

*Spotlight on the Community*

# Arnold Elected to Board; Aldrich Voted President

McDowell Mountain Ranch residents elected two incumbents and a newcomer to the Homeowners Association Board of Directors at its Feb. 6th annual meeting. Incumbents Michael Gonzalez received 623 votes, and Margaret Neno received 562 votes. Newcomer Amy Arnold received 526 votes.

Stan Koczka, who had served on the board for 14 years, decided against running. See our story on Page 2.

Steve Aldrich was elected as board president at the regular Feb. 27th HOA meeting after Bob Crandall decided against seeking the top post again. He will continue on as a

*Spotlight continued on Page 2*



Amy Arnold, left, joins the board with Mike Gonzalez and Margaret Neno, who were reelected to the HOA's Board of Directors.



## Wine With Friends

About 300 McDowell Mountain Ranch residents, out of about 400 who signed up, showed up for Wine With Friends, held Feb. 23rd on the Community Center Great Lawn. The event included wine, music and food trucks. More photos Page 15

## Concerns Over Mack Project Not Going Away

*Commentary by Brett Levy*

During Wine With Friends and other events, I decided to ask a few residents what they thought about the massive Mack Innovation Park that has been proposed for the northeast corner of the Loop 101 Freeway and Bell Road. Of those who had even heard about the 124.7-acre project, most seemed resigned that the City of Scottsdale would approve it.

At the same time, residents seemed concerned that the Mack Innovation Park would result in a major increase in the number of semitrailers that would be entering and exiting the Loop 101 Freeway at Bell Road.

The Arizona Department of Transportation has indicated it would make some modifications to the ramp during its two-year widening project of the Loop 101 by adding a new lane to Pima Road. You know that spot; it's where you exit Bell Road north and then must hastily merge with traffic exiting the Loop 101 while desperately trying to get onto the freeway. (My son was terrified of the crossover when I taught him how to drive.) If the project is built, a new dedicated right-turn lane will be added, though we're not exactly clear as to what it might look like.

Ninety-first Street will become a major collector road between Bell Road and the Loop 101 interchange, which will mean a

*Cimarron Hills continued on Page 14*

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*Real Estate Section, Pgs. 7-13*



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# Koczka Retires From HOA Board Following 14 Years of Service

On first impression, Stan Koczka might seem imposing. He's a tall man with a deep, booming voice, but anyone who has worked with him during his 14 years on the McDowell Mountain Ranch Homeowners Association knows he's friendly and easy-going. Stan has tirelessly supported and protected MMR.

But Stan felt it was time to step down from the larger board of directors. Not only has Stan served four three-year terms, but he filled in for a year at the beginning and end of his years working for the HOA.

"It was my pleasure serving the community," Stan told us via email.

Stan seemed to be most at ease when he was at events such with Wine With Friends and the spring and fall



Stan Koczka

festivals. "I served on the original social committee that evolved into the Community Relation Committee," he told us. "So I was on it for 13 years."

"I saw a need for greater social activities and better communication with the community," Stan added. "Both areas have been successful."

Stan told us he's most proud of working with former HOA President Jim Anderson on the project to restore the Community and Recreation centers.

"It took over two years from inception to committee involvement to contracting, budgeting and keeping up with it and finally the completion," Stan said. "We also included the first Pickle Ball courts that have (become) a very popular activity at MMR, both physically and socially."

Stan also served on the committee that hired the last three general managers, including AAM's Chris Richardson.

Stan, who has always been involved with public service activities, has advice for future HOA board members. "I think the future MMR boards should act with an open mind to assure that the professional management team (members) are given direction, guidance and support," he said.

And don't worry, Stan will still be around. "I do plan, for now, to stay active in our Community Relations Committee," he said.

*Spotlight continued from Page 1*

board member. Ryan Rahaeuser continues as the vice president while Carol Cowin was chosen to be treasurer now that Steve will be the president. Margaret Neno will continue as secretary.



