

Spotlight on the Community

HOA Elections Are This Month

While two incumbents plan to run for re-election to the McDowell Mountain Ranch Homeowners Association Board of Directors in January, longtime board member Stan Koczka has decided not to run.

The two incumbents, Margaret Neno and Mike Gonzalez, will be facing three challengers. Below are edited versions of bios the candidates submitted to the HOA:

Amy Arnold moved to MMR in 2021 after living in Fountain Hills for 27 years. Amy spent four years on the Community Services Advisory Commission in Fountain Hills. In that role, she advised the town on matters related to parks and recreation, events, and youth and adult services. During her term on the commission, she

Spotlight continued on Page 2



Work on Loop 101 Expected to Take 2 Years

The long-planned \$108 million widening of the Loop 101 Freeway between Shea Boulevard and Princess Drive will continue to disrupt local travel for the next two years, according to the Arizona Department of Transportation. Crews began the two-year project by closing the northbound lanes of the freeway during the weekend of Jan. 5-8, but there will be additional closures of the freeway or adjoining ramps for the duration of the project.

ADOT and Scottsdale are working to minimize road work during major events, such as the Barrett-Jackson auto auction and WM Phoenix Open golf tournament in north Scottsdale. (Event stories are on Page 4.) "Work will require lane restrictions and full closures on Loop 101, the interchange ramps and cross streets, and will occur primarily during overnight hours and weekends to minimize traffic impacts," ADOT explains on its website. "Access to businesses and residences will be maintained."

The completed project will bring the number of lanes on the Loop 101 between

Loop 101 continued on Page 2



MMR Celebrates Christmas

Santa's Village came to the McDowell Center for residents in December. The free event was sponsored by Christine's Team at RE/MAX Fine Properties. More holiday photos are on Page 6.



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Real Estate Section, Pgs. 7-13



Christine's Team
Building relationships one home at a time

Spotlight continued from Page 1

served as chair and vice-chair and on several subcommittees. Amy, who researched Fountain Hills' complete history, is known as the town historian. She continues to share her historical knowledge with the residents via an online social media site. After moving to MMR, Amy graduated from the Scottsdale 101 Citizen Academy and the Scottsdale Water Citizen Academy. Her professional experience includes working as a Workers' Compensation claims representative for Travelers Insurance and as a pension administrator for American Express Tax and Business Services.

Mike Gonzalez has been a McDowell Mountain Ranch resident since 1996 and has been very active in the community. He has a background in finance and business while understanding the workings of a large community and how all the pieces come together. Mike likes to listen to both sides of a situation and make an informed, impartial decision based on the CC&Rs, the long-term effects and the financial implications.

In addition to being a board member, Mike serves on the Finance Committee, the Policy Committee and as the chairman of the Design Review Committee. Mike is committed to seeing that our community remains one of the premier properties in Scottsdale. He has served on the Board of Directors since 2011 and would like to continue to serve the community and McDowell Mountain Ranch family members.

Richard Krzyzanowski, who for seven years lived elsewhere in McDowell Mountain Ranch, has been a homeowner in Trovas for a little over a year. Richard has attended many events at the Community Center and farmers market, which helps bring the community together. Since being a homeowner, he has attended board meetings to stay up to date on MMR issues.

For the last five years, Richard has worked for Salcito Custom Homes, where he is the Concierge Group director of the property management division. In his role, he manages 130+ estates in Silverleaf, North Scottsdale, DC Ranch and Paradise Valley. Richard is also the procurement director for the Interior Design Division. He deals with subcontractors/vendors, invoicing and all things geared toward residents and their homes.

Before Salcito, Richard was a math and AP statistics teacher at Chaparral High School. Richard was named the Charros' Outstanding Teacher of the Year in 2019. Richard was the Chaparral girls and boys swim coach, managing 70 Division 1 athletes, accruing 10 state titles and one national championship.

Richard's professional background involves being a certified public accountant. In the last 12 years, Richard was vice president managing operating units generating revenue around \$350 million with 700+ employees.

Trey Long is a Ramsey Solutions financial coach and part-time math teacher at Brightmont Academy in Scottsdale. Trey is a volunteer and donor to the Phoenix Dream Center, a not-for-profit organization that assists survivors of human trafficking heal from their trauma and start fresh new lives. He is a Christian who attends Highlands Church.

If elected to the board of MMR community, he promises to maintain these character traits:

- Servant leader: "I would consider myself a servant of fellow property owners. Looking out for our best interests as well as (providing) compassion for each individual owner's perspective and interests."
- Added value: "I believe that as homeowners, we have a sizable investment in our properties. As board member I would be a supporter of actions that maintain and ideally increase our properties' value."
- Faithful steward: "A board member is a steward of the HOA funds, and I would be fiscally fair in the role of steward of our funds which we trust the HOA to manage."

If you would like to know more about Trey, he asks you visit:

- his website at LongFinancialSolutions.com
- or his LinkedIn profile at LinkedIn/in/wmtreylong

Margaret Neno and her husband have been residents of MMR, the most beautiful, planned community in the area, for over 20 years. As a member of the board for the past 13 years, she explains that she has had the privilege of

working with volunteers who are dedicated to serving this community.

Margaret was a member of the Design Review Committee and chairperson of the Community Relations Committee for 11 years. The CRC works along with our lifestyle director to plan events and activities for the whole community to enjoy. The CRC is also working with the Long-Term Planning Committee, providing suggestions and feedback on future improvements for the community. In 2021, Margaret became a member of the Policy Committee, which is revising all of the MMR policies where needed.

Voting information

Ballots will be sent to homeowners or they can vote at the 6 p.m. Jan. 23rd board meeting in the McDowell Center by arriving a few minutes early.

Cimarron Hills HOA Seeks Help on Panel

Cimarron Hills seeks creative residents to join the Design Review Committee. Board members review applications submitted by residents who want to update their homes. Board members also contribute to the Design Review Guidelines Packet that is regularly updated to ensure the community remains up to date on trends while maintaining Cimarron Hills' aesthetics.

See this post by Jen Halldorson and contact her via Facebook if interested: tinyurl.com/mt89jj9d

Loop 101 continued from Page 1

Shea and Princess Drive to four. The Loop 101 interchange at Frank Lloyd Wright Boulevard will be converted into a diamond configuration. Turn-lane improvements will be made at Shea Boulevard, Raintree Drive and the Princess/Pima Road interchanges. New signs, signals, freeway lighting and sound walls will be installed.

