's understandable that our residents freaked a bit when the Diamond Fire began burning toward McDowell Mountain Regional Park. The fire was actually burning east of 136th Street and south (mostly) of Jomax Road, several miles north of McDowell Mountain Ranch. Dry conditions and strong winds were pushing the fire swiftly, but about 10 fire engines, an air tanker and support from a wide range of sources kept the fire to just under 2,000 acres.

Each year 3- to 5-foot firebreaks are reestablished around McDowell Mountain Ranch by crews, according to the Homeowners Association.

During the fire in late June, Fraesfeld and Tom's Thumb trail heads in the

## Work on New Water Tank Nearly Complete



Installation of the new water tank at the southwest corner of Bell Road and 108th Street is mostly complete. The City of Scottsdale, which began work last December by removing the old tank, plans to soon restore desert vegetation on the south side of the tank. Photo by Christina Espinoza

McDowell Sonoran Preserve and Mountain Regional Park were closed for a couple of days. The fire wasn't fully contained until July 5th, the Arizona State Forestry tweeted at this URL: [tinyurl.com/bdfrwyzd](https://tinyurl.com/bdfrwyzd)

The Forestry agency also tweeted that the fire was manmade, but the agency will continue to investigate before releasing more information. About 300 personnel from a wide range of sources fought the fire, according to Inciweb. Those included: Scottsdale Fire, Scottsdale PD, Maricopa County Sheriff's Office, Phoenix-area Fire Departments, Rio Verde Fire, the Arizona Department of Forestry and Fire Management's Task Force 8 (engines from around the state) and many other federal and local resources.

The Scottsdale Progress has a story at this URL: [tinyurl.com/yjumrazt](https://tinyurl.com/yjumrazt)

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- Create a routine
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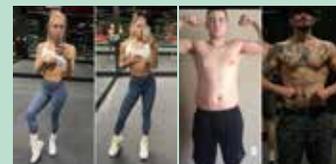
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## We're No. 3 for Renters

Scottsdale is the No. 3 best American city for renters, according to RentCafe. Scottsdale's strengths included being a well-known luxury destination, top-notch golf destination and having a high quality of life. Scottsdale schools received the highest rating of the cities studied, and the city has a relatively low 3.6% unemployment rate. Scottsdale's biggest negative is its relatively high cost of housing. The two cities that scored highest were Charleston, S.C., and Plano, Texas. Atlanta and Raleigh, N.C., followed Scottsdale. Go to this URL to read the full story: [tinyurl.com/5n6np4fu](https://tinyurl.com/5n6np4fu)

## Old Preserve Fund Closed

The City Council shut down the Scottsdale Preserve Authority, an Arizona nonprofit entity that was created in 1997 as a tool for financing the acquisition of land and building trailheads for the McDowell Sonoran Preserve. The SPA was created to finance the purchase of land for the city by issuing bonds that would be paid for via a special city sales tax, but the city now uses a corporate trustee instead. The final repayment for the bonds totaling nearly \$182.8 million was made in July 2022. The Preserve is now 30,500 acres. [tinyurl.com/msb7xyus](https://tinyurl.com/msb7xyus)

## AquaFit Classes at MMR

AquaFit, run by McDowell Mountain Ranch resident Amy Zastawny-Vrabel, offers fitness classes at the Recreation Center pool on 105th Street. Exercising in a pool has many benefits because water resistance builds muscle and burns calories. It also strengthens your core and can improve balance. AquaFit, which can help you burn up to 425 calories per workout, offers:

- Instructor variety
- Full-body workout
- HIIT, yoga, barre and circuit sets
- Private community atmosphere
- Certified group fitness trainers

Go to AquaFit's Instagram page @mmr\_aquafit or call Amy Zastawny-Vrabel at 602-527-7841.

## MMR Bingo Set for Aug. 25

McDowell Mountain Ranch will be holding another Bingo 6-8 p.m. Aug. 25th at the McDowell Center. Residents, who must be at least 21 years old, can play up to three cards with each costing \$15. This event is cash only. For more details or to register – spots go quickly – visit this URL: [tinyurl.com/2p8b2vmw](https://tinyurl.com/2p8b2vmw)

## Puttshack Opens in Quarter

Puttshack opened a two-story, 25,000-square-foot mini golf center in the Scottsdale Quarter on June 14th, according to the Phoenix Business Journal. The Scottsdale Puttshack includes four different courses, automatic scoring, a restaurant and a cocktail bar. The new Puttshack will be the ninth location of the chain that was devised by



**Christine Espinoza**  
Christine Espinoza sells Scottsdale

**A** true test of character is how one handles adversity. Christine Espinoza, Realtor at RE/MAX Fine Properties, is a model for prioritizing integrity in her life and business and not giving up when things get difficult. "My father has been a real estate broker

has changed a lot since last year, and now more than ever it's important to hire someone with experience and the ability to quickly change as the market fluctuates. "That's a combination I don't see often, and something I pride myself in," Christine says. The busy mom credits raising her

Despite achieving success in real estate over her expansive career, Christine isn't slowing down. She partnered with a retiring agent a few years ago and is currently working on the rebranding that fits her distinctive style. This year, she's also running a relation-

## Christine Espinoza Featured in May's So Scottsdale

Just before we went to print in May, McDowell Mountain Ranch Resident and Realtor Christine Espinoza was featured in the May edition of So Scottsdale magazine. From the article: "The busy mom credits raising her boys as a driving force to becoming a top real estate agent in the Valley. 'I'm constantly motivated to be an example of how to

live your life with integrity, grit, and hard work. I want to show them you can be successful yet still humble and that the more God gives you, the more he expects from you,' she says."