Above is a rendering of an approved update to Sonoran Estates II's landscaping.

## Sonoran Estates II to Get an Upgrade

The McDowell Mountain Ranch Homeowners Association has voted to let Sonoran Estates II move forward on a \$60,000 project to update its landscaping at the community's entrances. Sonoran Estates, a special use area, will borrow the money from its reserve fund and pay it back over 10 years. The Sonoran Estates project will be completed by High Desert Designs.

Residents of other special use areas have expressed interest in upgrading their entryway landscaping after Trovas completed a successful project in 2023. The HOA plans to update the other communities' landscaping as well.

## MMR's HOA Is Busy With Multiple Projects

During the McDowell Mountain Ranch annual review, AAM General Manager Chris Richardson discussed projects that are underway. They include:

- Recreation Center cool decking and waterline tile replacement
- Painting of the Community Center building
- Wall & fence painting in Eagle Ridge, Montecito, Panorama Point, Arizona Vintage and Discovery Trails
- Seal coating special use areas
- Replacement of the Community Center's HVAC unit

- Replacement of window shades at the McDowell Center and Community Center.

## Community Center Pool Area Work Gets OK



*Old concrete is disintegrating at the MMR Community Center.*

The McDowell Mountain Ranch Homeowners Association approved 8-0 spending \$14,263 to repair broken concrete at the Community Center pool near the BBQ pit. Arizona Experts will be doing the work.

## Desert Mule Deer Sculpture Is Missing

One of the mule deer sculptures that adorns our community seems to have trotted off. If you have any information on the whereabouts of the iconic metalwork, please contact McDowell Mountain Ranch General Manager Chris Richardson at crichardson@aamaz.com or 480-473-0877.

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## MMR HOA Plans Several Events for March, April & May

The McDowell Mountain Ranch Homeowners Association is planning numerous events during the spring months. They include:

- **Spring Egg Hunt/Spring Festival:** 2-4 p.m. March 23 on the Community Center Great Lawn.
  - **Wildlife safety seminar:** 6 p.m. March 20 at the Community Center.
  - **Community garage sale:** 7 a.m.-noon April 6
  - **Pet-A-Palooza vendor fair:** 10 a.m.-noon April 13 on the Community Center Great Lawn.
  - **Family Movie Night:** 5 p.m. April 26 on the Community Center Great Lawn.
  - **Summer Luau:** 5-8 p.m. May 4 on Community Center Great Lawn. The Luau is being sponsored by Christine's Team.
  - **Mother's Day:** No details yet.
- Note that event dates and times can some-



times change. Also, new events are sometimes added. When possible, we will have updates on our Facebook page: [facebook.com/mmrhomes](https://facebook.com/mmrhomes)

Contact MMR community director Dan Thomson if you would like to sponsor the Egg Hunt/Spring Festival at 480-585-7600 or [dthomson@aamaz.com](mailto:dthomson@aamaz.com)



## Barrett-Jackson to Add an Event for October

With the Barrett-Jackson auto auction breaking records in January, it's not surprising that the company will be adding a new event in October. The auction recorded \$200.9 million in auction sales, while an additional \$6.7 million was spent on auto memorabilia, according to the Phoenix Business Journal. That brings the total to \$207.6 million, a Barrett-Jackson record.

A 1956 Mercedes-Benz 300SL Gullwing sold for \$3.41 million, the most at the 2024 auction.

The new auction will be Oct. 10-14th at West-World, according to a Barrett Jackson press release. While the new event "will feature new entertainment and lifestyle elements," we'll have to wait a bit to learn what the company has in mind.

- Auction sales record: [tinyurl.com/yndxyy5z](https://tinyurl.com/yndxyy5z)
- October auction: [tinyurl.com/mwcvptm8](https://tinyurl.com/mwcvptm8)

## Scottsdale Best for New Jobs

Scottsdale was ranked the No. 1 city in the nation overall to find a job, according to Wallet Hub. The city also had the highest job market rank of 66.05, which was well ahead of the next closest city, Tampa, Fla. Salt Lake City, Utah, placed third, followed by Columbia, Md., and Austin, Texas.

