

HOA to Buy Sound Blankets for Pickleball Courts

The McDowell Mountain Ranch Homeowners Association unanimously approved purchasing sound-absorbing blankets for \$96,000 to help mitigate noise coming from the pickleball courts at the Community Center. The HOA actually approved spending up to \$105,000 from its reserve fund at its September meeting, but the fi-

nal estimate came in lower once the fences were remeasured and the blankets subsequently ordered.

The blankets are expected to reduce noise pollution up to 50%, according to Acoustical Solutions. The blankets, which will be installed in-house, are expected to be delivered to the HOA in several weeks.

An exact delivery date had not been determined before we went to the printers.

The blankets will replace the wind barriers currently on the fences, and they are not expected to change wind flow much on the courts. The HOA voted to approve gray colored-blankets in favor of tan or black, which everyone agreed would get too hot.



MMR Kids Learn How to Shape Up

McDowell Mountain Ranch resident Jyl Steinback, who operates the childhood obesity-fighting nonprofit ShapeUpUs, organized the free 2023 Family Fun & Expo at the Community Center in October. The event included a rock climbing wall, inflatables, tug-of-war, contests, face painting and music. Go here for more information: shapeupus.org

Spotlight on the Community

HOA Fees to Increase in 2024

Quarterly fees charged by the master McDowell Mountain Ranch Homeowners Association, as well several of the Special Use Areas, will increase in 2024 to mostly cover increasing costs caused by persistently high inflation. The master fee, which applies to all MMR homeowners, will increase \$6 to \$147 each quarter. The HOA unanimously approved the new rates at its September meeting.

Most HOA expenditures, such as contracts for landscaping, janitorial and security services, have increased. Other costs that have increased include gas for the pool heaters, electricity, insurance, maintenance and payroll.

Rate increases for special use areas varies. Sonoran Estates needed gate repairs, for example, and all special use areas will be getting new seal coating. Here are the 2024 rates for each community. Sonoran Estates II remained unchanged:

- Sonoran Estates I & III: \$160
- Sonoran Estates II: \$216
- Trovas: \$186
- Desert Cliffs: \$114
- Mirador: \$138
- Sonoran Fairways: \$99

Spotlight continued on Page 2



Spotlight continued from Page 1

Special Use Areas to Get Updated Seal Coat

The McDowell Mountain Homeowners Association approved spending \$222,998 to seal coat the private roadways in the special use areas. While the roads in the master association are maintained by the City of Scottsdale, a portion of the special use quarterly assessments is used to pay for resealing the roads every few years. The HOA voted to hire Sunland Asphalt, which has done the work in recent years. The HOA noted that while the bid was slightly higher than its nearest competitor, Sunland has done a good job of communicating with residents. Patterson Paving was rejected because its bid far exceeded the others at \$1.3 million, while Roadrunner's bid of \$121,367 was considered unrealistically low for the job at hand.

HOA Approves Reserve Study Contracts

We realize that reserve studies are not exactly exciting to most residents, but they are incredibly important for maintaining the physical and financial health of communities similar to McDowell Mountain Ranch. That's why the Homeowners Association approved at its September meeting spending \$6,200 for the master association study and \$6,120 for the special use areas. Association Reserves will determine how much money the HOA and special use areas need to keep on hand for long-term expected maintenance and repair of the landscaping and facilities overseen by the McDowell Mountain Ranch HOA. The audit will also determine if the community faces any unexpected costs that were missed in previous reserve studies.

HOA Increases Community Social Budget

The McDowell Mountain Ranch Homeowners Association has been on a roll when it comes to community events. Think Wine With Friends, Bingo, concerts and the new Halloween trick-or-treat event in October. The HOA has approved spending an additional \$15,000 for next year so that new free or low-cost events can be brought to our community.

Three MMR HOA Seats Up for Elections

Although the election for the McDowell Mountain Ranch Board of Directors may seem a long way off, those who are interested in running should begin planning. While we don't know for sure who is running, the seats held by Margaret Neno, Mike Gonzalez and Stan Koczka are up for re-election in January. To learn more about running for a board member seat, contact MMR Community manager Chris Richardson at 480-473-0877.

Safety Is a Key Concern for MMR Residents

While McDowell Mountain Ranch resident Judy Levye holds Neighborhood safety meetings for the roughly 75 houses on the nongated side of The Preserve, she's open to helping residents who would like to create something similar for their community. For Judy's November meeting, the Scottsdale Police discussed the type of calls they receive and how to prevent crime such as thefts of Amazon packages and catalytic converters. Wildlife safety was also discussed. Residents can contact Judy at: judy.levye@gmail.com

MMR Fine Art Show Scheduled for Nov. 18



A longstanding group of artists who meet at the McDowell Center on Thursdays will be sponsoring an art show and sale in November. This is a chance to support local artists who are also available for commission or custom work. The artists will display their artwork 10 a.m.-4 p.m. Saturday, Nov. 18th, at the McDowell Center.

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Tour de Scottsdale to Ride Through MMR

It's time to register for the Tour de Scottsdale now that it has been brought back to life by the McDowell Sonoran Conservancy and its partner, Perimeter Bicycling Association of America. The event, which is set for April 13, 2024, will start at WestWorld and will once again traverse



the perimeter of McDowell Mountain Ranch. The Covid-19 pandemic forced the postponement and then cancellation of the event, which had been sponsored by DC Ranch for nearly two decades and benefited the Conservancy. DC Ranch agreed to hand the event, which used to begin and end on Market Street, over to the Conservancy.