Christine is the primary financial backer of this newsletter. You can find the article on Page 63 at this URL: [tinyurl.com/2tsb45d7](https://tinyurl.com/2tsb45d7)

Top Golf creators Steven and Dave Jolliffe. Pop-Stroke, another miniature golf concept, plans to open at the Pavilions at Talking Stick in Scottsdale later this year. Go to this URL for the story: [tinyurl.com/5hdn7tf7](https://tinyurl.com/5hdn7tf7)

## Former Mayor Schrader Dies

Former Scottsdale Mayor William "Bill" Schrader has died at age 93. Schrader, who also was the president of the Salt River Project for 12 years, served as mayor from 1962 to 1964 and on the City Council from 1958 to 1962. "Bill Schrader was a visionary leader whose accomplishments across our community leave a substantial legacy in Scottsdale," current Scottsdale Mayor David D. Ortega told the Scottsdale Progress. "Although it is very sad to lose a friend, we both cherish many memories of a kind and hard-working man who did so much for our community. Scottsdale is forever a better place because

*Odds & Ends continued on Page 5*

# MMR PLUMBING

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# Loop 101, Miller Road Projects

A plan to improve four Loop 101 Freeway intersections commonly used by McDowell Mountain Ranch residents was approved by the Scottsdale City Council in June. The improvements, which will be coordinated with the Arizona Department of Transportation's widening of the Loop 101 Freeway, would impact the freeway ramps at Princess Drive, Frank Lloyd Wright Boulevard, Raintree Drive and Shea Boulevard. Improvements to the intersections include:

- Adding one general-purpose lane in each direction on Arizona State Route 101.
- Adding a third southbound left-turn lane at Pima Road/ Princess Drive interchange.
- Converting the Frank Lloyd Wright Boulevard interchange into a diamond configuration.
- Adding right-turn lanes at Raintree Drive and Shea Boulevard interchanges and crossstreets.
- Updating sidewalks to make them ADA-compliant.
- Upgrading freeway and ramp lighting to LED.

Overall, Scottsdale is expected to spend \$1.66 million on the \$10.04 million project, which will also include replacing decorative walls along the

freeway.

Funds to pay for the project include \$2.6 million from a Hualapai Drive project, which may receive alternative funding, and \$666,000 from the Capital Improvement Plan's contingency fund. Construction on the Loop 101 Freeway and the intersections is expected to begin in the fall.

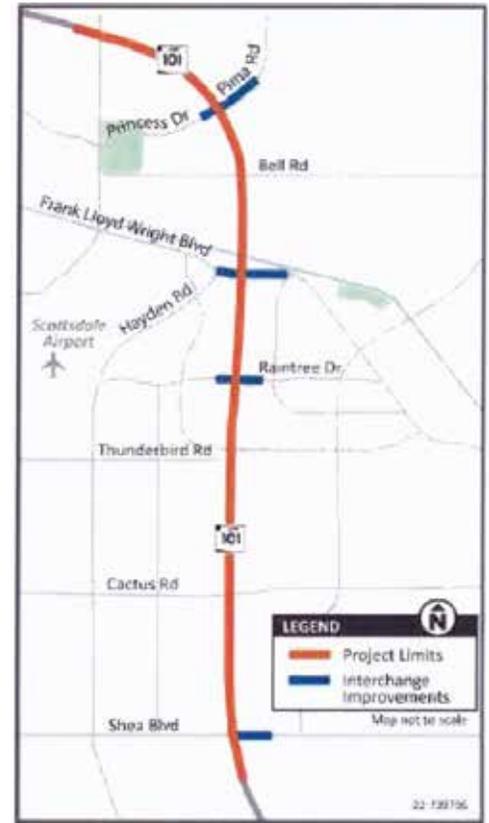
For more details on the project, go to this URL: [tinyurl.com/mrtdjpey](https://tinyurl.com/mrtdjpey)

## Miller Road Cost Increases

The Scottsdale City Council approved a \$14.58 million bid from Hunter Contracting Company to build Miller Road between Pinnacle Peak and Happy Valley roads at its June 13th meeting.

The price tag was originally \$13.99 million but was repriced because of inflation. To make up for the shortfall, the City of Scottsdale is taking dollars from other projects that may be eligible for alternative funding.

Several residents near the path of the road opposed the project over concerns that it would increase noise and crime in the area. The plan report can be found at this URL: [tinyurl.com/2pvx5987](https://tinyurl.com/2pvx5987)



*Odds & Ends continued from Page 4*

of Bill Schrader." Go to this URL for the story: [tinyurl.com/ycpvh4dt](https://tinyurl.com/ycpvh4dt)



## Mochilero Kitchen Opens

Mochilero Kitchen opened its second restaurant – its first is in Peoria – near McDowell Mountain Ranch in late June, according to Mouth by Southwest. Mochilero, which also has outside seating, specializes in burritos, enchiladas, bowls, tortas and combination plates. Libations include margaritas, martinis, cocktails and cerveza. The new restaurant takes over the MAD Greens space in the Safeway shopping center at the southeast corner of Thompson Peak Parkway and Frank Lloyd Wright Boulevard. Mochilero's happy hours are weekdays, 2:30-5 p.m., and it offers catering services and hosts parties. Go here for the Mouth by Southwest article: [tinyurl.com/2f4fzamy](https://tinyurl.com/2f4fzamy)

## MMR Seal Coat Scheduled

McDowell Mountain Ranch's Homeowners Association plans to seal coat the parking lots of the McDowell, Community and Recreation centers on July 17th and 21st. Half of the spaces will remain open at each of the centers during the work so that residents can continue to park at and use both facilities. The northwest side of the lots will be closed July 17th and the southeast sides closed July 20th.

## App for MMR HOA Business

We bet you didn't know there is an app for accessing your AAM account. What is an AAM? Glad you asked: AAM is the name of the company that manages McDowell Mountain Ranch. On the app you can pay your HOA dues, check for your community violations, access documents, vote online and manage communications. Go to this URL to download the app: [tinyurl.com/4us4zn7x](https://tinyurl.com/4us4zn7x)

## 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:

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

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

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Children may have been the real stars at the Father's Day Car Show and BBQ held at the Community Center.

# MMR Celebrates Father's & Mother's Days

McDowell Mountain Ranch residents enjoy putting at a community Father's Day event. Photos are courtesy of the MMR Homeowners Association. You can find additional images at this URL: [tinyurl.com/zkaz95s](http://tinyurl.com/zkaz95s)

Top right and bottom right: Scenes from the Mother's Day event. Photos by Talana Jordan.