Scottsdale also had the highest job growth in the nation, topping out at nearly 12%.

"Scottsdale doesn't just deliver quantity when it comes to jobs, though — it has quality as well, as evidenced by the fact that it has the fifth-highest median annual income in the country, when adjusted for the cost of living," according to WalletHub. "It also provides a good quality of life, ranking high among the best cities for both families and recreation."

Tempe was the second-best ranked Arizona city at No. 13, followed by Chandler at No. 26, Phoenix at No. 37 and Gilbert at No. 48.

Find the story here: [tinyurl.com/yckdrt7h](https://tinyurl.com/yckdrt7h)

## Paws Event Benefits Pets

Foothills Animal Rescue hopes to raise \$75,000 during its annual fund-raising event, Paws to Celebrate, 5-9 p.m. April 6th at the LAUNCH North Scottsdale Office. Attendees can bid on auction items while enjoying live music, cocktails, hors d'oeuvres and desserts.

Go here to buy tickets: [tinyurl.com/yc5bpz9k](https://tinyurl.com/yc5bpz9k)

## Scottsdale Is Hardworking

Scottsdale ranked as the second-most productive city and eighth-hardest working city in America, according to Coworking Café. Scottsdale res-

idents work an average of 40.7 hours, which was the third highest in the nation. Scottsdale also had the fifth-highest work score at 83.7. The top three hardest-working cities were Arlington, Va., Alexandria, Va., and Sunnyvale, Calif. Scottsdale was the only Arizona city in the Top 20. The story can be found at this URL: [tinyurl.com/yyswjuwu](https://tinyurl.com/yyswjuwu)

Odds & Ends continued on Page 5

### MMR PLUMBING

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Rep. David Schweikert, left, presents Congressional App Challenge awards to Lailla Burka, McDowell Mountain Ranch resident Tavek Jordan and Isabelle Ellis. Vedant Vashi was unable to attend the event.

## MMR Resident, DMHS Students Win 2023 Congressional App Challenge

McDowell Mountain Ranch resident Tavek Jordan joined three other Desert Mountain High School students in being honored by Rep. David Schweikert for winning the 2023 Congressional App Challenge. Scottsdale School Scouter! is an app that helps pair students with high schools that best match their strengths and interests.

"Their app will be put on display in the U.S. Capitol along with the winners from other congressional districts," according to a Schweikert statement. "I commend Tavek, Isabelle (Ellis), Lailla (Burka), and Vedant (Vashi) for showcasing their STEM skills and representing the best of Arizona's First Congressional District. Thank you to all who participated in this year's competition!"

The DMHS students created the app "because many of the members of (their) team (Tavek, Isabelle, Lailla, and Vedant) came from different parts of the country and had to pick from the many Scottsdale schools," Tavek told us via email. "It's hard to find a school that fits the needs of any certain student, and we wanted to make it easier for Scottsdale students to choose the right school for them. That's why we created Scottsdale School Scout."

Tavek was the lead programmer for the project, but he says Isabelle provided a lot of help with coding and planning.

The team hopes to get the app published on the Google Play and Apple App stores. "We hope that in the future we can improve the accuracy of the quiz and expand into other districts," he said.

Go here for more info and a video about the app: [tinyurl.com/2j4f2w4v](https://tinyurl.com/2j4f2w4v)

Odds & Ends continued from Page 4

### Wine Tasting Planned

If Wine With Friends wet your whistle, then you might be interested in attending a wine tasting being sponsored by the McDowell Mountain Ranch Wine Tasting Club. Its second event will begin 7 p.m. April 5th at the Community Center. The event costs \$15 a person. Please RSVP to [cherylmleannon@gmail.com](mailto:cherylmleannon@gmail.com) by April 1st.