Riders can choose from a 32- or 62-mile course. A post-ride celebration 10 a.m.-4 p.m. at WestWorld's North Hall will include live music, a catered lunch and libations. The tour also serves as a fundraiser for the McDowell Mountain Conservancy and other Phoenix-area nonprofits. The tour's old website has been restored at this URL: tourdescottsdale.org

Upcoming MMR Events

McDowell Mountain Ranch has quite a few events planned for the next two months:

- **Nov. 18:** Fine Art Show and Sale: See our story on Page 2.
- **Dec. 3:** Farmers market at the Community Center parking lot (See photo above right.)
- **Dec. 8:** Santa's Village, Story on Page 15
- **Dec. 14:** Live Music Thursday
- **Dec. 15:** Holiday Lights Competition. Story on Page 15
- **Jan. 7:** Farmer's market at the Community Center parking lot

Updates regarding these events can be found on our Facebook page: facebook.com/mmrhomes

Changes at the Conservancy

While we haven't found an official announcement yet, it seems Justin Owen is no longer the chief executive officer at the McDowell Sonoran Conservancy, according to his LinkedIn profile. Mountain Lines, a magazine produced by the Conservancy, lists Kelly McCullough as the acting chief executive officer with no further explanation. Because we were just going to the presses when we spotted this, we'll have to follow up in future editions of our newsletter.

Fire Cleanup Effort Planned

The McDowell Sonoran Conservancy has announced plans to partner with the City of Scottsdale to help restore nearly 270 acres of Preserve desert — nicknamed the "Gooseneck" — destroyed by the Diamond Fire. Overall, the fire

MMR Slides Into New Farmers Market Season



When we visited the October McDowell Mountain Ranch farmers market, it seemed to have more things to do than ever and sizable attendance despite the lingering heat. The slide at left, for example, seemed to be a big hit with the kids. The events are usually held on the first Sundays of the month — though dates and times are sometimes adjusted around other events or weather — on the Community Center parking lot. The next events will be 10 a.m.-2 p.m. Sunday, Dec. 3rd and Jan. 7th.

damaged nearly 2,000 acres in June.

The restoration project could save some of the saguaros damaged in the fire, according to the fall edition of Mountain Lines. Although 80% of the ground cover was burnt, many animals were able to hide and survive. Read about the Conservancy's efforts here: tinyurl.com/mr4368mf

Photo Contest Launched

The McDowell Sonoran Conservancy has launched something called My McDowells Photo Contest that includes these categories: animals, plants, landscape and people. Winners will be chosen at the end of each month. Submit photos here: mcdowellsonoran.org/my-mcdowells

Go here for the rules: tinyurl.com/ekrpjau3

City Good for Cats, Dogs

Scottsdale was ranked the seventh-best city in the nation — out of 200 — for both cats and dogs

Odds & Ends continued on Page 5

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Christine Espinoza has been a prominent figure in the Scottsdale real estate market for 25 years. Her impressive journey began right after graduating from the University of Arizona when she obtained her real estate license. Notably, she started her career working alongside her father which provided her with invaluable experience and mentorship.

One of the key factors that set Christine apart is her unwavering commitment to her clients. She doesn't just "sell houses"; she builds lasting relationships. Christine specializes in Scottsdale, a place she has called home since the age of six. Her deep knowledge of the area allows her to find the best properties that align with her clients' needs and budgets.

In the realm of technology, Christine has developed a personalized mobile



So Scottsdale Magazine featured McDowell Mountain resident as a "Real Estate Superstar" in its October 2023 edition. "Within McDowell Mountain Ranch, I serve on the event planning committee, contributing to organizing community events," she told So Scottsdale. "Additionally, I dedicate my time to volunteering to serve meals to the homeless and establishing donation drives." Go to the following URL and then turn to Page 66 for the full article: tinyurl.com/y5mxjnpk

Odds & Ends continued from Page 4

by LawnStarter. Under the rankings, Scottsdale had an overall score of 47.02 for cats, though it was ranked fourth best for cat access and seventh best for housing & accommodations. Scottsdale placed 180th for cat-ownership affordability.

Scottsdale was bested by Orlando, which had a 59.46 overall score and Knoxville, Tenn., which scored 49.41. Tucson placed 36th, Tempe 77th, Peoria 90th, Glendale 121st, Phoenix 128th, Mesa 145th, Chandler 162nd and Surprise 164th.

Scottsdale had some key strengths for dog lovers as well. The city came in fifth for community, though that may improve after a new dog park is completed at Thompson Peak Park by late 2024. The city's ninth-place ranking for dog businesses was another positive.

Similar to the cat rankings, Scottsdale was dinged for low affordability by coming in 157th and was fourth worst for share of dog-friendly rental properties.

The top two national cities for dog lovers were Orlando, which scored 49.55, and Tampa, which scored 47.08. Tucson placed 14th, Phoenix 44th, Peoria 91st, Tempe 111th, Mesa 114th, Glendale 130th, Chandler 149th and Surprise 165th.

LawnStarter provides price quotes for customers seeking lawn care.

- Cat Lovers survey: tinyurl.com/2894576a
- Dog Lovers survey: tinyurl.com/y4muvm8d

Fiesta Dog Show Set

The Fiesta Dog Show, including all-breed AKC conformation and Obedience & Rally Trials, will be coming to WestWorld Nov. 24-26. Admission is free, but parking is \$10 per vehicle. Go to this URL for event information: fiestadogshows.com

Thumb Plans Markets

If you can't make the McDowell Mountain Ranch farmers market on the first Sundays of the month, The Thumb will be holding markets on the second Sunday of each month through April, according to the Scottsdale Independent. The market, expected to have about 40 vendors, will be 9 a.m.-1 p.m., and upcoming markets will be Dec. 10th, Jan. 14th, March 10th and April 14th.

The Thumb is located at 9393 E Bell Road. Find more information here: tinyurl.com/4t6dfdjz

Mistletoe Market Dec. 8-10

The Mistletoe Market is coming to WestWorld for the first time. The event, which has been held in St. Louis for 10 years, brings local and national vendors selling vintage goods including original art, antiques, clothing, jewelry, handmade treasures, home décor, outdoor furnishings, consumable yummys and seasonal plantings.

The event will be Dec. 8-10, but see the link below for the hours and details on ticket pricing: tinyurl.com/8wcm2rbm

Scottsdale Top Golfing City

For the second straight year, Scottsdale was ranked the No. 1 golf course destination in the United States by LawnStarter. The city scored highest in the nation with 9.47 public courses and 12.36 private courses per 100,000 residents. Scottsdale also has the greatest number of PGA golf coaches with 7.41 per 100,000 residents. Scottsdale came in second in terms of the total number of golf resorts at eight and amateur golf contests at 16.