Additional photos from the HOA can be found here: [tinyurl.com/48y39d78](http://tinyurl.com/48y39d78)





# Christine's Team

Building relationships one home at a time

## Your McDowell Mountain Ranch Real Estate Expert

### Summer Is a Good Time to Get Home Projects Done

Whether you are a snowbird or a permanent resident, the summer is a great time to get some projects started. With most of McDowell Mountain Ranch homes a quarter century old, many are in need of major repairs or updates, plus doing the work can increase their resale values. While we have quite an extensive list of potential projects — such as interior remodels, yard updates, air conditioning and plumbing — today we'll discuss roof repairs and solar energy.

### Get Roof Repairs Done Before or After Monsoons

This is a great time for roof repairs as long as you get started before the monsoon season hits or right after it ends. McDowell Mountain Ranch homes were constructed in the late 1990s and early 2000s, meaning most underlayments are nearing the end of their lifespan. While homeowners can extend a roof's lifespan by having it inspected every couple of years, sooner or later the waterproofing under the tiles — called underlayment — starts allowing water through, damaging the wood below. As you probably noticed, roof layment replacement projects around MMR often kick into gear after hard rainfall.

If you suspect that your roof has experienced damage following a storm, you should probably have it inspected. The same is true if a tree falls on the tiles or the tiles have become visibly worn out or damaged. If you notice that your neighbors are replacing their roofs, consider that to be a clue

that your roof may need an update soon. Even if your roof seems fine, a home inspection can also help new and long-term homeowners discover if the underlayment needs replacing. And of course the most obvious clues are leaking ceilings inside the house following heavy rains.

If you have not replaced your roof yet, you may be flirting with disaster. Even if your roof seems fine now, you will most likely be facing this repair cost over the next several years, so getting it done on your time frame may make sense.

### Do Your Due Diligence Before Updating Your Roof

Most homes in MMR have energy-efficient, fire-resistant cement tile roofs that can withstand the Arizona heat because they reflect the intense summer sun. A few roofs in MMR, however, have clay tiles that are unable to be reused and must be replaced.

The great thing about cement tiles is they can last 40-50 years, however the underlayment generally needs to be replaced every 20-30 years. The project requires roofers to remove the cement tiles, tack down the underlayment and then reinstall original undamaged tiles and oftentimes replacement tiles.

There are several things to consider when choosing a new roof:

1. It's critical that you find the right contractor, preferably one who is licensed. While finding a contractor via a positive referral can be a smart move, we recommend obtaining more than one bid before choosing your roofer.

2. When comparing roof quotes, make sure you're comparing apples to apples. For example, quotes may differ if one contractor wants to replace the old tiles versus a competitor who is recommending you keep the original tiles.



### Christine Espinoza

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3. Determine the best type of underlayment for your house. The three most common types of underlayment, which keeps your roof water tight, are synthetic, self-adhering and felt. A rubberized, synthetic asphalt, for example, is commonly used in Arizona's extreme climate because it is more

*Home markets continued on Page 9*

Sales by Community

pg. 10

Interest Rates

pg. 10

Our Listings & Sales

pg. 8

Buyer Needs

pg. 9



Listings, Sales, & Rentals in McDowell Mountain Ranch

FOR SALE!



**Desert Cliffs**  
**10959 E. Raintree Dr.**

4 Bed | 2 Bath | 2,351 SQ FT | 3-Car Garage

Beautiful single-level home perched at the top of the hill in a gated community, new HVAC in 2022, a sparkling pebble-tec pool with a rock waterfall, and mountain and city light views!

\$1,100,000

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

FOR RENT!



**Discovery Canyon**  
**10254 E. Blanche Dr.**

4 Bed+ Den | 2 Bath | 1,837 SQ FT | 2-Car Garage

Open and bright home located on a cul-de-sac has been remodeled with wide-plank flooring throughout, granite kitchen and bath countertops, updated cabinets, backsplash and lighting throughout.

\$3,600/Month

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.

\$4,295/Month

SOLD!



**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.

\$865,000

SOLD!



**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.

\$1,325,000

## Buyers Needs



This household of two has been renting during the winters in Scottsdale but now would like to buy a second home in McDowell Mountain Ranch. The most important thing to them is a view! 2 bedrooms + den, with at least 1,500 SQFT, and gated yard would be ideal. Sunrise Point is at the top of their list. Price range up to \$900,000, paying cash.



This household of two from Denver is looking for a winter home in Scottsdale, preferably a condo. They have already rented in McDowell Mountain Ranch's Cachet and love the complex. They need 2 bedrooms, would like a den, and must have a 2-car garage. Price range up to \$650,000.

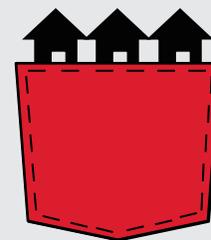


A household of two wants to downsize from their home in north Scottsdale. They want a back yard with a VIEW! Single level, 3+ bedrooms, between 2,000-3,500 square feet, preferably gated. They are open to remodeling if the property is on a good lot. Price range up to \$1.2 million. They are flexible on timing and would be open to a seller lease back.



Seeking ANY property in McDowell Mountain Ranch that is original and needs updating! I have investors looking to purchase properties to fix up that they can rent or sell. They are cash buyers who can close quickly. They are VERY flexible with timing and will allow a seller lease-back. This would work great for those who haven't found a place to move to yet. If you don't want to deal with the hassle of showing or preparing your home for sale, this could be a great option!

## 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

### School Supplies

Did you know it costs the average family \$1,320 per child for school supplies, technology and extracurricular fees EVERY YEAR? We'd like to help reduce that burden on local families by asking residents to donate back-to-school basics to students in the Scottsdale Unified School District. With more than 6,500 low-income students in SUSD, the Scottsdale Community Partners "Back-to-School Program" serves families with children grades K-12th by providing more than 1,000 families with the supplies they need for a successful year. To help, please consider dropping off supplies at the donation boxes that will be up through July at the McDowell and Community centers. Items that would help the most include: Backpacks, three-ring binders, pencils, composition notebooks, spiral notebooks, filler paper, pencil case or pouch, red/black/blue pens, markers, colored pencils, Sharpies, index cards, folders, glue sticks and highlighters.



*Home markets continued from Page 7*

heat resistant. There are pros and cons to each option, so discuss with your contractor which option you feel most comfortable with and obtain pricing for each. Also note that manufacturers provide different warranties based on the expected lifespan of the underlayment.