The project will be funded in part by a half-cent sale tax under Prop. 400 that voters approved in 2004. ADOT's widening information can be found at this link: tinyurl.com/38bfatjb

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Food Network Revisits Thumb BBQ, Gas Station

The Food Network returned to The Thumb BBQ and gas station in early December for the first time since it was featured in 2015 on Guy Fieri's "Diners, Drive-Ins and Dives" on the Food Network, according to the City SunTimes. "Triple D Nation," a spinoff from Fieri's original show where he revisits his past, taped the new episode at the famous BBQ. It was not clear at the time we wrote this as to when the new episode will air. The Thumb is located at 9393 E. Bell Road in Scottsdale. Go to this URL for the story: tinyurl.com/5ba5y9xb

MMR Events Planned

While the flyers aren't out yet, here is a list of McDowell Mountain Ranch events planned for the next few months:

- 5-8 p.m. Feb. 8: **Concert in the Park** with the Casey and Friends on the Great Lawn at the Community Center
- 6-9 p.m. Feb. 23: **Wine With Friends** on the Great Lawn at the Community Center
- 5-8 p.m. March 14: **Concert in the Park** and St. Patrick's Day Celebration (Band TBD)
- 2-4 p.m. March 23: **Spring Festival and Egg Hunt** on the Great Lawn at the Community Center

Check facebook.com/mmrhomes for event times and where to register.

Dates for Farmers Market

The upcoming McDowell Mountain Ranch farmers markets will be 10 a.m.-2 p.m. Sunday, Feb. 4th and March 3rd. The events are usually held on the first Sundays of the month — though dates and times are sometimes adjusted because of other events or weather — on the Community Center parking lot.

Foreigner to Kick Off Auction

The rock band Foreigner will kick off this year's Barrett-Jackson on Jan. 19th, the day before the huge auto auction begins selling automobiles Jan. 20-28 at WestWorld. The auction expects to sell about 1,900 vehicles as well as other "automobilia." Other events include the 2024 Barrett-Jackson Cup, Fantasy Bid and STEM programs. Go to this URL for tickets: tinyurl.com/yc83resx

Open to Sponsor Green Day

The WM Open will be sponsoring an all-green day on Feb. 11th to raise funds to provide environmental solutions for underserved communities. A donation will be made for every person who wears green. This year the Open will be unveiling two new VIP hospitality venues for those with single-day tickets. One of those venues will be at the recently built DraftKings Sportsbook near Bell and Hayden roads. The other venue,



Art Group Holds Show at the McDowell Center

A longstanding group of artists, who regularly meet at the McDowell Center, held an art show and sale in November at the McDowell Center. The group was offering the community an opportunity to support local artists.

called "Nine," will overlook that hole. Tickets for the Duran Duran show on Feb. 9th are also on sale. The Open is scheduled for Feb. 5-11 at TPC Scottsdale. Use this URL for tickets options: tinyurl.com/2p9cjkvkk

Arabian Show Feb. 15-25

This year's Scottsdale Arabian Horse Show will begin Thursday, Feb. 15th, and continue through Sunday, Feb. 25th, at WestWorld. The event will benefit these charities: Arabian Horse Foundation, Arabian Horsemen's Distress Fund, Arabian Horse Promotional Fund, Friends of Vail Foundation, Healing Hearts Animal Rescue and Refuge, Horses Help, JDRF, Lennon Equine Therapy, March of Dimes, Phoenix Children's Hospital, Scottsdale Community College, We Love Arabian Horses, and Youth for Troops. Go to this URL to check for event activities that will be posted later this month: tinyurl.com/mr3pe29h

Parada Del Sol March 7-10

The 71st Parada Del Sol Rodeo will be coming to WestWorld March 7-10. Champions will compete in Saddle Bronc, Bareback Bronc, Tie-down Roping, Barrel Racing, Steer Wrestling, Break-away Roping, Team Roping and Bull Riding each day. Go here for information and tickets that can only be bought online: rodeoscottsdale.com

Primaries March 19, Aug. 6

While the presidential primary for Arizona will be March 19th, the state's main primary will be held Aug. 6th. We will do our best with our limited space to provide information about local candidates in the May or July editions. In case you're wondering, the general election is set for Nov. 5th.

City Is 4th for Thanksgivings

Well, we're a bit late with this one, but we're sure no one will be surprised to learn that Scottsdale was ranked the fourth-best city in the nation and the best in Arizona for celebrating Thanksgiving, according to Wallet Hub. And even though Scottsdale ranked behind San Francisco, San Jose and San Diego, it was by only a smidgen. In fact, Scottsdale received an overall score of 61.97 as opposed to San Francisco's 65.11. And while Scottsdale didn't rank first in any category used to derive the score, the city had the fifth-best Safety & Accessibility ranking and a sixth-best Giving Thanks ranking. Phoenix also did quite well in the survey, coming in seventh. Mesa placed

Odds & Ends continued on Page 5

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Star Dry Cleaners Unexpectedly Closes

Residents who left their laundry at Star Cleaners were surprised to learn in early December that the 22-year-old institution in the Desert Canyon Center had closed. Residents were given a chance to pick up their clothes a few days later on Dec. 5th, though not everyone was able to retrieve their garments on the designated date, according to social media posts. Other residents called the building's management company to get access into the facility.

We were able to reach former owner Cory McCurry, who explained that he had only just purchased the dry cleaners in early August, but he



quickly discovered unexpected cash-flow issues that he couldn't resolve quickly enough. Unable to make rent payments, landlord AZP Partners shuttered Star Cleaners.

Cory tells us that he contacted every customer that had garments at Star Cleaners, though it

took some time.

Cory says that about 30 customers who were using Star Cleaners daily have had to look to much farther away for alternatives. Recommendations such as Prestige Cleaners and Summit Cleaners were mentioned, though the nearest facility is probably Tide Cleaners at 10101 E. Bell Road in the Bashas' shopping center.

Cory, who lives in Queen Creek, is looking for a new job.

MMR resident Thomas Kim founded Star Cleaners before selling it to Mark Uchida in November 2022.



November's Winning Photos Selected

Here are the winners out of the 100+ photos submitted to the McDowell Sonoran Conservancy for the November My McDowell Photo Contest. There are four categories:

- Plant: Gina Leone, "Desert Motif"
- Animal: Mike Bush
- Landscape: Gabriel Bonilla, "The Arizona flag comes to life"

- People: Aaron Chapman, "Cuties and a Cactus"

You can view the winners here:

- LinkedIn: tinyurl.com/bdeht4eb
- Instagram: tinyurl.com/muc2mwvs

To enter in the monthly contests, go here: mcdowellsonoran.org/my-mcdowells

Odds & Ends continued from Page 4
11th while Gilbert placed 12th. Go to this URL for more information: tinyurl.com/2p9u4nhj

Bulk Waste Schedule

In 2024 bulk brush and garbage pickup will again be in Area 2 and generally happen during

the first or second full week of the month, though this year's May pickup may begin as early as April 29th. 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 out-

side up to nine days before pickup, the McDowell Mountain Ranch Homeowners Association asks that trash be put out no earlier than Wednesday before bulk pickup dates. Pickup dates in the McDowell Mountain Ranch area begin as early as 5 a.m. on the dates listed below, but it may take up to five days for Scottsdale crews to pick up the waste:

- Feb. 5th
- March 4th
- April 1st
- April 29th
- June 3rd
- July 8th
- Aug. 5th
- Sept. 9th
- Oct. 7th
- Nov. 4th
- Dec. 9th

To see the full 2024 schedule, go to this URL: tinyurl.com/2tr4y4kv

Here are the electronics recycling dates for the year — Feb. 4th, April 8th, Oct. 7th and Dec. 9th — which will be 7:30 a.m.-2 p.m. at 9191 E. San Salvador Drive.