Overall, Scottsdale received 64.82 points from LawnStarter placing it 14 points ahead of No. 2 Orlando. Las Vegas, Cincinnati and Savannah, Ga., rounded out the Top 5. Here's how other Arizona cities fared:

- Tucson (No. 6 with a 36.76 score)
- Phoenix (No. 18 with a 31.79 score)
- Surprise (No. 22 with a 31.34 score)
- Peoria (No. 47 with a 28.99 score)

LawnStarter provides price quotes for customers seeking lawn care. You can read more at this URL: tinyurl.com/5n8t95ee

Bulk Waste Schedule

The final bulk brush and garbage pickup for 2023 in McDowell Mountain Ranch will be the week of Dec. 11th. Homeowners should separate green waste from other trash by at least 3 feet. Piles should not exceed 10 by 6 feet and should not be taller 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. Scottsdale's information page can be found here: tinyurl.com/y772t9c7



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New Halloween Event a Hit With Kids, Pets

At least 300 residents attended McDowell Mountain Ranch's first Halloween Trunk or Treat and pet costume contest on Oct 27th, according to the Homeowners Association. During the event, which included a scavenger hunt, more than 200 pumpkins were handed out, as well as stickers for decorating their eyes and mouths. Because of the event's obvious popularity, it will most likely be repeated next year, HOA Lifestyle Director Dan Thomson told us. The event raised \$150 for Foothills Animal Rescue.



Here are some scenes from this year's Halloween Trunk or Treat and pet costume contest held Oct 27th. Photos courtesy HOA Office Administrator Jan DiLoreto.



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Interest Rate Hikes Take a Breather While Inventory Rises a Bit

As we head into some of the slowest months of the year for home sales, Scottsdale's market continues to remain stable. Even better, there are indications that the market may improve over the next few months for both buyers and sellers. There are a number of forces that are working in both the buyers' and sellers' favor.

The surprise development is that the Federal Reserve Board not only decided against increasing interest rates in November, but some analysts believe that Chairman Jerome Powell may consider a halt to or even a drop in rate hikes. That said, not all analysts agree with that assessment, and inflation could rear its head again before the year is out. Either way, the decision to leave the Fed's benchmark lending rate unchanged between 5.25% and 5.5% for a second consecutive month encouraged stock traders and other market indicators, according to this The Street article: tinyurl.com/4h9ytzmc

Mortgage rates, for example, may soon come down a bit just because the Federal Reserve Board indicated it would stop hiking interest rates. While the current rate had been floating between 8% and 8.5%, our most recent numbers show it's possible to get rates between 7.375% and 7.75% depending on loan type. See Page 10.

Another sign of a healthy housing market is the modest resurgence of inventory in Scottsdale and McDowell Mountain Ranch. There were 1,654 homes for sale on Nov. 1st for all of Scottsdale compared with 1,317 homes in 2022, according to the Cromford Report.

As of Oct. 14th, there were 103.10 days of inventory available in Scottsdale and 133.6 days

in the 85255 ZIP Code. This is far healthier than when there was more than 200 days of inventory during the summer of 2016, according to the Cromford Report.

Inventory Increase Is Normal for This Time of Year

McDowell Mountain Ranch has also seen a modest increase of inventory, though it's in line with this time of year. There were 30 homes on the market when we wrote this on Nov. 2nd, compared with a paltry 16 in September. But November 2022 had 31 homes for sale, just one different than this year. So for now, sellers do not need to worry about this modest increase in inventory, because it's fairly normal for the slower fall and early winter selling season.

Arizona is also ranked the No. 2 state in the nation where home prices are rising faster than wages, according to an analysis by MyEListing. In Arizona, home prices have increased by 62.56%, while wages have increased only 23.8% from 2018 to 2022. OK, this may not seem good for buyers, but this constant upward pressure on home values has protected potential sellers from losses that have emerged in less robust markets elsewhere in the nation. Read more about this at tinyurl.com/356tczxa.

Shortage of New Homes Persists in Arizona

Another economic pressure on Arizona is that our state was short about 120,306 homes, according to a report by Up for Growth. That puts Arizona in ninth place behind states like California, which had 881,000 too few homes, and Texas, which had 306,000 too few homes. In case you



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were wondering, the United States' underproduction level is at 3.89 million homes, according to the Up for Growth report. While this survey was based on 2022 numbers, it's not likely to change that much in 2023. You can find that report at this URL: tinyurl.com/yfrn357w.

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Sales by Community

pg. 10

Interest Rates

pg. 10

Our Listings & Sales

pg. 8

Buyers Needs

pg. 9



Listing, Sales, & Rentals

COMING SOON FOR SALE!



Stonedge in Troon North
28990 N. White Feather Ln. #165
3 Bed | 3.5 Bath | 2,963 SQ FT | 2-Car Garage
 Beautifully remodeled townhome in a gated community with a great-room floor plan has 3 master suites, with Pinnacle Peak views!
\$995,000

COMING SOON FOR SALE!



Arizona Highlands in MMR
10631 E. Acacia Dr.
4 Bed | 3 Bath | 2,646 SQ FT | 3-Car Garage
 Single level master split floor plan with a pebble-tec pool and a view deck on a cul-de-sac oversized lot with mountain views!
\$1,100,000

COMING SOON FOR RENT!



Sunrise Point in MMR
11604 E. Raintree Dr.
2 Bed | 2 Bath | 1,535 SQ FT | 2-Car Garage
 Located in a guard-gated community on a Cul-de-sac lot, has a cozy, gas fireplace and amazing mountain views!
\$4,000/Month

FOR SALE!



Sienna Canyon in MMR
10793 E. Gelding Dr.
4 Bed | 2.5 Bath | 2,936 SQ FT | 3-Car Garage
 Popular split-floor plan with a 50k outdoor kitchen, mountain views, and a new Trane HVAC's in 2022!
\$1,350,000

FOR RENT!