### Scottsdale Takes Gold

Scottsdale was named one of only seven gold-ranked Bicycle Friendly Communities in America last fall by the The League of American Bicyclists. (Overall, there are 34 cities that hold the gold title.) Scottsdale joined The League in 2005, when it was ranked silver. Madison, Wis., is the only city ranked platinum. Chandler, which is the only other Arizona city on the list, came away with a bronze ranking. Find the bike League story at this URL: [tinyurl.com/reut8zn4](https://tinyurl.com/reut8zn4)

### A Chance to Ride With Stars

Bike riders can join George Hincapie, Mari Holden and Bobby Julich for a series of PRIX Ride events leading into the April 13th Tour de Scottsdale. The 20 who RSVP for the learn-and-ride events will enjoy a reception, chat with Olympic biking stars and ride with the pros before and after the Tour.

- Prix Ride info: [tinyurl.com/2e598sfy](https://tinyurl.com/2e598sfy)
- Prix Ride RSVP: [tinyurl.com/22vpddm](https://tinyurl.com/22vpddm)
- Race registration: [tinyurl.com/yck6yyen](https://tinyurl.com/yck6yyen)

### May Ends Market Season

The final two McDowell Mountain Ranch farmers' markets of the season will be 10 a.m.-2 p.m. Sunday, April 7th and May 5th on the Community Center parking lot. The events are usually held on the first Sundays of the month.

### What's Up With Bosa?

Although we received several requests asking us to find out what is happening with Bosa Donuts in the Desert Canyon Center, we had no luck getting in contact with the company. The good news is that we've been told that work has resumed inside the planned restaurant.

### 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 outside 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 crews to pick up the waste:

- 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](https://tinyurl.com/2tr4y4kv)

Here are the electronics recycling dates for the year — 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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# Scottsdale Police Seek Help With Burglary Surge

A sudden surge in burglaries coupled with other crimes has triggered a call for help from Scottsdale Police at a community event held in late February at Highlands Church, 9050 E. Pinnacle Peak Road. The call for help comes in light of about 33 raids allegedly conducted by “the dinnertime thieves” around north Scottsdale, according to the Police Department. The perpetrators, who apparently entered the country through a tourist visa, are also being called the South American Theft Gang or Chilean “crime tourists.”

With hundreds of residents attending the town hall and 1,700 more joining online, it's pretty clear that they are concerned about the series of crimes. It should be pointed out, though, that crime is north Scottsdale is still very low.

The criminal gang members, who allegedly operate nationwide, have mostly been targeting empty homes that they can enter and exit in

about 10 minutes, according to Scottsdale Police Chief Jeff Walther.

Chief Walther warned that the reports of the criminals kidnapping children and harming pets is fake news. Residents were home in only two of the burglaries, he said. A home invasion in the Silverleaf section of DC Ranch was not related to the crime ring, he added.

We haven't learned of any specific incidents in McDowell Mountain Ranch, though we've heard some discussion that there may have been victims. If you have been a victim, you can contact us at [info@writethru.com](mailto:info@writethru.com).

Scottsdale Police also shared suggestions with the MMR Homeowners Association on how residents can protect their homes. The police department recommends:

- Motion sensor lighting.
- Interactive cameras.

• Securing valuables in the home or garage. Leaving items outside can serve as an invitation to burglars.

• Closing garage doors when they're not in use.

• Residents should leave random lights on in the house when not home.

Residents who suspect suspicious activity should call the Scottsdale Police's non-emergency number: 480-312-5000. Residents should call 911 if an active crime is in progress.

Residents who would like a personal survey of their residence can contact Officer Robert Katzaroff of the Foothill's District Crime Prevention Team at [rkatzaroff@scottsdaleaz.gov](mailto:rkatzaroff@scottsdaleaz.gov)

A Scottsdale Progress story can be found here: [tinyurl.com/5n8ycy27](https://tinyurl.com/5n8ycy27)

The recorded town hall video can be found here: [tinyurl.com/2k6468ah](https://tinyurl.com/2k6468ah)

## Pickleball Sound Blankets Installed

New pickleball blankets, designed to reduce noise impacting homeowners near the Community Center during game play, are mostly installed, McDowell Mountain Ranch General Manager Chris Richardson told us.