## Since We've Been Talking About Roofs, Is It Time to Consider Installing Solar?

Electricity rates have risen 2.5% from 2021-2022, according to Energy Information Data, but federal and Arizona policies make it affordable for Arizonans to install solar as a way to keep down the cost of energy bills. The benefits include being environmentally friendly (low carbon emissions), cost-effective (saving energy costs over time), energy independence (lowers dependence on the energy grid in your area) and can be an extra source of income (if you install a battery, you may be able to sell the surplus back to the grid).

The federal \$369 billion Inflation Reduction Act extended the 30% solar

*Home markets continued on Page 10*

## REAL ESTATE NEWS

Home markets continued from Page 9

tax credit for 10 years. In 2033, the credit will drop to 26% and then decrease to 22% in 2034. The credit has made installing solar far more affordable, because it lets homeowners reduce their federal income taxes by up to 30% of the cost of the system. Although the tax credit does not directly reduce the cost of the system, it does help offset the cost by reducing your total tax liability for the year you installed your system.

“The credit has helped reduce the average price of a solar panel installation to \$20,650 from more than \$50,000 10 years ago,” according to EnergySage.

For example, if a resident spends \$24,000 on a system, 30% of that amount can be subtracted from owed federal taxes. That means the homeowner’s federal tax bill would be reduced by \$7,000. This assumes you actually owe that much in federal taxes at the time you purchase solar.

The credit is available on both primary and secondary residences in the United States. The credit, which can be combined with others, does not apply to those leasing a solar system.

To learn more about what expenses qualify for the tax credit, go here: [tinyurl.com/2s32ve83](https://tinyurl.com/2s32ve83)

Utilities, income level, battery storage and other factors might impact the total savings. Please keep in mind that we do not provide tax advice, and you should always consult with a tax professional.

Home markets continued on Page 13

### THE KEY

SF = square feet

DOM = Days on Market

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

## SALES BY COMMUNITY (JAN.-JUNE 2023)

Community	# Sold	Avg Price	Avg SF	DOM	\$/SF	% Change
The Overlook	8	\$870,188	2163	57	\$409.69	-4.41%
Vermillion Cliffs	6	\$1,337,167	3062	78	\$435.80	-4.11%
Cimarron Hills	6	\$1,569,167	3096	86	\$517.83	2.11%
100 Hills	6	\$1,701,983	3357	116	\$493.24	-28.92%
The Ridge	4	\$630,375	1694	49	\$379.82	9.03%
Castle Chase	4	\$781,875	1913	96	\$408.80	-8.58%
Desert Cliffs	4	\$1,256,250	2969	47	\$430.90	-0.02%
Cimarron Ridge	4	\$1,411,250	2771	30	\$508.97	4.07%
Armonico	4	\$1,422,500	3361	53	\$427.98	-17.27%
Trovas	4	\$2,063,750	3213	49	\$640.94	50.72%
Arizona Vintage	3	\$658,333	2043	82	\$327.00	-22.77%
Discovery Canyon	3	\$689,317	1846	50	\$379.16	-15.57%
Discovery Trails	3	\$705,667	1565	31	\$451.41	4.89%
The Preserve	3	\$756,667	1989	41	\$379.00	-1.72%
Montecito	3	\$991,667	2459	37	\$406.12	-2.96%
Sienna Canyon	3	\$1,516,667	3653	22	\$419.50	16.22%
Cachet	2	\$552,500	1650	25	\$334.81	-13.13%
Panorama Point	2	\$754,750	1756	9	\$426.14	4.01%
Sonoran Fairways	2	\$875,000	2061	38	\$423.22	-6.68%
Arizona Highlands	2	\$910,000	2322	130	\$391.99	-12.94%
Sunrise Point	2	\$955,500	1999	8	\$478.15	6.99%
The Summit	2	\$972,500	1987	91	\$494.93	12.35%
Sunset Point	2	\$995,000	2353	14	\$426.54	15.47%
Sonoran Estates	2	\$2,705,000	5024	24	\$540.86	-4.19%
Eagle Ridge	1	\$1,060,000	3462	48	\$306.18	-15.41%
Mirador	No properties sold to date					
<b>The Ranch</b>	<b>85</b>	<b>\$1,168,598</b>	<b>2594</b>	<b>58</b>	<b>\$442.05</b>	<b>-2.30%</b>

## MORTGAGE INTEREST RATES

### Conforming\* Loans

30 Year	6.50%
20 Year	6.25%
15 Year	6.00%

### Jumbo\* Loans

30 Year	6.875%
15 Year	6.50%
7-Year ARM	6.625%
10-year ARM	6.625%

FHA 30-Year fixed	6.75%
VA 30-Year fixed	6.625%

Rates effective 06/27/2023

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 #2018	Cachet	Monarch	\$625,000	1659	3	2	N
16420 NTPP #1099	Cachet	Legacy	\$650,000	1640	2+Den	2	N
*16600 NTPP #1057	The Ridge	Legacy	\$650,000	1890	2Den	2	N
10395 E Raintree Dr	The Preserve	Montana	\$725,000	1504	3	2	Y
11376 E Helm Dr	Sunrise Point	Mesquite	\$775,000	1535	2	2	N
15781 N 104th Pl	Panorama Point	Mariposa	\$825,000	1963	3+Den	2	N
10339 E Texas Sage Ln	The Preserve	Brisas	\$859,900	2132	4+Loft	2	Y
11592 E Raintree Dr	Sunrise Point	Palo Verde	\$899,000	1663	2+Den	2	N
11420 E Raintree Dr	Sunrise Point	Acacia	\$899,900	1886	3	2	N
10815 E Caribbean Ln	Cimarron Hills	La Jolla	\$999,000	2345	3	2	N
10418 E Meadowhill Dr	Sonoran Fairways	Palo Verde	\$1,100,000	2294	4	2	N
14257 N 106th Pl	Sonoran Fairways	Palo Verde	\$1,249,000	2310	4	2	Y
11138 E Greenway Rd	Cimarron Ridge	Escalante	\$1,675,000	3759	5+Den	3	Y
10940 E Cosmos Ci	Trovas	Medici	\$1,825,000	4065	4+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>
10957 E Karen Dr	Cimarron Hills	Andorra	\$2,495,000	4100	5+Den	3	Y
10859 E Karen Dr	Cimarron Hills	Patagonia	\$2,549,000	3465	4+Den	3	Y
15864 N 115th Wy	100 Hills		\$2,700,000	4285	3+Den	4	N
11109 E Cosmos Ci	100 Hills	Morena	\$2,897,500	4060	5+Den	5	Y
11564 E Paradise Ln	100 Hills	Custom	\$3,599,000	6891	6+Den	4	Y

\*Coming soon.