The Preserve in MMR
15215 N. 104TH PI.
3 Bed | 2 Bath | 1,222 SQ FT
 Beautiful home located on a corner cul-de-sac with a great room floor plan with soaring ceilings, hardwood flooring, stainless steel kitchen appliances and granite countertops!
\$2,800/Month

FOR RENT!



The Overlook in MMR
10638 E. Betony Dr.
3 Bed | 2 Bath | 1,972 sqft
 Beautifully remodeled home with wood-look tile flooring throughout, white kitchen cabinets, S/S appliances and serene back yard with mountain views!
\$4,000/Month

SOLD!



Cimarron Ridge in MMR
11122 E. Greenway Rd.
4 Bed+Den | 2.5 Bath | 2,788 SQ FT | 3-Car Garage
 Stunning home on a premium lot in a guard gated community has a back yard oasis, built-in BBQ, heated PebbleTec pool, and breathtaking views of the Preserve!
\$1,500,000

SOLD!



Trovas in MMR
10975 E. Bahia Dr.
4 Bed+Den | 4.5 Bath | 4,241 SQ FT | 3-Car Garage
 Stunning remodel located in a gated community with a gourmet kitchen, movie theater, pool & spa, gas fireplace, built-in BBQ and mountain views!
\$1,850,000

SOLD!



Sundown Acres Ranch
10826 N. 83rd St.
5 Bed | 4 Bath | 4,740 SQ FT | 4-Car Garage
 Custom home has a gourmet kitchen with high-end appliances and oversized island bar, and a back yard oasis with a pool, spa and outdoor kitchen!
\$3,700,000

Buyers Needs



Household of two downsizing from their recently sold home in north Scottsdale is renting in MMR and seeks to move into the neighborhood by March 2024. MUST be a single level with at least three bedrooms, three full bathrooms with a pool — spa would be a bonus — and a three-car garage. Their preference would be move-in ready but they are open to some light remodeling. A VIEW in the backyard is important, but it should NOT be facing WEST! They are cash buyers, looking up to \$1.8 million .



Household of four just moved to Arizona, are currently renting in MMR and love the neighborhood! They are looking for a single family home with four+ bedrooms and a spacious back yard (pool would be a bonus!). Single level or two story is fine, must have at least 2,100 square feet and can be priced up to \$900k. Their ideal move in date is late spring or summer 2024, but they are flexible on this as well.

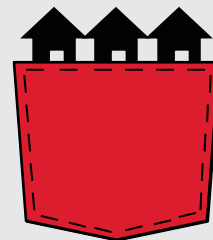


Household of one, recently sold a larger home in MMR, seeks a smaller, single family home in the neighborhood. Buyer seeks a single level with at least 1,500 square feet and is move-in ready. Pool is optional. Cash buyer, who seeks a private back yard with a view or very nice landscaping, is willing to pay up to \$900K with a flexible closing date.



ANY property in McDowell Mountain Ranch that is original and needs updating! I have investors looking to purchase properties to fix up and either rent or sell. They are cash buyers and 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 new place yet, giving you the time you need to find a home. **This could be a great option for those who do not want to deal with the hassle of preparing your home for sale or showing!

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.

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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 Shred-A-Thon & Blanket Drive!

On Saturday, Nov. 4th, we hosted a FREE Shred-A-Thon for MMR residents at the McDowell Center. We had a great turnout with more than 50 of our residents who drove to the McDowell Center to shred their documents. The shredding was free, but we asked our neighbors to bring new or gently used blankets as a donation to be gifted to those in need this winter. We collected about 200 blankets to kick off our blanket drive and would love to collect more before the end of the month. If you have any new or gently used blankets that you would like to donate, please drop them off in our collection bins at both the McDowell Center and the Community Center through November.



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Arizona Continues to Attract Residents

So why does Arizona have a shortage in housing overall? The biggest driver is that this state, and Scottsdale in particular, is still one of the hottest destinations in the nation. The city's moderate weather during the fall through spring has always been a motivating factor, but there are other forces driving snowbirds (and Californians) to our state. Compared with cities similar to Scottsdale's caliber in other states, our home prices are relatively low.

Another driver of those wishing to relocate to Arizona: the number of entertainment venues has jumped in the last decade — think Great Wolf Lodge, Top

Golf and Medieval Times Dinner & Tournament — with more projects in the works. Older facilities are also being updated and remodeled, such as ongoing upgrades at the Fairmont Princess Resort and a \$10 million remodel of the Scottsdale Resort at McCormick Ranch. Downtown Scottsdale has either been updated or will be soon, while shopping/dining venues ranging from The Quarter to the Scottsdale Fashion Square are world class.

Other draws to Scottsdale are the McDowell Sonoran Preserve, Barrett-Jackson Auto Auction, the Waste Management Open, events at next door WestWorld and a variety of festivals.

Perhaps the biggest driving force in recent years are all the incoming em-

Home markets continued on Page 10

Home markets continued from Page 9

ployment options. Nationwide's development of Cavasson at Hayden Road and the Loop 101 Freeway has already created jobs, while Axon plans on building a headquarters nearby. Other projects include a Banner Hospital and possibly another Honor Health facility. Many national chains also have their headquarters in Scottsdale: P.F Chang's, Southwest PGA and Barrett-Jackson are just a few examples.

Barring any unexpected economic jolts, we expect MMR's and Scottsdale's housing markets to continue strong over the next few months.

Brokerage Lawsuit to Have Little Impact at This Point

Although a federal jury ruled that brokerages worked together through the National Association of Realtors to artificially inflate commissions paid to real estate agents, RE/MAX and several other brokerages already agreed to a settlement. RE/MAX and many others also broke their connection to NAR.

While other NAR members have been ordered to pay 1.8 billion in damages, appeals are likely to delay that verdict for some time to come.