By the time you receive this newsletter, the last tweaks — a couple of custom-ordered blanket panels were needed — may be in place.

The installation required two steps before they were fully effective. Chris and his team first put the blankets up using temporary bindings. Later the blankets were raised so that they would be flush with the top of the fence and re-secured.

Pickleball players are reminded to not remove or make holes in the blankets because that would reduce their sound-reducing effectiveness.



Residents play on the Community Center pickleball courts after most of the new blankets were installed.



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# Your McDowell Mountain Ranch Real Estate Expert

## Update Tips: Things to do as MMR Homes Pass 20 Years Old

Homes in McDowell Mountain Ranch, now over two decades old, are reaching a pivotal juncture as many key components are approaching the end of their lifespan, necessitating replacement or extensive repair. We're not talking about cosmetic or stylistic aspects, such as flooring, paint and cabinetry, but crucial elements that ensure the functionality and structural integrity of your properties.

As your neighborhood Realtor, I thought this would be a good time to share findings from home inspections and recent buyers. Understanding these factors is crucial, especially if you're contemplating selling your home. This knowledge could significantly influence your decisions regarding home improvements and investments to enhance your property's value and appeal.

Please note that costs can vary significantly based on the size of the home, materials chosen, and which contractor you choose to work with.

### Roof Tiles & Underlayment

Nearly all of the roofs in MMR are cement tiles, though a few are made from clay. Flat roofs have a waterproof coating instead of tiles. The lifespan of tiles can vary, but the underlayment usually requires replacement when those materials reach 20 to 30 years old. This is common for materials produced in the late 1990s and early 2000s. The underlayment, vulnerable to heat and dry air, is a membrane that's installed directly below the tile on your roof and acts as an extra layer of protection from extreme weather. The typical roof replacement entails removing the existing cement tiles, replacing the underlayment and re-

installing the tiles. The cost of a new roof will vary depending on the size of the home, what material you choose and the type of warranty offered by the roofing contractor. Generally, the costs range from \$12,000 to \$40,000. We always recommend getting at least two or three estimates from licensed roofing professionals.

### HVAC: Heating & Cooling

Homes in MMR use heat pump systems, known as Heating, Ventilation, and Air Conditioning (HVAC), that have proven to be versatile and efficient solutions. Unlike traditional HVAC systems that might use separate units for heating (like furnaces) and cooling (like central air conditioners), a heat pump uses a single system to do both. These systems often combine using gas and electricity with indoor and outdoor units. Heat pumps work by transferring heat from one place to another: from inside the home to outside during warm months (cooling the home) and from outside to inside during cooler months (warming the home).

**The Outdoor Unit:** This contains the compressor and is responsible for exchanging heat with the outdoor air. In cooling mode, it expels heat from the home; in heating mode, it absorbs heat from outside to warm the home.

**The Indoor Unit** is typically connected to the home's ductwork and is responsible for distributing the heated or cooled air throughout the home. In systems paired with a furnace (for homes using both gas and electricity), the indoor unit may work in tandem to provide efficient heating during colder temperatures.

The lifespan of a heat pump system can vary based on maintenance, usage patterns and the quality of the installation. On average, a heat pump can last between 10 to 15 years, though some systems may operate efficiently for up to 20 years with diligent maintenance.



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The cost to replace a heat pump system depends on several factors, including the system's size (measured in tons), efficiency ratings — SEER for cooling and HSPF for heating — and the complexity of the installation. On average, homeowners might expect to pay between \$5,000 and \$10,000 for a new heat pump system. High-effi-

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Sales by Community

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Interest Rates

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Our Listings & Sales

pg. 8

Buyers Needs

pg. 9



COMING SOON, LISTINGS, SALES & RENTALS IN MMR

COMING SOON FOR SALE!