CLOSED SALES IN MAY & JUNE

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16600 NTPP #2028	The Ridge	Monarch	\$560,000	1674	2+Den	2	N
16600 NTPP #2060	The Ridge	Heritage	\$641,500	1318	2	2	N
10648 E Penstamin Dr	The Overlook	Primrose	\$695,000	1679	3	2	N
11365 E Raintree Dr	Sunrise Point	Mesquite	\$735,000	1535	2	2	N
10254 E Blanche Dr	Discovery Canyon	Scenic	\$735,000	1837	4	2	Y
10587 E Salt Bush Dr	The Overlook	Primrose	\$760,000	1679	3	2	N
11020 E Betony Dr	100 Hills	Valencia	\$765,000	2458	3	2	N
10226 E Saltillo Dr	Discovery Trails	Sabino	\$785,000	1622	3	2	Y
10424 E Acoma Dr	Sunset Point	#1912	\$850,000	1908	3	3	N
10312 E Raintree Dr	The Preserve	Brisas	\$850,000	2132	4	2	Y
10541 E Firewheel Dr	The Overlook	Mesquite	\$860,000	1972	3+Den	3	N
<u>10815 E Autumn Sage Dr</u>	<u>Castle Chase</u>	<u>Windsor</u>	<u>\$865,000</u>	<u>1936</u>	<u>2+Den</u>	<u>2</u>	<u>N</u>
10531 E Salt Bush Dr	The Overlook	Ironwood	\$871,500	2814	5	2	Y
10676 E Acacia Dr	Arizona Highlands	Picacho	\$885,000	2258	4	2	Y
10528 E Salt Bush Dr	The Overlook	Mesquite	\$965,000	1972	3+Den	3	N
10624 E Conieson Rd	Sonoran Fairways	Cottonwood	\$995,000	2127	4	2	Y
10303 E Jasmine Dr	Montecito	Santa Barbara	\$1,060,000	2770	4+Den	3	Y
16473 N 103rd Pl	Eagle Ridge	#3375	\$1,060,000	3462	5	3	Y
10628 E Tierra Buena Ln	The Overlook	Ironwood	\$1,075,000	2613	4	3	Y
10964 E Betony Dr	100 Hills	Valencia	\$1,249,900	2458	3	2	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.

CLOSED SALES IN MAY & JUNE

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
11482 E Beck Ln	Cimarron Ridge	Frontera	\$1,250,000	2656	3+Den	3	N
14219 N 109th St	Sienna Canyon	Talavera	\$1,250,000	4000	5+Den	2	Y
10833 E Rosemary Ln	Armonico	Terrano	\$1,260,000	2678	4	3	Y
10986 E Raintree Dr	Desert Cliffs	#6060	\$1,289,999	2670	3+Den	3	Y
<u>10880 E Karen Dr</u>	<u>Cimarron Hills</u>	<u>Andorra</u>	<u>\$1,325,000</u>	<u>3642</u>	<u>4+Den</u>	<u>4</u>	<u>N</u>
10763 E Palm Ridge Dr	Sienna Canyon	La Palma	\$1,450,000	3157	5	2	Y
11135 E Beck Ln	Cimarron Hills	Escalante	\$1,540,000	3411	4+Den	3	N
10963 E Beck Ln	Cimarron Hills	Parada	\$1,575,000	2955	5	3	Y
10872 E Bahia Dr	Armonico	Ladera	\$1,670,000	4177	5+Loft	3	Y
11257 E Autumn Sage Dr	Cimarron Ridge	Escalante	\$1,750,000	3375	4+Den	3	Y
16355 N 108th Wy	Vermillion Cliffs	#932	\$1,815,000	3248	5+Den	3	Y
10927 E Mirasol Ci	Trovas	Dante	\$2,050,000	3297	4	3	Y
10670 E Redfield Rd	Sonoran Estates	Santana	\$2,550,000	4514	5+Den	3	Y

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

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16420 NTPP #2120	Cachet	Heritage	\$499,800	1338	2	1	N
16600 NTPP #2046	The Ridge	Heritage	\$624,000	1298	2	1	N
10326 E Le Marche Dr	Arizona Vintage	Merlot	\$625,000	1347	3	2	N
10306 E Karen Dr	Discovery Canyon	Catalina	\$659,000	1481	2+Den	2	N
10314 E Karen Dr	Discovery Canyon	Clearview	\$699,900	1552	3	2	Y
10847 E Autumn Sage Dr	Castle Chase	Windsor	\$850,000	1845	3	2	N
10570 E Morning Star Dr	Panorama Point	Mariposa	\$915,000	1963	4	2	Y
10940 E Betony Dr	100 Hills	Montoro	\$999,900	2669	3	2	N
10559 E Sheena Dr	Sonoran Fairways	Mesquite	\$1,049,000	1994	3	2	Y
<u>10959 E Raintree Dr</u>	<u>Desert Cliffs</u>	<u>#6040</u>	<u>\$1,100,000</u>	<u>2351</u>	<u>4</u>	<u>3</u>	<u>Y</u>
10816 E Raintree Dr	Desert Cliffs		\$1,250,000	2713	4	3	Y

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

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

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
10592 E Raintree Dr	Desert Cliffs	#6085	\$1,550,000	3588	5+Den	3	Y
10915 E Karen Dr	Cimarron Hills	Andorra	\$2,550,000	4042	3+Den	3	Y