Still, the ruling may impact how brokerages handle fees, so we may discuss those changes in future newsletter editions. Read more about this story at this URL: tinyurl.com/2p8sadzf

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.-OCT. 2023)

Community	# Sold	Avg Price	Avg SF	DOM	\$/SF	% Change
100 Hills	10	\$2,169,690	3942	132	\$526.45	-24.13%
Desert Cliffs	9	\$1,241,111	2803	40	\$448.73	4.12%
Cimarron Hills	9	\$1,543,333	3046	67	\$506.22	-0.18%
The Overlook	8	\$870,188	2163	57	\$409.69	-4.41%
Vermillion Cliffs	8	\$1,351,000	3030	59	\$445.43	-1.99%
The Ridge	7	\$612,571	1609	37	\$389.40	11.77%
The Preserve	7	\$754,286	1870	39	\$408.86	6.02%
Armonico	7	\$1,321,429	3179	41	\$418.50	-19.11%
Cachet	6	\$574,333	1543	43	\$372.88	-3.25%
Discovery Canyon	6	\$682,992	1735	56	\$399.18	-11.11%
Trovas	6	\$1,967,500	3526	68	\$569.70	33.97%
Arizona Vintage	5	\$663,100	1791	53	\$385.89	-8.87%
Castle Chase	5	\$793,500	1900	95	\$418.09	-6.50%
Sonoran Fairways	5	\$989,200	2144	47	\$460.28	1.49%
Cimarron Ridge	5	\$1,439,000	2969	50	\$489.64	0.12%
Sienna Canyon	5	\$1,588,800	3752	26	\$425.32	17.83%
Panorama Point	4	\$812,375	1859	44	\$434.67	6.09%
Montecito	4	\$1,006,250	2537	48	\$399.36	-4.58%
Discovery Trails	3	\$705,667	1565	31	\$451.41	4.89%
Sunrise Point	3	\$882,000	1844	8	\$478.37	7.04%
Sunset Point	3	\$988,333	2590	11	\$390.43	5.69%
The Summit	3	\$1,005,000	2219	64	\$462.94	5.08%
Arizona Highlands	2	\$910,000	2322	130	\$391.99	-12.94%
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					
The Ranch	133	\$1,175,706	2588	56	\$443.77	-1.92%

MORTGAGE INTEREST RATES

Conforming* Loans

30 Year 7.75%
 20 Year 7.625%
 15 Year 7.375%

Jumbo* Loans

30 Year 7.375%
 15 Year 7.875%
 7-Year ARM 7.750%
 10-year ARM 7.875%

FHA 30-Year fixed 7.50%
 VA 30-Year fixed 7.750%

Rates effective 10/30/2023

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	GAR	Pool
16420 NTPP #2018	Cachet	Monarch	\$599,000	1659	3	2	N
16600 NTPP #2008	The Ridge	Monarch	\$672,500	1674	2+Den	2	N
10348 E Star of the Desert Dr	Arizona Vintage	Zinfandel	\$674,900	1604	3	2	N
10386 E Saltillo Dr	Discovery Trails	Catalina	\$709,900	1504	3	2	Y
10284 E Caribbean Ln	Discovery Canyon	Skyview	\$710,000	1700	3	2	N
15741 N 104th St	Panorama Point	Mariposa	\$799,000	1963	4	2	N
15165 N 102nd Wy	Discovery Canyon	Catalina	\$810,000	1481	3	2	N
11420 E Raintree Dr	Sunrise Point	Acacia	\$819,000	1886	3	2	N
16084 N 108th St	Castle Chase	Windsor	\$875,000	1936	3	2	N
10430 E Acoma Dr	Sunset Point	#2787	\$999,000	2797	4+Loft	3	Y
10558 E Meadowhill Dr	Sonoran Fairways	Ironwood	\$1,025,000	2296	4	3	Y
<u>*10631 E Acacia Dr</u>	<u>Arizona Highlands</u>	<u>Catalina</u>	<u>\$1,100,000</u>	<u>2646</u>	<u>4</u>	<u>3</u>	<u>Y</u>
11020 E Betony Dr	100 Hills	Valencia	\$1,199,900	2458	3	2	N
10916 E Betony Dr	100 Hills	Sevilla	\$1,250,000	1998	3+Den	2	N
10819 E Greenway Rd	Cimarron Hills	Valencia	\$1,299,000	2370	3	2	N
16013 N 111th Pl	100 Hills	Sevilla	\$1,325,000	2629	3+Den	2	N
<u>10793 E Gelding Dr</u>	<u>Sienna Canyon</u>	<u>La Palma</u>	<u>\$1,350,000</u>	<u>2936</u>	<u>4</u>	<u>3</u>	<u>N</u>
16473 N 103rd Pl	Eagle Ridge	#3375	\$1,625,000	3462	5	3	Y
16396 N 109th St	Vermillion Cliffs	#928	\$1,735,000	3169	4+Den	3	Y
*15413 N 110th St	Cimarron Hills	Escalante	\$1,795,000	3455	4+Den	3	Y
11457 E Blanche Dr	Cimarron Ridge	Ladera	\$1,800,000	2806	4+Den	3	Y
10920 E Karen Dr	Cimarron Hills	Montilla	\$1,800,000	3749	5+Den	3	Y
11175 E Mirasol Ci	100 Hills		\$2,200,000	3259	3+Den	3	Y
14230 N 106th Wy	Sonoran Estates	Saguaro	\$2,250,000	4037	4+Den	3	Y
10859 E Karen Dr	Cimarron Hills	Patagonia	\$2,375,000	3465	4+Den	3	Y
16849 N 111th St	Trovas	Francesca	\$2,495,000	3603	4+Den	3	Y
15864 N 115th Wy	100 Hills	Malaga	\$2,800,000	4285	3+Den	4	N
10865 E Ludlow Dr	Sonoran Estates	Saguaro	\$2,850,000	5900	6+Den	3	Y
11488 E Caribbean Ln	Cimarron Ridge	Andorra	\$3,275,000	3922	5+Den	3	Y
11320 E Winchcomb Dr	Sonoran Estates	Saguaro	\$3,680,000	3925	5+Den	3	Y

CLOSED SALES IN SEPT. & OCT.