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Phoenix May Steal Fender Music Corp. HQ From Scottsdale

The Phoenix City Council has approved incentives encouraging Fender Musical Instruments Corp. to leave its north Scottsdale co-headquarters and relocate to a new business campus in the former Paradise Valley Mall area, according to the Phoenix Business Journal. The famed guitar maker, which is also based in Hollywood, Calif., has maintained a sales and export headquarters

since 1991 in the business park located near E. Princess and Perimeter drives, according to the Arizona Music & Entertainment Hall of Fame.

After the move, Fender plans to add 100 employees to its existing staff of about 200, according to the Business Journal. The new positions would trigger incentives from Phoenix that include offering \$2,500 for each job created and

based out of the Phoenix location. Phoenix recently persuaded Scottsdale-based Discount Tire to relocate by offering \$5 million in infrastructure costs.

Phoenix will benefit from the \$4.2 million in taxes and \$456.9 million in economic output Fender is expected to generate over 10 years.

The story is at this URL: tinyurl.com/yen44x7n



Top left: The McDowell Center is brightly lit up. The Homeowners Association has made an effort to improve holiday lighting this year. Bottom left: MMR residents play in fake snow, though real snow fell in January. Above: A family enjoys the free cookies provided by Christine's Team at RE/MAX Fine Properties.

MMR Makes Most of Holiday Season

Every year the McDowell Mountain Ranch Homeowners Association works to bring the best holiday season it can to its residents. This year was no exception as the HOA, in conjunction with

Christine's Team at RE/MAX Fine Properties and other sponsors, brought two big holiday events to the community: The Santa's workshop as well as the best house lights contest.

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Interest Rates Drop a Full Percentage Point; Market Reaction Likely

A few weeks after our November newsletter was delivered, a curious thing happened: The Federal Reserve Board indicated that inflation was under control and that Americans might soon see a drop in interest rates. Immediately after the Federal Reserve Board decided against raising interest rates, mortgage rates began dropping, landing about a full percentage point lower by early January.

Not a 10th of a point, but a full point as in from 8% to 7% on the national level, according to Cromford Report Senior Housing Analyst Tina Tamboer.

Mortgage rates in Arizona are even better with conforming 30-year loans currently at 6.49% and jumbo loans at 6.625%. (See Page 10.)

Such a large change in mortgage rates might increase buyer demand as home ownership becomes more affordable, according to Tamboer. While many experts had been predicting a stronger buyer's market for 2024, these lower rates may prevent one from fully developing.

The good news is that the various competing forces — low supply, lower interest rates and buyer demand — have kept Arizona's market balanced, which means that both buyers and sellers are roughly on equal footing when it comes to negotiating over the price of a home.

The desirability of cities like Scottsdale and communities like McDowell Mountain Ranch may also favor sellers, albeit by only a smidgen.

But if mortgage rates continue to decrease, then it's conceivable that the housing market may heat up, once again putting sellers fully in the driver's seat, according to Tamboer.

Even as we were writing this, there have been

hints that buyer activity has been increasing as a result of the better rates. "A sharp drop in mortgage interest rates in December may have kick-started this year's spring housing market early," writes CNBC. "Rates are about a full percentage point lower than they were in October, and consumers expect they will fall even more."

While rates are still about twice as high as they were three years ago, there may also be pent-up demand among buyers who have been renting or waiting to move into a new home. Millennials with families seek to move into bigger homes, for example, while some Baby Boomers are finally reaching the age where they'd like to downsize. In fact, Housing Wire calls this the "Silver Tsunami," when 10,000 people a day will be turning 65. By 2030, the entire Baby Boomer generation will be over that age.

The long-term impact could be pretty intense with 30 million homes potentially hitting the market over the next several years, according to Housing Wire. You can find the story at this URL: tinyurl.com/48hypavn

But that hasn't happened yet. "Most housing analysts, including HousingWire's Logan Mohatahshami, say the Silver Tsunami's transformative potential for the U.S. housing market has not yet materialized in any meaningful way, and few expect it to anytime soon," according to the story. "Boomers, the wealthiest generation, are increasingly staying in their homes, and the vast majority don't have a mortgage or have one with a low interest rate.

Still, a smaller effect may be on the near horizon. "Much will depend on both interest rates and home prices in the months to come," according to CNBC. "Prices continue to rise, due to lack of supply, and if rates continue to drop, price gains could accelerate. The lower the rate, the more potential home buyers can afford."

The CNBC story can be found at this link: tinyurl.com/35a645rv



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High Interest Rates in 2023 Hurt the Housing Industry

Let's take a look back at last year for a second. By the time interest and mort-
Home markets continued on Page 9

Sales by Community

pg. 10

Interest Rates

pg. 10

Our Listings & Sales

pg. 8

Buyers Needs

pg. 9



Coming Soon, Listings, Sales & Rentals in MMR

FOR SALE!

Sonoran Estates

10813 E Ludlow Dr

**4 Bed+Office+Bonus Room | 3.5 Bath | 4,010 SQ FT
3-Car Garage**

Featured on FOX NEWS "Cool House" segment!
Entertainers Dream home on just under an ACRE lot with no one behind! South facing backyard w/negative edge pool, spa, built-in BBQ, fireplace, putting green and UNDERGROUND 1K BOTTLE WINE CELLAR!

\$2,499,000



COMING SOON!



The Summit

10460 E Acacia Dr

2 Bed+Den | 2 Bath | 2,272 SQ FT
3-Car Garage

Original owners, meticulously maintained home with a sparkling pool and mountain views!

\$950,000

COMING SOON!



Arizona Highlands

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 w/ mountain views!

\$1,100,000

FOR RENT!



Sunrise Point

11604 E Raintree Dr.

2 Bed | 2 Bath | 1,534 SQ FT
3-Car Garage

Located in a guard-gated community on Cul-de-sac lot, has a cozy gas fireplace and amazing mountain views!