**AVAILABLE RENTALS**

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16420 N TPP #2096	Cachet	Heritage	\$2,200	1338	2	1	N
16420 N TPP #2086	Cachet	Heritage	\$2,500	1338	2	1	N
10492 E Queens Wreath Ln	The Preserve	Avalon	\$3,295	1702	3	2	N
10217 E Karen Dr	Discovery Canyon	Scenic	\$3,500	1837	4	2	N
10456 E Raintree Dr	The Preserve	Avalon	\$3,500	1702	3	2	Y
<b><u>10254 E Blanche Dr</u></b>	<b><u>Discovery Canyon</u></b>	<b><u>Scenic</u></b>	<b><u>\$3,600</u></b>	<b><u>1837</u></b>	<b><u>4+Den</u></b>	<b><u>2</u></b>	<b><u>N</u></b>
10447 E Hillery Dr	The Preserve	Brisas	\$3,650	2132	4	2	N
16420 N TPP #1099	Cachet	Legacy	\$3,750	1640	2+Den	2	N
16600 N TPP #2058	Cachet	Monarch	\$3,750	1674	3	2	N
10223 E Hillery Dr	Discovery Canyon	Skyview	\$3,800	2357	4	2	N
10388 E Hillery Dr	Discovery Canyon	Mountain View	\$3,850	2340	4	2	Y
10232 E Firewheel Dr	Arizona Vintage	Chablis	\$3,900	2316	3	2	N
15232 N 102nd St	Discovery Canyon	Mountain View	\$4,000	2515	4+Den	2	Y
<b><u>10557 E Cosmos Ct</u></b>	<b><u>Arizona Highlands</u></b>	<b><u>Catalina</u></b>	<b><u>\$4,295</u></b>	<b><u>2646</u></b>	<b><u>4</u></b>	<b><u>3</u></b>	<b><u>Y</u></b>
10279 E Acacia Dr	Montecito	San Miguel	\$4,850	2396	4+Den	2	Y
10382 E Acoma Dr	Sunset Point	#3097	\$5,000	3064	5	3	Y
11497 E Beck Ln	Cimarron Ridge	Sevilla	\$5,000	2656	3+Den	3	Y
10253 E Indigo Dr	Montecito	San Miguel	\$5,000	2396	4+Den	3	Y
14524 N 106th Pl	Mirador		\$5,500	3445	4+Den	3	N
11521 E Beck Ln	Cimarron Ridge	Frontera	\$6,000	2656	3+Den	3	Y
10912 E Butherus Dr	Desert Cliffs	#6040	\$8,500	2351	2	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 available properties and closed sales are printed in BOLD BLUE TYPE and UNDERLINED.

**CLOSED RENTALS IN MAY & JUNE**

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
10891 E Le Marche Dr	Castle Chase	Windsor	\$2,825	1845	2	2	N
11444 E Raintree Dr	Sunrise Point	Saguaro	\$2,850	1430	2	2	N
10275 E Caribbean Ln	Discovery Canyon	Catalina	\$2,900	1504	3	2	N
10338 E Saltillo Dr	Discovery Trails	Sabino	\$2,995	1622	3	2	N
10851 E Le Marche Dr	Castle Chase	Windsor	\$2,995	1936	2+Den	2	N
10518 E Star of Desert Dr	Discovery Trails	Coronado	\$3,150	1451	3	2	N
<b><u>10801 E Salt Bush Dr</u></b>	<b><u>Castle Chase</u></b>	<b><u>Carlisle</u></b>	<b><u>\$3,300</u></b>	<b><u>1489</u></b>	<b><u>3</u></b>	<b><u>2</u></b>	<b><u>N</u></b>
10591 E Morning Star Dr	Panorama Point	Mariposa	\$3,300	1963	3	2	N
10473 E Raintree Dr	The Preserve	Brisas	\$3,705	2132	4	2	N
<b><u>16491 N 108th St</u></b>	<b><u>Armonico</u></b>	<b><u>Tierra</u></b>	<b><u>\$3,800</u></b>	<b><u>2413</u></b>	<b><u>3+Den</u></b>	<b><u>3</u></b>	<b><u>Y</u></b>
14744 N 115th St	Sunrise Point	Sierra	\$4,100	2043	3	2	N
10354 E Raintree Dr	The Preserve	Brisas	\$4,650	2132	4	2	Y
10624 E Firewheel Dr	The Overlook	Ironwood	\$5,000	2604	5	2	Y
10735 E Caribbean Ln	Cimarron Hills	Montoro	\$5,400	2623	3	2	Y
10914 E Gelding Dr	Sienna Canyon	Talavera	\$6,500	3801	6+Loft	3	Y
10634 E Sheena Dr	Sonoran Fairways	Cholla	\$7,250	3466	4+Loft	3	Y
10694 E Firethorn Dr	Mirador		\$7,500	3129	4+Den	2	Y

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# Most Scottsdale Fees, Water Prices Increase

In response to persistent inflation since late 2020, the Scottsdale City Council unanimously approved hiking rates for many services at its May 16th meeting.

Most of the fee increases, which generally kicked in on July 1st, range from waste and storm-water fees to city swimming pools. Below are some of the most relevant fee increases for Scottsdale, which has an annual budget of \$2.5 billion.

Because of space, we are unable to post the list of new fees, but you can view them at this URL: [tinyurl.com/3trkrfzrr](https://tinyurl.com/3trkrfzrr)

The council also approved water rate hikes at its June 13th meeting. Under that proposal, residents and businesses that use more water will see bigger rate hikes.

The City of Scottsdale's link to the increases was missing at the time we went to press, so we don't have the exact dollar increase here. We understand from earlier stories that water rates were expected to go up 4.2% in November while sewer rates have already increased by 5.8%. Most of the increase in rates comes from the Central Arizona Project, which brings Colorado River water to Scottsdale, because it increased rates by 27%, according to the Scottsdale Progress. The Salt River Project also is increasing its water rates by 10%.