**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 PebbleTec pool and a view deck on an oversized Cul-de-Sac lot with mountain views!

**\$1,100,000**

COMING SOON FOR SALE!



**Mirador**  
**10678 E. Firethorn Dr.**

5 Bed | 4 Bath | 3,864 SQ FT | 3-Car Garage

Single level, split floor plan located in a gated community with a sparkling pool and expansive mountain views!

**TBD**

UNDER CONTRACT!



**The Summit**  
**10460 E. Acacia Dr.**

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

This meticulously maintained home by its original owners has an open floor plan and a private backyard with a sparkling pool and unimpeded mountain views!

**\$950,000**

SOLD!



**Sunset Point**  
**10430 E. Acoma Dr.**

4 Bed+Loft | 3 Bath | 2,797 SQ FT | 3-Car Garage

This popular floor plan with primary bedroom downstairs has tile plank flooring, plantation shutters, quartz kitchen countertops and white cabinets. The backyard features a PebbleTec pool and built-in BBQ!

**\$940,000**

SOLD!



**Sonoran Estates**  
**10813 E. Ludlow Dr.**

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

Entertainers dream home on just under an acre lot with no one behind! South facing backyard with a negative edge pool, spa, built-in BBQ, fireplace, putting green and Underground 1K bottle wine cellar!

**\$2,400,000**

RENTED!



**Sunrise Point**  
**11604 E. Raintree Dr.**

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

Located in a guard gated community on a Cul-de-Sac lot, has wood-look tile flooring and a cozy gas fireplace, and a flagstone back patio with a built-in BBQ and firepit with amazing views of the Sonoran Preserve!

**\$3,800/Month**



## Buyers Needs



Household of one, downsizing from a larger home in MMR, wants to stay in the neighborhood. Prefers a home under 2,000 square feet with no pool. Castle Chase and Sunrise Point are the top choices, but will also consider a non-gated community. This is a cash buyer with flexibility on closing date, preferably between April and July, looking up to \$850K.



Household of three moving back to Arizona wants to live close to family in MMR. 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 work is needed. Family would like to be in a property by summer, but can close as early as May.

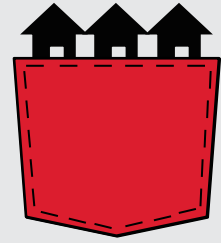


Household of two currently owns a second home in the Troon area but wants to move into MMR. This will be a second home, so a gated community is preferred. Must be a single level, with 3 bedrooms and nothing larger than 2,500 square feet. VIEW is most important: backing to a wash with city lights or mountain views would be ideal! The La Jolla floor plan in Cimarron Hills/Ridge or 100 Hills would be the perfect fit, as they prefer an open/great room floor plan. These cash buyers have a price ceiling of \$1.5 million.



Household of two seeks a second home in MMR, preferably in 100 Hills, Cimarron Hills or Sonoran Estates. This home must have a 4-car garage, or a 3-car garage with room to add additional parking, such as covered parking in back yard or high ceilings in a garage to enable stacking of cars. Must-have features include single level with no steps inside, pool, mountain views and a PRIVATE back yard. Timing is extremely flexible, and price range is up to \$2.5 million.

## 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 Spring T-Shirt Drive!

As you dive into your spring cleaning this year, consider giving away T-shirts you no longer wear and join our Spring Donation Drive to spread a little sunshine to Phoenix-area residents who are in need.

It's amazing how something as simple as a T-shirt can bring a big smile and a touch of comfort to those who don't have much. Your donations go a long way to making a real difference, and we can't wait to see the pile of shirts grow!

Drop off your tees at the McDowell Center or the Community Center anytime through the end of May. Let's make this spring a time for cleaning out, giving back and having a blast doing it!



*Home maintenance continued from Page 7*

ciency models or systems with advanced features, such as variable speed compressors, can cost more, potentially exceeding \$10,000 per unit.