\$4,000/ Month

SOLD!



Discovery Trails

10392 E Penstamin Dr

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

Immaculate, move-in ready home has granite kitchen countertops & S/S appliances, private backyard w/ view fencing!

\$690,000

SOLD!



Sienna Canyon

10793 E Gelding Dr

4 Bed | 2.5 Bath | 2,936 SQ FT
3-Car Garage

Popular split floor plan with 50k outdoor kitchen, mountain views and new Trane HVAC's in 2022!

\$1,327,500

SOLD!



Cimarron Ridge

11219 E Caribbean Ln

4 Bed | 2.5 Bath | 3,103 SQ FT
3-Car Garage

Located in a guard-gated community with a negative edge pool and spa, incredible city light & mountain views!

\$1,699,000

RENTED!



The Preserve

15215 N 104th Pl

3 Bed | 2 Bath | 1,222 SQ FT
2-Car Garage

Beautiful home located on a corner Cul-de-sac has hardwood flooring, S/S appliances and granite countertops!

\$2,700/ Month

RENTED!



The Overlook

10638 E Betony Dr

3 Bed | 2 Bath | 1,972 SQ FT
3-Car Garage

Beautifully remodeled home with wood-like tile flooring, white kitchen cabinets and mountain views!

\$4,000/ Month

Buyers Needs



Household of four recently moved to Arizona is currently renting in MMR and loves the neighborhood! They are looking for a single-family home with 4+ bedrooms and a spacious backyard (pool would be a bonus!). Single level or two story is fine, must have at least 2,100 square feet and family seeks to spend up to \$900k. Their ideal move-in date is late spring or summer 2024, but are flexible on this as well.



Household of one, recently sold a larger home in MMR and wants to stay in the neighborhood in a smaller, single-family home with the following criteria: single level, at least 1,500 square feet, move-in ready, private backyard with preferably a view or very nicely landscaped. (Pool is optional.) Cash buyer, looking up to \$900k and is flexible on closing date.

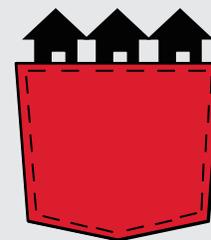


Household of three, moving back to Arizona wants to live in MMR, close to family. They would like at least 3 bedrooms + den, 2.5 baths, single level, with a pool. They're open to doing cosmetic remodeling. Price up to \$1.4 million if it's remodeled, or less if it needs remodeling. They would like to be in a property by summer, but can close as early as May.



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.

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 Shred-A-Thon & Blanket Drive!

In November, Christine's Team asked for donations of new and gently used blankets during our free annual McDowell Mountain Ranch Shred-A-Thon. We are grateful that about 200 blankets were collected. We quickly gave out every blanket at the center where my sons and I volunteer to serve dinners.

Because the cold season has a few more months to go, residents can donate additional blankets through the end of February via our collection boxes at both the McDowell Center and the Community Center.

THANK YOU for your donations and for helping spread the warmth this winter!



Home markets continued from Page 7

gauge rates peaked in late 2023, home prices began dropping in some markets while associated industries were hurt by the drop in business activity. Low inventory nationwide, partly the result of homeowners hanging on to their low interest rates, also slowed the overall housing market. Existing home sales dropped about 7% nationally, according to The New York Times. Read the story at this URL: tinyurl.com/29a4mvcn

Another problem was the Covid-19 pandemic. Homebound families did a lot of remodeling those years while buying furniture and other home goods. Those same people are now spending less because, well, they're satisfied with their newly remodeled properties.

But that's the national market. The Phoenix area, and Scottsdale in particular, experienced a different situation. If you check out our Sale by Community on Page 10, you'll notice that the overall price change for McDowell Mountain Ranch was -1.19%, basically a hiccup when it comes to home prices. Many communities saw price jumps while others saw drops. Those numbers closely match state numbers, which saw a -1.7 appreciation in price per square foot.

While inventory has increased in other markets, it has remained stubbornly low in Scottsdale and McDowell Mountain Ranch. Our sense is that few residents want to give

Home markets continued on Page 10

Home markets continued from Page 9
up on near-perfect weather and amenities that
MMR and Scottsdale offer to young and old alike.

| HOUSING TYPE | STANDARD | HIGH BALANCE |
|------------------------------|-------------|--------------|
| Single Family, Coop & Condos | \$766,550 | \$1,149,825 |
| Two Family Homes | \$981,500 | \$1,472,250 |
| Three Family Homes | \$1,186,350 | \$1,779,525 |
| Four Family Homes | \$1,474,400 | \$2,211,600 |

FHA Increases Jumbo Loan Minimums in Arizona

Potential Arizona home buyers will have a little more buying power when it comes to jumbo mortgages in 2024. That's because the Federal Housing Administration is increasing the minimum to \$766,550, up from \$726,200. What this means is that buyers can take out a mortgage up to \$766,550 before triggering higher interest rates. If you use the rate chart below as a guideline then a standard 30-year-fixed mortgage would carry a 6.49% rate while a mortgage for more than \$766,550 would be financed at 6.625%.

The combination of lower interest rates with a higher spending cap for a traditional mortgage will most likely bring a very active spring market, which is the best season to sell a home in Scottsdale. The increased number of winter and spring visitors will also heighten competition for those buying homes, which will favor sellers. If you're interested to know what the current value of your property, reach out to Christine at 602.989.7492.

THE KEY

SF = square feet

DOM = Days on Market

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

MORTGAGE INTEREST RATES

Conforming* Loans

30 Year 6.49%
20 Year 6.25%
15 Year 5.875%

Jumbo* Loans

30 Year 6.625%
15 Year 6.75%
7-Year ARM 7.50%
10-year ARM 7.625%

FHA 30-Year fixed 6.00%
VA 30-Year fixed 6.00%

Rates effective 12/27/2023

Fees vary by lender

*Rates lower with points. In Scottsdale, *Conforming* refers to loans up to \$766,550 and *Jumbo* from \$766,551 and above.

Call Your Lender For Current Quotes!