## Increases in current Scottsdale fees

Item	Increase	Current rate	New rate	Frequency
20-gallon residential garbage container	\$2.07	\$25.92	\$27.99	Monthly
90-gallon residential garbage container	2.07	25.92	27.99	Monthly
Additional residential container	1.05	13.17	14.22	Monthly
Storm-water collection fee	1.00	4.95	5.95	Monthly
Scottsdale Sports complex (Includes fields, parking lot & patio for minimum of two days.)	250	2,000	2,250	Daily
Bell94 Sports complex (Includes fields, parking lot & patio for minimum of two days.)	200	1,400	1,600	Daily
MMR Aquatic Center Lap swimming & fitness center (One resident adult)	1	3	4	Per visit
MMR Aquatic Center Lap swimming & fitness center (One resident youth)	1	2	3	Per visit
MMR Aquatic Center Public swimming (One resident adult)	1	6	7	Daily
MMR Aquatic Center Public swimming (One resident youth)	1	4	5	Daily
Special event tickets at McCormick-Stillman Railroad Park (Holiday lights & Spook-Track-Ula)	10	5	15	Per ticket
Regular McCormick-Stillman Railroad Park (Regular tickets)	0	20	20	Per 8-pack
WestWorld RV parking	15	35	50	Per night per space
WestWorld horse indoor stall rental	2	30	32	Per stall per night

Home markets continued from Page 10

## Arizonans Get a Bonus Tax Credit for Solar

Arizona is one of only a handful of states that offer a state tax credit to help offset the cost of a solar panel system. The state tax credit is valued at 25% of the total system costs, up to a maximum of \$1,000. Those who are eligible may claim the credit for up to five years. Like the federal tax credit, homeowners will need to owe state taxes to qualify.

## Is It Better to Buy or Lease Solar Panels?

When considering whether to buy or lease panels, consider how long you plan to stay in the home and how much money you can afford to invest. While buying solar panels may be a savvier financial decision because of tax credits and reimbursements, the average cost of solar panels after tax credits is about \$18,000, and it takes 7-10 years to see a return on investment. Leasing solar panels, which can be a 20-year commitment, is a way to get the energy-saving benefits of solar with little to no money down. Average monthly lease payments range \$50-\$250 per month.

Keep in mind that not all homebuyers care about solar, but they're obligated to assume the current solar lease if they want to purchase the home. We've seen buyers not purchase homes, because they didn't want to assume the solar lease. "Solar panels can increase your homes value up to 2-3% while a leased solar system can lower the homes value by 3-8%," said Michael Orr, an analyst at the WP Carey School at Arizona State University.

While solar can be installed during the summer, it might make sense to use the summer months to research your project and then have the panels installed during the winter months. The advance start is useful because it gives homeowners time to research installers and systems and because installers must work out a custom plan for each home while getting approval from the Homeowners Association. Finally, it can take 60-90 days until your solar system is fully operational after signing your contract, so if you install during the winter, your panels will be ready for the summer sun!



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The Banner Scottsdale Medical Center would include a hospital and cancer treatment center.

Projects continued from Page 1

Center project calls for a full-service hospital and treatment center in partnership with MD Anderson Cancer Center, which is part of the University of Texas. The plan includes medical offices and may also include about 70 housing units for medical employees at the campus on the southwest corner of the Loop 101 Freeway and Hayden Road.

If approved, the Banner Scottsdale Medical Center will be built in four stages with the first to include 348,500 square feet for the four-story patient tower, 106 beds and a two-story diagnostic and treatment building. The first phase will include a loading dock, central utility plant and helipad. The plans also call for a three- or four-story, 112,500-square-foot medical office building.

The 83,000-square-foot, three-story cancer treatment center would be built in the second phase. Included in that portion of the project would be a two-story expansion of the diagnostic and treatment building plus a two- to four-level medical building that would total about 55,000 square feet.

Phases three and four will include plans for expanding the hospital to 300 beds, adding a parking structure and expanding the diagnostic and treatment building. A medical office building is expected to be located at the northwest corner of the property.

There will be four entry points along Mayo Boulevard, one on Miller Road to the west and another at Hayden Road to the east. The final project is expected to look similar to Banner Health facilities in other Valley cities.

We previously reported that Banner plans to open the four-story hospital in 2026 and that the completed project may employ around 2,500 health care workers.

Honor Health outbid Banner for a large parcel of land near Hayden Road and the Loop 101 Freeway at an Arizona State Land auction. Honor Health's bidding pushed the cost up from \$59.6 million to \$84 million. Undaunted, Banner re-

vealed that it would purchase another parcel at the southwest corner of Hayden Road and the Loop 101 Freeway for \$61.85 million.

## Health Corridor Emerging

Presuming that Honor Health builds some sort of medical facility on the land that it bought out from under Banner, a health corridor from Tatum Road to Hayden Road along the Loop 101 Freeway is beginning to emerge.

Meanwhile, the Mayo Institute has been continuously expanding its campus just west of Scottsdale Road on the south side of Loop 101, and it recently announced plans to add 3.3 million square feet of research and treatment facilities on its Discovery Oasis campus. Arizona State University recently opened its Health Futures Center to the east of Mayo. The owners of the Illume building, formerly the Henkel building and now a health sciences research center, are spending \$20 million to complete the giant building's renovation on the northeast corner of Scottsdale Road.

Banner, which indicates that it will provide services for the 50,000 residents who already live nearby, expects the population of the northeast Valley to increase by 100,000 residents by 2030. The City of Scottsdale had not put the project on its agenda at the time this was written.

## Taser HQ Plans Expanded

While we've long reported that Axon, the maker of Tasers, planned a massive headquarters near McDowell Mountain Ranch, a shocking story appeared in the Scottsdale Progress that the company now wants to add 2,300 apartment units to its proposed campus at the northeast corner of Hayden Road and Mayo Boulevard. Nearby Stonebrook residents, who were already unhappy with plans to build a fire station near their community, were not happy to about the proposed project modification.

Projects continued on Page 15



## Looking Back...

### Just 5 Years Ago\*

**July 2018** — Former owners of the McDowell Mountain Golf Club wanted the City of Scottsdale to approve outdoor speakers for live events, but most nearby residents opposed the permit. ... We took a photo of new playground equipment shortly after the McDowell Mountain Ranch Homeowners Association broke ground to renovate the parks at the Community and Recreation centers.

### Only 10 Years Ago\*

**July 2013** — A 760 steel-tube horse statue by artist Jeff Zischke titled Impulsion was planned for WestWorld to underscore Scottsdale's past and future. ... Pita Jungle announced plans to open a restaurant in the Safeway Shopping Center. ... Desert Mountain's and Notre Dame's baseball teams won state championships in their respective divisions.