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16600 NTPP #2071	The Ridge	Heritage	\$502,500	1298	2	1	N
16420 NTPP #2065	Cachet	Heritage	\$529,000	1338	2	1	N
10383 E Raintree Dr	The Preserve	Palomino	\$655,000	1358	3	2	Y
10217 E Karen Dr	Discovery Canyon	Scenic	\$705,000	1837	4	2	N
16420 NTPP #1089	Cachet	Monarch	\$710,000	1640	2+Den	2	N
15923 N 102nd Pl	Arizona Vintage	Bordeaux	\$710,500	1478	3	2	Y
11490 E Beck Ln	Cimarron Hills	Valencia	\$850,000	2514	3	3	N
10334 E Acoma Dr	Sunset Point	#2787	\$975,000	3064	4+Loft	3	N
14891 N 107th Wy	Desert Cliffs	#6040	\$1,045,000	2351	4	3	Y
10384 E Verbena Ln	Montecito	Santa Barbara	\$1,050,000	2770	4+Den	3	Y
10678 E Rosemary Ln	The Summit	Molokai	\$1,070,000	2682	4+Den	3	Y
10700 E Caribbean Ln	Cimarron Hills	La Jolla	\$1,125,000	2285	3	2	N
10649 E Butherus Dr	Desert Cliffs	#6040	\$1,225,000	2351	4+Den	3	Y

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

CLOSED SALES IN SEPT. & OCT.

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
10851 E Acacia Dr	Armonico	Montana	\$1,225,000	2994	4+Den	3	Y
10858 E Cosmos Ci	Armonico		\$1,320,000	3404	4	3	Y
16579 N 109th Pl	Vermillion Cliffs	#923	\$1,335,000	2835	3+Den	3	Y
16540 N 109th St	Vermillion Cliffs	#924	\$1,450,000	3035	5+Den	2	Y
10902 E Gelding Dr	Sienna Canyon	Talavera	\$1,495,000	3801	6+Loft	3	Y
<u>10975 E Bahia Dr</u>	<u>Trovas</u>	<u>Lido</u>	<u>\$1,850,000</u>	<u>4241</u>	<u>4+Den</u>	<u>3</u>	<u>Y</u>
14219 N 109th St	Sienna Canyon	Talavera	\$1,899,000	4000	5+Den	2	Y
11439 E Penstamin Dr	100 Hills	Custom	\$4,335,000	5659	5+Den	3	Y

PENDING, UCB * & CCBS** TRANSACTIONS

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16420 NTPP #2115	Cachet	Heritage	\$500,000	1338	2	1	N
10478 E Texas Sage Ln	The Preserve	Brisas	\$840,000	2132	3+Den	2	Y
16047 N 108th St	Castle Chase	Carlisle	\$975,000	1682	2+Den	2	Y
10636 E Acacia Dr	Arizona Highlands	Picacho	\$1,045,000	2722	5+Den	3	N
16650 N 105th Wy	Arizona Highlands	Santan	\$1,049,900	2161	4	3	Y
<u>11122 E Greenway Rd</u>	<u>Cimarron Ridge</u>	<u>Laredo</u>	<u>\$1,500,000</u>	<u>2788</u>	<u>4+Den</u>	<u>3</u>	<u>Y</u>

AVAILABLE RENTALS

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16420 NTPP #2086	Cachet	Heritage	\$2,500	1338	2	1	N
<u>15215 N 104th Pl</u>	<u>The Preserve</u>	<u>Sontera</u>	<u>\$2,800</u>	<u>1222</u>	<u>3</u>	<u>2</u>	<u>N</u>
10238 E Blanche Dr	Discovery Canyon	Scenic	\$2,800	1837	4	2	N

Rentals continued on Page 12

*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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- Sales & Service of Pool Cleaners

AVAILABLE RENTALS

Rentals continued from Page 11

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16420 NTPP #2010	Cachet	Heritage	\$3,000	1338	2	1	N
10456 E Raintree Dr	The Preserve	Avalon	\$3,500	1702	3	2	Y
16600 NTPP #2058	The Ridge	Monarch	\$3,750	1674	3	2	N
11506 E Raintree Dr	Sunrise Point	Acacia	\$3,800	1886	3+Den	2	N
10247 E Verbena Ln	Montecito	Santa Barbara	\$3,800	2396	3+Den	2	Y
<u>*11604 E Raintree Dr</u>	<u>Sunrise Point</u>	<u>Mesquite</u>	<u>\$4,000</u>	<u>1535</u>	<u>2</u>	<u>2</u>	<u>N</u>
<u>10638 E Betony Dr</u>	<u>The Overlook</u>	<u>Mesquite</u>	<u>\$4,000</u>	<u>1972</u>	<u>3+Den</u>	<u>3</u>	<u>N</u>
10363 E Pine Valley Dr	Sunset Point	#2162	\$4,000	2159	4	3	Y
16406 N 106th Wy	The Summit	Molokai	\$4,350	2682	4+Den	2	N
10253 E Indigo Dr	Montecito	San Miguel	\$4,400	2396	4+Den	3	Y
15232 N 102nd St	Discovery Canyon	Mountain View	\$4,900	2515	4+Den	2	Y
11113 E Betony Dr	100 Hills	Sevilla	\$4,950	2629	4	2	N
10412 E Acoma Dr	Sunset Point	#1912	\$5,500	2114	4	2	Y
10872 E Raintree Dr	Desert Cliffs	#6080	\$5,900	3924	5+Loft	3	Y

*Coming soon.

CLOSED RENTALS IN SEPT. & OCT.

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16420 NTPP #2096	Cachet	Heritage	\$1,950	1338	2	1	N
16420 NTPP #2015	Cachet	Heritage	\$2,500	1338	2	1	N
10814 E Salt Bush Dr	Castle Chase	Windsor	\$2,895	1936	3	2	N

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.