SALES BY COMMUNITY (JAN.-DEC. 2023)

| Community | # Sold | Avg Price | Avg SF | DOM | \$/SF | % Change |
|-------------------|----------------------------|--------------------|-------------|-----------|-----------------|---------------|
| Cimarron Hills | 10 | \$1,618,900 | 3088 | 66 | \$521.94 | 2.92% |
| 100 Hills | 10 | \$2,169,690 | 3942 | 132 | \$526.45 | -24.13% |
| Desert Cliffs | 9 | \$1,241,111 | 2803 | 40 | \$448.73 | 4.12% |
| Vermillion Cliffs | 9 | \$1,378,667 | 3045 | 58 | \$452.04 | -0.53% |
| The Preserve | 8 | \$761,875 | 1903 | 49 | \$405.54 | 5.16% |
| The Overlook | 8 | \$870,188 | 2163 | 57 | \$409.69 | -4.41% |
| Cachet | 7 | \$574,333 | 1543 | 43 | \$372.88 | -3.25% |
| The Ridge | 7 | \$612,571 | 1609 | 37 | \$389.40 | 11.77% |
| Armonico | 7 | \$1,321,429 | 3179 | 41 | \$418.50 | -19.11% |
| Cimarron Ridge | 7 | \$1,482,286 | 2962 | 41 | \$503.90 | 3.04% |
| Discovery Canyon | 6 | \$682,992 | 1735 | 56 | \$399.18 | -11.11% |
| Castle Chase | 6 | \$823,750 | 1863 | 81 | \$445.02 | -0.48% |
| Sienna Canyon | 6 | \$1,545,250 | 3616 | 29 | \$429.79 | 19.07% |
| Trovas | 6 | \$1,967,500 | 3526 | 68 | \$569.70 | 33.97% |
| Arizona Vintage | 5 | \$663,100 | 1791 | 53 | \$385.89 | -8.87% |
| Discovery Trails | 5 | \$700,400 | 1530 | 35 | \$458.37 | 6.51% |
| Panorama Point | 5 | \$806,900 | 1880 | 40 | \$427.72 | 4.39% |
| Arizona Highlands | 5 | \$961,980 | 2269 | 61 | \$429.21 | -4.68% |
| Sonoran Fairways | 5 | \$989,200 | 2144 | 47 | \$460.28 | 1.49% |
| Sunrise Point | 4 | \$856,500 | 1855 | 46 | \$462.17 | 3.42% |
| Montecito | 4 | \$1,006,250 | 2537 | 48 | \$399.36 | -4.58% |
| Sunset Point | 3 | \$988,333 | 2590 | 11 | \$390.43 | 5.69% |
| The Summit | 3 | \$1,005,000 | 2219 | 64 | \$462.94 | 5.08% |
| Eagle Ridge | 2 | \$1,305,000 | 3462 | 46 | \$376.95 | 4.14% |
| Sonoran Estates | 2 | \$2,705,000 | 5024 | 24 | \$540.86 | -4.19% |
| Mirador | No properties sold to date | | | | | |
| The Ranch | 149 | \$1,171,451 | 2562 | 55 | \$447.05 | -1.19% |

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HOMES CURRENTLY FOR SALE

| Address | Subdivision | Model | Price | SQFT | BR | GAR | Pool |
|---------------------------|--------------------------|-----------------|--------------------|-------------|--------------|----------|----------|
| 16420 N TPP #2021 | Cachet | Heritage | \$479,900 | 1338 | 2 | 1 | N |
| 16420 N TPP #1128 | Cachet | Monarch | \$595,000 | 1659 | 3 | 2 | N |
| 16600 N TPP #1062 | The Ridge | Legacy | \$635,000 | 1890 | 2+Den | 2 | N |
| 15264 N 102nd St | Discovery Canyon | Sunset | \$675,000 | 1451 | 3 | 2 | Y |
| 10284 E Caribbean Ln | Discovery Canyon | Skyview | \$699,900 | 1700 | 3 | 2 | N |
| 14929 N 102nd St | Discovery Canyon | Sabino | \$750,000 | 1622 | 3 | 2 | N |
| 11376 E Helm Dr | Sunrise Point | Mesquite | \$815,000 | 1535 | 2 | 2 | N |
| *11508 E Pine Valley Rd | Sunrise Point | Palo Verde | \$839,000 | 1667 | 2+Den | 2 | Y |
| 16084 N 108th St | Castle Chase | Windsor | \$865,000 | 1936 | 3 | 2 | N |
| *16743 N 106th St | Arizona Highlands | Estrella | \$900,000 | 2224 | 3+Den | 2 | Y |
| 10430 E Acoma Dr | Sunset Point | #2787 | \$949,000 | 2797 | 4+Loft | 3 | Y |
| <u>*10460 E Acacia Dr</u> | <u>The Summit</u> | <u>Bali</u> | <u>\$950,000</u> | <u>2272</u> | <u>2+Den</u> | <u>3</u> | <u>Y</u> |
| 10558 E Meadowhill Dr | Sonoran Fairways | Ironwood | \$1,025,000 | 2296 | 4 | 3 | Y |
| 10624 E Firewheel Dr | The Overlook | Palo Verde | \$1,049,500 | 2604 | 5 | 2 | 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> |
| *10382 E Acacia Dr | Montecito | Santa Barbara | \$1,149,000 | 2770 | 4+Den | 3 | Y |
| 10819 E Greenway Rd | Cimarron Hills | Valencia | \$1,199,900 | 2370 | 3 | 2 | N |
| 16013 N 111th Pl | 100 Hills | Sevilla | \$1,300,000 | 2629 | 3+Den | 2 | N |
| 10805 E Gelding Dr | Sienna Canyon | Catalina | \$1,420,000 | 2738 | 4+Den | 3 | Y |
| 10334 E Acoma Dr | Sunset Point | #2787 | \$1,499,000 | 3064 | 4+Loft | 3 | N |
| 14524 N 106th Pl | Mirador | Paraiso | \$1,600,000 | 3445 | 4+Den | 3 | N |
| 15413 N 110th St | Cimarron Hills | Escalante | \$1,699,000 | 3455 | 4+Den | 3 | Y |
| 10920 E Karen Dr | Cimarron Hills | Montilla | \$1,800,000 | 3749 | 5+Den | 3 | Y |
| 16065 N 111th Wy | 100 Hills | Valverde | \$1,895,000 | 3703 | 4 | 3 | Y |
| 10957 E Karen Dr | Cimarron Hills | Andorra | \$2,345,000 | 4090 | 5+Den | 3 | Y |
| *16124 N 110th St | 100 Hills | Val Verde | \$2,350,000 | 3703 | 4 | 3 | Y |
| 11138 E Greenway Rd | Cimarron Ridge | Escalante | \$2,450,000 | 3759 | 5 | 3 | Y |
| <u>10813 E Ludlow Dr</u> | <u>Sonoran Estates</u> | <u>Santana</u> | <u>\$2,499,000</u> | <u>4010</u> | <u>4+Den</u> | <u>3</u> | <u>Y</u> |
| 10865 E Ludlow Dr | Sonoran Estates | Saguaro | \$2,650,000 | 5900 | 6+Den | 3 | Y |
| 15864 N 115th Wy | 100 Hills | Malaga | \$2,680,000 | 4285 | 3+Den | 4 | N |
| 11573 E Winchcomb Dr | Sonoran Estates | Saguaro | \$2,875,000 | 4205 | 4+Den | 3 | Y |
| 11320 E Winchcomb Dr | Sonoran Estates | Saguaro | \$3,680,000 | 3925 | 5+Den | 3 | Y |
| 15720 N 115th Wy | 100 Hills | Malaga | \$3,895,000 | 4817 | 4+Den | 3 | Y |

*Coming soon.