### 15 Years Ago\*

**July 2008** — Scottsdale held a groundbreaking event for construction to begin on McDowell Sonoran Preserve's Gateway Center. ... The 3,914-foot Drinkwater Peak was named after former Scottsdale Mayor Herb Drinkwater. ... SUSD announced plans to send MMR students to Desert Mountain instead of Saguaro.

### 20 Years Ago\*

**July 2003** — Valley Bank, which was then located in the Desert Center, announced it would merge with Community Bank of Arizona. ... Woodside Homes announced that construction on its Trails North project near Bell Road would begin in August. ... The design contract for the MMR Aquatic Facility was signed and the \$12 million construction budget was approved. ... Funding for the Arabian Library was tabled for economic reasons.

\*As reported in this newsletter



The Parque would include 13 buildings in place of the old CrackerJax amusement park.

Projects continued from Page 14

While the Axon headquarters would keep its “Star Wars” theme, the overall 48-acre parcel would evolve more into a campus complete with four five-story apartment buildings and a hotel of the same height, according to the Progress. Restaurants and retail would be on the first floor.

“We have housing needs for our employees,” Axon representative Charles Huellmantel told residents who attended an open house. “We also have entertainment needs for our employees and we’re trying to create a campus — you’re probably seeing other companies do similar things.”

Meanwhile, the clock has been ticking since the fall 2020, because work must begin before a five-year deadline, based on a deal with the City of Scottsdale, expires.

## Will Mack Become Housing?

The plan to add housing and a hotel to the Axon project lends a bit of credence to the critics of the Mack project, which proposes adding 1.2 million square feet of industrial and office space across 11 buildings not far from MMR’s backyard. Those critics warned that the plans for the Mack Innovation Park would be swapped out for a housing project in the near future.

While some plans have been revealed for the 124-acre project, the project is not yet on the City of Scottsdale’s agenda. For more details about this project, see our May edition.

## Optima Village Still Lurks

Another massive project in the works is the massive Optima McDowell Mountain Village that calls for 1,330 residential units on a 21.88-acre

site. With six eight-story towers, this project will forever change north Scottsdale’s skyline. This project is still in the approval process.

## CrackerJax Plans Evolve

Okay, this one is a bit further from the our home roost, but given that CrackerJax played a role in so many of our lives, we figured it deserved a mention. For several years we’ve been giving hints that a large project would be coming to CrackerJax, the once-popular amusement park along Scottsdale Road that closed in July 2022. The revised \$1 billion, 13-building Parque plan, which was presented to the Scottsdale Airport Advisory Commission in June, calls for 1,236 housing units, 223 hotel rooms, 253,000 square feet of commercial space and a two-acre “Central Park” on the roughly 32-acre parcel. The project, between the Promenade and the Scottsdale Quarter, would include a five-star hotel and multiple restaurants.

Much like the Optima McDowell Mountain Village project, Parque developers promise to implement a wide variety of sustainability solutions, such as collecting rainwater and reusing water from the site. Amenities might include an event lawn, play area, dog park, shade pavilion and sports courts.

The project is the brainchild of George Kurtz, who co-founded CrowdStrike, according to Arizona Digital Free Press. He purchased the property for \$55.5 million from the CrackerJax Land Company.

Here is the plan submitted to the City of Scottsdale in January: [tinyurl.com/4v9n8kmb](https://tinyurl.com/4v9n8kmb)

And here is the link to a Scottsdale Progress story: [tinyurl.com/4bb9dwae](https://tinyurl.com/4bb9dwae)

## Portico Construction Begins

Construction recently began on a \$100 million luxury condominium project at the northeast corner of Scottsdale Road and the Loop 101 Freeway, according to the Phoenix Business Journal. Belgravia Group, a Chicago developer, has already sold nearly half of the units. Homes are priced between \$900,000 and \$2 million.

Portico will have 2,000 residential units and 400 hotel rooms when completed. Portions of the project, which calls for 2.8 million square feet of retail and office space, are expected to reach completion in the late summer 2024. Here is the Business Journal story link: [tinyurl.com/mtp469ur](https://tinyurl.com/mtp469ur)

## Not All Projects are Big

Not all the projects in the works are massive. The Scottsdale Development Review Board, for example, was expected approve a two-story office and collector car building on a 3.26-acre site in the DC Ranch Corporate Center. The proposed 22,915-square-foot facility, at the southeast of Pima Road and Legacy Drive, would include 14 spaces for cars and eight tenant car spaces. There would be 76 parking spaces outside. Here’s the city filing: [tinyurl.com/mwkk4cy8](https://tinyurl.com/mwkk4cy8)

## More Projects Planned

With all types of corporations and businesses interested in north Scottsdale, we suspect there are still more projects in the works that will be revealed in the near future, but even if there weren’t, north Scottsdale’s character and skyline are evolving at a rapid pace.

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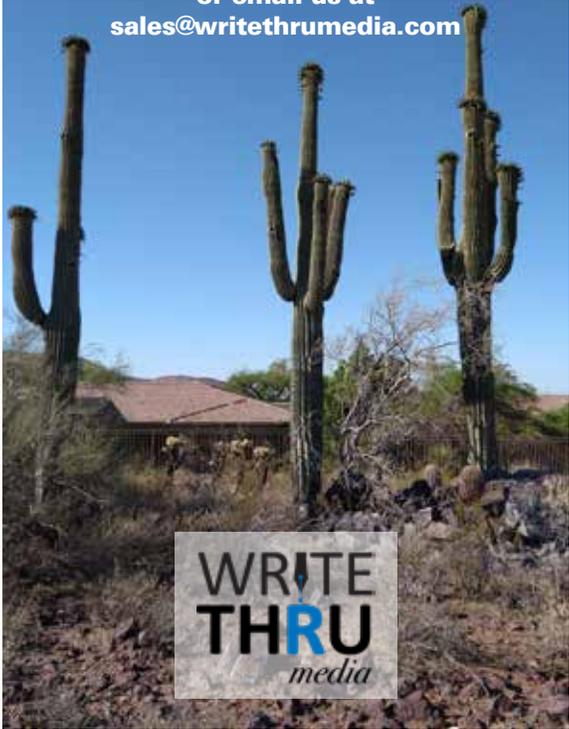
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