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CLOSED RENTALS IN SEPT. & OCT.

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
10307 E Caribbean Ln	Discovery Canyon	Scenic	\$2,950	1837	4	2	N
10492 E Queens Wreath	The Preserve	Avalon	\$2,995	1702	3	2	N
10497 E Raintree Dr	The Preserve	Sontera	\$3,000	1250	3	2	Y
10465 E Star of the Desert	Discovery Trails	Sabino	\$3,000	1622	3	2	N
10353 E Raintree Dr	The Preserve	Brisas	\$3,400	2132	4	2	N
10394 E Morning Star	Panorama Point	Mesquite	\$3,595	1548	3	2	N
10223 E Hillery Dr	Discovery Canyon	Skyview	\$3,800	2357	4	2	N
10601E Meadowhill Dr	Sonoran Fairways	Cottonwood	\$4,000	2077	3+Den	3	Y
10410 E Morning Star	Panorama Point	Ironwood	\$4,000	2342	4+Den	3	N
11123 E Beck Ln	Cimarron Hills	Laredo	\$4,800	2788	4	3	Y
16433 N 106th Pl	The Summit	Molokai	\$4,800	2924	5	2	Y
11327 E Beck Ln	Cimarron Hills	Laredo	\$4,950	2787	4	3	Y
11521 E Beck Ln	Cimarron Ridge	Frontera	\$6,000	2656	3+Den	3	Y
10912 E Butherus Dr	Desert Cliffs	#6040	\$7,500	2351	2	3	Y

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MMR Residents Dance at Oktoberfest



While this year's Oktoberfest focused on adults, a few youngsters also enjoyed the event. Far more youngsters attended McDowell Mountain Ranch's first Halloween Trunk or Treat and pet costume contest. See Page 6. Those who attended Oktoberfest enjoyed German-inspired live entertainment, polka dancing and food trucks. You can find more photos here: tinyurl.com/2pzd9nv5



Proposed Youth Triathlon to Traverse WestWorld, Aquatic Center, MMR Border

A triathlon for youth 5-15 years old may be coming to the McDowell Mountain Ranch area, according to a conditionally approved application filed with the City of Scottsdale. Called the Riproar Youth Triathlon, the competition would start at the McDowell Mountain Ranch Aquatic Center pool. The athletes would then bike through a small part of McDowell Mountain Ranch before returning to the Aquatic Center parking lot. The running route would head out toward the soon-to-be-finished sports fields southwest of N. Thompson Peak Parkway and E. McDowell Mountain Ranch Road before ending the race in the Aquatic Center Parking lot. At other locations, the race included three experience-level groups with different distances.

Organizers hope 400-500 athletes will compete in the first year but expect the competition could eventually grow to 1,500 participants. Riproar, run by the nonprofit The Youth Tribe, calls itself "The next generation of triathlon" and has sponsored events in Iowa and Nebraska. The event is scheduled for 1-6 p.m. April 21st, 2024. We presume event details will eventually show up at this URL: riproarevents.com

Envita Purchases Building for \$15.99 Million

Envita Medical Centers has purchased a building in the McDowell Mountain Business Park for \$15.99 million from Strategic Office Partners, according to AZ Big Media. The three-story building, located on four acres near N. Pima Road and E. Bahia Drive, is 128,998 square feet and was completed in 2007.

Envita, which specializes in cancer and Lyme disease treatments, is based at 8759 E. Bell Road. Envita employs more than 200 personnel and has five buildings totaling 70,000 square feet around Scottsdale, according to the company's website. The building's address is 16552 N. 90th St. Go to this URL for the story: tinyurl.com/385xkfc

ICON Silverleaf Sets Record Prices on Sales

Whether you like or don't like the physical appearance of ICON at Silverleaf condominiums — the gray, boxy designs triggered some criticism when the first units were constructed — someone surely does. That's because the condos hold the Top 5 most expensive spots, ranging from \$6.9 million to \$8.35 million, in the state, according to AZ Big Media. And despite the high temperatures, buyers closed on eight units totaling \$23.7 million during the summer.

Only 66 condos in the state of Arizona have sold for \$3 million or more. tinyurl.com/562wcu2z





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The operators of the Fairmont Princess plan to build a three-level parking garage.

Princess Plans Garage, Upgrades

Because the City of Scottsdale's website can be a bit confusing, we've collated a few projects from government records and the Scottsdale Progress that the operators of the Fairmont Scottsdale Princess have in the works:

- The Scottsdale Development Review Board approved 7-0 a plan to build a three-level parking garage on top of an existing parking lot in the northeast section of the property. The lot, which sits on 4.23 acres, will provide 984 spaces and replace 474 surface spots. The new garage will include self-parking and valet. The change will bring the total number of parking spaces at Fairmont to 2,149.

- The project also calls for eight bike spaces at the parking garage with 20 to be added elsewhere on the property;

- New conference room;
- 35,000-square-foot ballroom;
- A new guest wing with 155 rooms;
- A new top-notch Italian restaurant;
- 37 new villas;
- Six bungalows.

We will update you on the projects as they continue through the city approval process.

The Scottsdale Progress story can be found at this URL: tinyurl.com/4phxm4my

Go to this URL for the city document on the parking garage: tinyurl.com/4hsmcvb6

Axon HQ Plans Hit Snag

A real estate development marketer may have thrown a monkey wrench into Axon Enterprise's plan to build four apartment buildings and a hotel on its Scottsdale campus, according to the Scottsdale Progress. The whistleblower, whose identity is protected by state laws, revealed that Axon's agreement to purchase the 74 acres at the southeast corner of N. Hayden Road and the Loop 101 Freeway prohibited residential land uses. Axon purchased the property from the Arizona State Land Department, which has worked with the



City of Scottsdale regarding how various parcels from Crossroads East can be used. Crossroads includes all four corners of where the Loop 101 Freeway meets N. Hayden Road. Axon, originally called Taser International, would need to get the ASLD and City of Scottsdale to modify the terms of the land sale before it could move forward with building any housing. Nearby residents have also expressed opposition to the plan. The story can be found at this URL: tinyurl.com/yeysy34d