CLOSED SALES IN NOV. & DEC.

| Address | Subdivision | Model | Price | SQFT | BR | GAR | Pool |
|-----------------------------|-------------------------|-----------------|------------------|-------------|----------|----------|----------|
| 16420 N TPP #2115 | Cachet | Heritage | \$490,000 | 1338 | 2 | 1 | N |
| <u>10392 E Penstamin Dr</u> | <u>Discovery Trails</u> | <u>Coronado</u> | <u>\$690,000</u> | <u>1451</u> | <u>3</u> | <u>2</u> | <u>N</u> |
| 10386 E Saltillo Dr | Discovery Trails | Catalina | \$695,000 | 1504 | 3 | 2 | Y |
| 11420 E Raintree Dr | Sunrise Point | Acacia | \$780,000 | 1886 | 3 | 2 | N |
| 15741 N 104th St | Panorama Point | Mariposa | \$785,000 | 1963 | 4 | 2 | N |
| 10478 E Texas Sage Ln | The Preserve | Brisas | \$815,000 | 2132 | 3+Den | 2 | Y |
| 16503 N 105th St | Arizona Highlands | Pinnacle | \$905,000 | 1821 | 3 | 3 | Y |
| 16047 N 108th St | Castle Chase | Carlisle | \$975,000 | 1682 | 2+Den | 2 | Y |
| 16650 N 105th Wy | Arizona Highlands | Santan | \$1,039,900 | 2161 | 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.

CLOSED SALES IN NOV. & DEC.

| Address | Subdivision | Model | Price | SQFT | BR | GAR | Pool |
|-----------------------------|-----------------------|-----------------|--------------------|-------------|--------------|----------|----------|
| 10636 E Acacia Dr | Arizona Highlands | Picacho | \$1,045,000 | 2722 | 5+Den | 3 | N |
| <u>10793 E Gelding Dr</u> | <u>Sienna Canyon</u> | <u>La Palma</u> | <u>\$1,327,500</u> | <u>2936</u> | <u>4</u> | <u>3</u> | <u>N</u> |
| <u>11122 E Greenway Rd</u> | <u>Cimarron Ridge</u> | <u>Laredo</u> | <u>\$1,482,000</u> | <u>2788</u> | <u>4+Den</u> | <u>3</u> | <u>Y</u> |
| 16473 N 103rd Pl | Eagle Ridge | #3375 | \$1,550,000 | 3462 | 5 | 3 | Y |
| 16396 N 109th St | Vermillion Cliffs | #928 | \$1,600,000 | 3169 | 4+Den | 3 | Y |
| <u>11219 E Caribbean Ln</u> | <u>Cimarron Ridge</u> | <u>Palma</u> | <u>\$1,699,000</u> | <u>3103</u> | <u>4</u> | <u>3</u> | <u>Y</u> |
| 10859 E Karen Dr | Cimarron Hills | Patagonia | \$2,299,000 | 3465 | 4+Den | 3 | Y |

PENDING, UCB * & CCBS** TRANSACTIONS

| Address | Subdivision | Model | Price | SQFT | BR | GAR | Pool |
|-------------------------------|-----------------|------------|-------------|------|-------|-----|------|
| 10457 E Karen Dr | The Preserve | Sontera | \$600,000 | 1256 | 3 | 2 | N |
| 16600 N TPP #1019 | The Ridge | Legacy | \$614,900 | 1892 | 2+Den | 2 | N |
| 10348 E Star of the Desert Dr | Arizona Vintage | Zinfandel | \$659,900 | 1604 | 3 | 2 | N |
| 11481 E Raintree Dr | Sunrise Point | Palo Verde | \$735,000 | 1663 | 3 | 2 | N |
| 10822 E Salt Bush Dr | Castle Chase | Windsor | \$829,900 | 1936 | 2+Den | 2 | N |
| 14762 N 115th St | Sunrise Point | Acacia | \$948,500 | 2129 | 3 | 2 | N |
| 10916 E Betony Dr | 100 Hills | Sevilla | \$1,250,000 | 1998 | 3+Den | 2 | N |

AVAILABLE RENTALS

| Address | Subdivision | Model | Price | SQFT | BR | GAR | Pool |
|-------------------------|----------------|----------|---------|------|----|-----|------|
| 16420 N TPP #2086 | Cachet | Heritage | \$2,500 | 1338 | 2 | 1 | N |
| 16420 N TPP #2031 | Cachet | Heritage | \$2,795 | 1338 | 2 | 1 | N |
| 10503 E Morning Star Dr | Panorama Point | Primrose | \$3,345 | 1874 | 3 | 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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- Repairs & Installation
- Sales & Service of Pool Cleaners



AVAILABLE RENTALS

Rentals continued from Page 11

| Address | Subdivision | Model | Price | SQFT | BR | GAR | Pool |
|----------------------------|----------------------|-----------------|----------------|-------------|----------|----------|----------|
| 10456 E Raintree Dr | The Preserve | Avalon | \$3,500 | 1702 | 3 | 2 | Y |
| 16600 N TPP #2058 | The Ridge | Monarch | \$3,750 | 1674 | 3 | 2 | N |
| 10304 E Rosemary Ln | Eagle Ridge | #3375 | \$3,995 | 3462 | 5 | 3 | N |
| <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> |
| 11113 E Betony Dr | 100 Hills | Sevilla | \$4,800 | 2629 | 4 | 2 | N |
| 15232 N 102nd St | Discovery Canyon | Mountain View | \$4,900 | 2515 | 4+Den | 2 | Y |
| 10279 E Acacia Dr | Montecito | San Miguel | \$5,000 | 2396 | 4+Den | 2 | Y |
| 10467 E Sheena Dr | Sonoran Fairways | Cholla | \$5,350 | 3466 | 4+Loft | 3 | Y |
| 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 |

CLOSED RENTALS IN NOV. & DEC.

| Address | Subdivision | Model | Price | SQFT | BR | GAR | Pool |
|--------------------------|---------------------|-----------------|----------------|-------------|--------------|----------|----------|
| 16420 N TPP #2026 | Cachet | Heritage | \$2,175 | 1338 | 2 | 1 | N |
| <u>15215 N 104th Pl</u> | <u>The Preserve</u> | <u>Sontera</u> | <u>\$2,700</u> | <u>1222</u> | <u>3</u> | <u>2</u> | <u>N</u> |
| 16420 N TPP #2010 | Cachet | Heritage | \$3,000 | 1338 | 2 | 1 | N |
| 10247 E Verbena Ln | Montecito | Santa Barbara | \$3,500 | 2396 | 3+Den | 2 | Y |
| 10363 E Pine Valley Dr | Sunset Point | #2162 | \$3,900 | 2159 | 4 | 3 | Y |
| <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> |
| 10253 E Indigo Dr | Montecito | San Miguel | \$4,000 | 2396 | 4+Den | 3 | Y |
| 16406 N 106th Wy | The Summit | Molokai | \$4,500 | 2682 | 4+Den | 2 | N |
| 10912 E Butherus Dr | Desert Cliffs | #6040 | \$7,500 | 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.

City Council Approves Huge Parque Project

The Scottsdale City Council approved 5-2 a plan to convert the defunct Crackerjacks golf and amusement park to a \$1 billion multiuse project called The Parque in mid-November. The vote changed the zoning of the property while approving a development agreement. The approval gives the developer, CrowdStrike co-founder George Kurtz, seven years to start building it. Kurtz purchased the adjacent Promenade last year for \$55 million, according to the Scottsdale Progress.

The 32-acre project, east of N. Scottsdale Road between E. Paradise Lane and E. Tierra Buena Lane, calls for 1,236 housing units, 223 hotel rooms and 253,000 square feet of commercial space across 12 buildings, some as tall as 10 stories. At the center of The Parque project will be a roughly two-acre park that will be open to all Scottsdale residents. Like other recent large projects, the developers plan to collect and recycle rain and city water.

Here are the plans: tinyurl.com/mwsbszvjk; The Scottsdale Progress has a full story at this URL: tinyurl.com/yaute5dx

Phoenix Area Is Leader in New Apartments

The Phoenix area was expected to be the national leader in apartment building for 2023, according to Yardi Matrix. By the end of this year, 20,541 new units will be completed in the metro area out of 487,512 nationwide. About 8,000 units were being added annually to the metro area before 2019, when the number surged to 12,000, according to the Phoenix Business Journal. Find the story here: tinyurl.com/2trt7nhp

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The outline indicates the first phase of the Mack Innovation Park project.

Review Board OKs Mack Project With Stipulations

Scottsdale's Development Review Board voted 5-2 to approve the first phase of the massive Mack Innovation Park, which is planned for the northeast corner of Bell Road and the Loop 101 Freeway, but it added stipulations. Following complaints by nearby residents, the Review Board wants additional changes to improve the visual impact of the complex. One example: The city is asking the developer to lower the roof parapet height along the dock bayside of the buildings.

The north phase of the giant warehouse project would total 608,170 square feet on 61.5 acres of its 124.7-acre site. The four single-story buildings would be relatively tall at 46 feet but under the 52-foot limit.

The Review Board earlier asked that the developer address several issues:

- **Review Board:** Improve screening of shipping bay doors from view corridors. **Developer:** Updated plans to expand the screen walls to block the views from Pima Road. Changed landscape areas to allow for larger trees along Pima Road and the Loop 101.
- **Review Board:** An update to building elevations by varying parapet heights would break up the monotony posed by the buildings. **Developer:** Agreed to modify the parapet walls to create more height diversity while providing additional setbacks.
- **Review Board:** Revise the manufacturer bay door color to a neutral color that matches adjacent walls rather than the standard white color. **Developer:** Agreed to paint white doors a desert tan color and to use a fade-to-black color scheme for 16'x18' doors.
- **Review Board:** Adjust sidewalk locations to accommodate tree placement for pedestrian shade. **Developer:** Agreed to move trail closer to the site to create more space between pedestrians and Pima Road.

There had been earlier concern about how the massive project might impact traffic. To resolve those problems, the Mack Innovation Park developers worked with the Arizona Department of Transportation and Scottsdale officials to propose adding a lane to Pima Road, as well as providing an additional turn lane.

A newly built stretch of N. 91st Street would be four lanes but quickly shrink to two north of the site.

The developers also rejected a request from communities neighboring the site to add mixed-use elements such as retail and restaurants, according to the project summary. (See link at the end of this article.) The developers have also agreed to install trails and paths that link to Scottsdale's network.

Because of the potential for 100-year floods, the plan calls for diverting water to a drainage arroyo. An earlier plan would have put too large a strain on the Scottsdale drainage system along Pima Road and the Loop 101 Freeway.

Because of the large size of the project and Scottsdale zoning restrictions,

23.7 acres will be left as natural open spaces.

Project information can be found here: tinyurl.com/mryx9xjm

ASM to Build \$300 Million Scottsdale HQ

Dutch semiconductor equipment supplier ASM International plans to build a \$300 million, 250,000-square-foot headquarters near the southeast corner of Scottsdale Road and the Loop 101 Freeway, according to the Phoenix Business Journal. ASM America purchased the site for \$33 million in August. The new facility will serve as the company's North American headquarters and its largest research facility globally.

Expected to bring 500 new jobs to the area, the project should be completed in late 2025 or early 2026. ASM needs the new HQ because it has outgrown its Phoenix location and needs twice the space. The story can be found here: tinyurl.com/32bmbbd4

More Apartments Sought for One Scottsdale

The original plan in 2016 called for 2,000 apartments and condos at the southeast corner of Thompson Peak Parkway, Legacy Boulevard and N. Scottsdale Road, but now developers of One Scottsdale want to add 500 more residential units, according to the Scottsdale Progress. DMB, the company that developed DC Ranch starting in 1993, revealed at a Nov. 29th meeting at the Boys and Girls Club in DC Ranch that it would find space for the extra units by giving up 1 million square feet of planned commercial space on the 120-acre site, which is north of the Loop 101 Freeway.

By switching to homes, DMB claims it would result in less traffic and save up to 45% on water usage. Still planned for the property are a Hilton Hotel and retail shops. A Panera Bread and Quick Trip gas station are expected to open within six months.

For the project to move forward, DMB will need to go through zoning, planning and airpark commissions. Here is the Scottsdale Progress story: tinyurl.com/y8887yry



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The Bell Road project will be located at the northeast corner of 94th Street and Bell Road.

Bell Road Project Receives OK

One of the few remaining open lots along Bell Road between McDowell Mountain Ranch and the Loop 101 Freeway is inching toward development now that the Scottsdale Development Review Board approved 6-0 preliminary plans for a 52-lot, single-family subdivision at the northeast corner of N. 94th Street and E. Bell Road at its Nov. 16th meeting. The project, to be built on about 40 acres formerly owned by the City of Scottsdale, would be across the street from the Bell 94 Sports Complex.