Apartments Sell for \$161.5m

An apartment complex near the Scottsdale Quarter and Kierland Commons sold for \$161.5 million, according to AZ Big Media. The complex, known as The District and completed in 2018, contains 332 units on 4.9 acres at 15446 N. Greenway Hayden Loop in Scottsdale. Kohlberg Kravis Roberts & Co. sold the apartments to Fairfield Residential. Go to this URL for the story: tinyurl.com/ycyu2b94

172-Unit Facility Planned

Southwest Commercial Property seeks to build a three-story, 172-unit facility called Headquarters Residential Healthcare on a 12.5-acre parcel at the southeast corner of E. Frank Lloyd Wright Boulevard and N. 100th Street. The project would wrap around existing Belmont Village Senior Living, just across the street from Aztec Park and Cheyenne Traditional School. Find more details at this URL: tinyurl.com/2su3u8wa



Looking Back...

Just 5 Years Ago*

November 2018 — Plans were announced for the building of what is now called McDowell Mountain Community Storage behind the Shell Station. ... Pickleball players tried out the new courts at the Community Center after the remodeled parks reopened. ... We featured Café Au Plait after it opened in the Desert Canyon Center. ... Paleo Kitchen announced it was coming to the Desert Canyon Center.

Only 10 Years Ago*

November 2013 — Standard Pacific Homes purchased the land used to build the Villas at Altazona near the Windgate Crossing Shopping Center. ... The Grand Opening for the new Tony Nelssen Equestrian Center was scheduled for Nov. 23rd. ... APS agreed to route power lines along Pima Road so as to not create a visual eyesore for McDowell Mountain Ranch residents.

15 Years Ago*

November 2008 — Residents fought plans for two 56-foot-tall hotels to be built as part of the Scottsdale Epicenter at the northeast corner of the Loop 101 Freeway and Bell Road, but it was the Great Recession that killed the project. ... The Arizona State Land Department announced that it would be auctioning off the parcel surrounding Wingate Crossing that became the Villas at Altazona.

20 Years Ago*

November 2003 — Toll Brothers fenced off access to the land that now contains the McDowell Sonoran Preserve Gateway Trailhead. Scottsdale was eventually forced to buy the land for an exorbitant price. ... The City of Scottsdale began considering a skate park and lazy river for what became the McDowell Mountain Ranch Aquatic Center.

*As reported in this newsletter

MMR Saguaros Hit Hard by Extreme Summer Heat

Saguaros, often called the sentinels of the desert, and other desert flora were hurt unusually hard by the unrelenting heat of the 2023 summer. While cactuses have a reputation of being heat hardy, they do have their limits, particularly when the desert fails to cool off at night.

So while high temperatures hit at least 110 degrees for 54 days, the real harm came when overnight temperatures refused to drop below 90 for weeks and weeks.

"Since 2020, we have had elevated mortality in our population of saguaros compared to mortality rates pre-2020," Kimberlie McCue, Desert Botanical Garden chief science officer, told The AP. "So part of our thinking is that there are still saguaros today that were compromised from what they went through in 2020. And that this could be sending them over the edge." By Aug. 3rd, the Botanical Gardens reported the collapse of more than 1,000 saguaros, but that was long before the heat wave was over. Other cactuses, bushes and trees were also damaged. Facebook gardening groups also reported the death of many fruit trees, both new planted and long established.



An unknown number of saguaros — like the one pictured above — cactuses, trees and other desert plants died this summer across the Valley and in the McDowell Mountain Ranch area.

MMR Plans Holiday Lights, Santa's Village Events

Just minutes before sending this newsletter to the printers, the McDowell Mountain Ranch Homeowners Association sent us two flyers for the upcoming holiday events, which is why this article is at the back of the newsletter rather than the front:

Santa's Village Set for Dec. 8

Santa's Village is an annual McDowell Mountain Ranch tradition that includes treats, workshop and of course Santa himself. The event, sponsored by Christine's Team, will be 6-8 p.m. Friday Dec. 8th at the McDowell Center. We'll post the registration link here when it becomes available: facebook.com/mmrhomes

Holiday Lights Set for Dec. 15

Residents can enjoy treats and activities on the Community Center Great Lawn before and after residents explore holiday lighting displays in McDowell Mountain Ranch. This year's Holiday Lights Competition will be 6-8 p.m. Friday, Dec. 15th. The entry fee is \$5 and registration opens Dec. 1st. We'll post the registration link when it becomes available: facebook.com/mmrhomes



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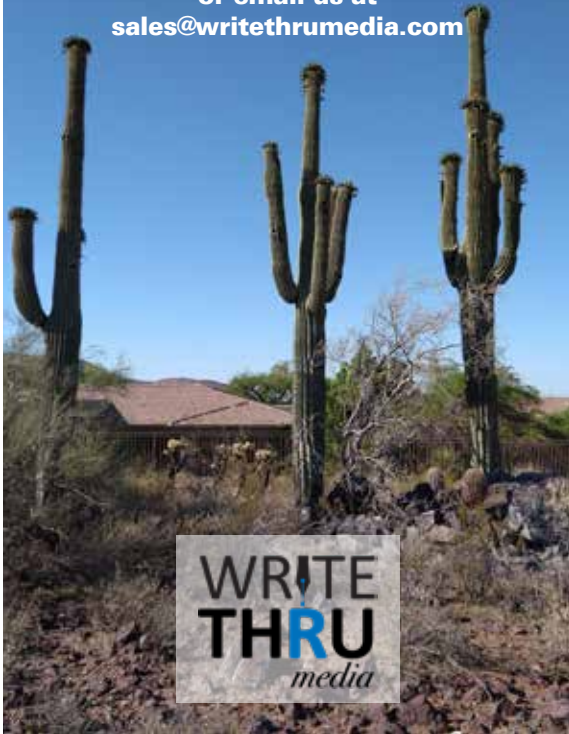
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