The project calls for three lot types: There would be 20 villas on lots at least 11,000 square feet each, while the 19 “estate” interior home sites would be on 19,000 square feet each. The 13 perimeter home sites would be on lots from 19,000 to 27,000 square feet. The developers are also planning a 13,000-square-foot clubhouse, 24-hour guard gate and public trails and paths.

Because the homes will be located in a flood plain, the developers are seeking a height exception allowing the homes to be 30 feet tall instead of the zoned 24 feet. Scottsdale requires that homes in this type of flood plain have floors at least two feet above the highest grade of the structure. The project also calls for leaving 6.22 acres open and would preserve a wash corridor.

The parcel was originally part of city-owned land, half of which was used to build the Bell 94 Sports Complex. The city decided to sell the east portion of the land and has used some of the proceeds to pay for capital projects.

Residents of the Salida Del Sol condominiums on the south side of Bell Road have expressed concern that they will be losing part or all of their views of the McDowell Mountains to

the northeast. Plan details can be found here: tinyurl.com/mjn422uh

28 Pickleball Courts Planned

Pure Pickleball plans to open 28 of 40 planned indoor and outdoor pickleball courts at its flagship facility near Talking Stick Resort & Casino by the end of 2024, according to the Phoenix Business Journal. Developer Kevin Berk, who founded AZ on the Rocks near McDowell Mountain Ranch, hopes to capitalize on an increasingly popular sport that boasts 48 million participants. Berks recently sold the rock climbing gym at the southeast corner of N. 91st Street and E. Bahia Drive.

The first phase will include a 108,000-square-foot building with 28 oversized indoor courts on an 11-acre site. A championship court will be 50 feet wide and 70 feet long surrounded by 500 stadium seats. The first phase will include a pro shop, café, men’s and women’s locker rooms and private event spaces. Later phases will include 16 outdoor courts, a 30,000-square-foot clubhouse, restaurant, bar and two rooftop courts.

The new courts will also become the headquarters of USA Pickleball, the governing body currently based in Surprise.

CaliberCos purchased nearly 100 acres last year to build an entertainment center that would include restaurants, retail, hotels, event venues and immersive art attractions to further enhance The Riverwalk Development on Salt River Pima-Maricopa Indian Community.

The Business Journal story can be found at this link: tinyurl.com/yc3r8jpr



Looking Back...

Just 5 Years Ago*

January 2019 — All efforts to build the Desert Edge, a \$68-million center in the McDowell Sonoran Preserve, were abandoned after a referendum on the project failed at the polls. ... Plans to open Sophia’s Kitchen at the northwest corner of Thompson Peak Parkway and Bell Road were announced. ... Scottsdale announced plans to combat a potential flooding event that could one day impact DC Ranch.

Only 10 Years Ago*

January 2014 — The Arizona State Land Department auctioned 2,365 acres adjacent to McDowell Mountain Ranch to the City of Scottsdale for \$21.3 million to be used for the McDowell Sonoran Preserve. ... Whitestone REIT, which formerly owned the Desert Canyon Center, purchased Marketplace at DC Ranch for \$37.4 million.

15 Years Ago*

January 2009 — Scottsdale approved plans to build two five-story hotels at the northeast corner of Bell and Pima roads, but the project was not completed because of the Great Recession. ... An Arizona State Land Department auction to sell the land that eventually became Altizona, south and west of Windgate Crossing, failed to produce bidders. The print edition of the Scottsdale Progress, which resumed publication in 2018, was shuttered.

20 Years Ago*

January 2004 — In what turned out to be a very close vote, the community decided to move forward with planned enhancements to the McDowell Center. ... About 50 McDowell Mountain Ranch residents attended a public open house where the proposed designs for the Aquatic Center were introduced.

*As reported in this newsletter

Voters Approve SUSD Budget Override

Voters approved a seven-year budget override for the Scottsdale Unified School District with 57.69% supporting the ballot item and 42.31% rejecting it. The approval means that SUSD can spend 15%, or \$22 million, above the state's calculated budget for SUSD. The average cost per homeowner would be \$174 for a house valued at \$523,750, according to the Scottsdale Progress. The funds can be used for staff, maintaining teacher/student ratios, teacher pay, free all-day kindergarten, professional development, athletics, extracurricular activities, languages and fine arts.



A Scottsdale family donated funds to help BASIS Scottsdale modernize the now-named Curley Family Fieldhouse.



Here are the final ballot numbers:

- Yes: 29,244
- No: 21,449

And here are the turnout numbers:

- 31.53% turnout
- 51,368 total votes cast

The Maricopa County election results can be found at this URL: tinyurl.com/t3w7xse4

Here is the Scottsdale Progress story: tinyurl.com/3htehfky

AG Won't Punish SUSD

The Arizona Attorney General Office has ruled that although the Scottsdale Unified School District Governing Board violated open meeting laws during the 2020-21 school year, it would not impose a legal punishment, according to the Scottsdale Progress. The Attorney General office determined that SUSD had not intentionally broken the law. SUSD Superintendent Dr. Scott Menzel said in an email that the district is committed to following the state's Open Meeting Law and promised there will be annual training to meet the

Family Donation Helps Scottsdale BASIS

Two area doctors helped Scottsdale BASIS renovate its gymnasium. Renamed the Curley Family Fieldhouse in honor of a donation from Dr. Anjaly Curley and Dr. Brendan Curley, the gym now has four movable basketball hoops. The Curlys have two children at BASIS, which operates 39 char-

ter school around the nation. Scottsdale BASIS is consistently a top performing school in Arizona and the United States.

- The BASIS announcement can be found at this link: tinyurl.com/2an392fe
- Story: tinyurl.com/mr2sjv22

specified requirements.

Read the full Scottsdale Progress story here: tinyurl.com/33hprhh6

- Winners list: metallicamarchingband.com
- 12 News story: tinyurl.com/7yrs7jze

DMHS Band Competes Well

The Desert Mountain High School marching band was named a finalist in a contest sponsored by the rock band Metallica. In the end, DMHS didn't win the \$15,000 in band equipment. The contest, called "For Whom the Band Tolls," according to 12 News, was won by bands in Texas and New York. The DMHS band performed a mashup of top Metallica songs: "For Whom the Bell Tolls," "Enter Sandman," "Wherever I May Roam," "One," and "Master of Puppets."

Menzel Joins Model Schools

Scottsdale Unified School District Superintendent Dr. Scott Menzel has joined the Center for Model Schools advisory board, according to the Scottsdale Progress.

The Center for Model Schools, formerly known as the Center for Leadership in Education is run by the education content company HMH, which focuses on supporting teachers and education leaders. Model Schools also sponsors an annual conference. Menzel is one of 19 board members who work in education.



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