Your heat pump system may exceed the average lifespan of 10 to 15 years if it receives regular servicing and you stay on top of maintenance tasks. This includes changing the air filter regularly, ensuring the system components are clean and having professional tune-ups performed annually. Additionally, if the HVAC unit is used infrequently, perhaps because the property is a second home, this reduced usage can contribute to a longer operational life.

Even with diligent maintenance and reduced usage, it's crucial to consider the energy efficiency of units that are over 20 years old. There have been significant advancements in HVAC technology over the past two decades, especially in terms of energy efficiency. Modern heat pumps are designed to use electricity more efficiently, with higher Seasonal Energy Efficiency Ratio (SEER) and Heating Seasonal Performance Factor (HSPF) ratings compared with older models. These ratings measure the cooling and heating efficiency of the unit, respectively, with higher numbers indicating better performance.

While an older system might still function well beyond its expected lifespan because of careful maintenance and limited use, it likely won't be as energy-efficient as newer models. This decrease in efficiency can lead to higher energy costs over time, as the sys-

*Home maintenance continued on Page 10*

Home maintenance continued from Page 9

tem requires more power to maintain comfortable temperatures in your home.

## Pools: Plaster & PebbleTec

The majority of pool homes in MMR were lined with PebbleTec, a popular surface known for its durability and natural aesthetic. It is made from small pebbles embedded in cement, creating a textured, slip-resistant surface that is more durable than traditional plaster finishes.

With proper maintenance, a PebbleTec pool surface can last 15 to 20 years, significantly longer than the 5 to 10 years expected of plaster surfaces. This extended lifespan is one of the key reasons for PebbleTec's popularity.

That being said, we are now seeing issues as many PebbleTec pools have surpassed their 20-year life expectancy. Knowing when PebbleTec needs to be replaced is crucial for maintaining the quality and safety of the pool. Here are signs to watch for:

- **Rough Texture:** While PebbleTec is naturally textured, excessive roughness can indicate wear and tear.
- **Discoloration or Fading:** Over time, sunlight and pool chemicals can cause the color of the PebbleTec to fade or become uneven.
- **Loose Pebbles & Cracks:** If pebbles start to detach from the pool surface, or cracks start to form and spread, it's a clear sign that the surface needs attention.

## MORTGAGE INTEREST RATES

### Conforming\* Loans

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15 Year . . . . . 6.625%

### Jumbo\* Loans

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15 Year . . . . . 7.625%  
7 Year . . . . . 7.125%  
10year. . . . . 7.00%

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

Rates effective 02/27/2024  
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.

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## McDOWELL MOUNTAIN RANCH NEWS

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## RENTAL VALUES BY PRICE RANGE (JAN.-DEC. 2023)

Rental Values	# Rented	Avg Rent	Avg SF	DOM	\$/SF
\$1,500 - \$1,999	1	\$1,950	1338	73	\$1.46
\$2,000 - \$2,499	3	\$2,340	1497	29	\$1.56
\$2,500 - \$2,999	17	\$2,844	1608	44	\$1.77
\$3,000 - \$3,499	12	\$3,175	1594	23	\$1.99
\$3,500 - \$3,999	14	\$3,678	2189	37	\$1.68
\$4,000 - \$4,499	10	\$4,071	2075	45	\$1.96
\$4,500 - \$4,999	10	\$4,738	2619	37	\$1.81
\$5,000 - \$5,499	5	\$5,080	2669	25	\$1.90
\$5,500 - \$5,999	1	\$5,750	2161	81	\$2.66
\$6,000 & Up	9	\$6,917	3147	77	\$2.20
<b>The Ranch</b>	<b>82</b>	<b>\$4,005</b>	<b>2118</b>	<b>42</b>	<b>\$1.89</b>

Older PebbleTec pools might have rolled edges where the material curves up the side of the pool, meeting the deck. These edges, especially when exposed to sunlight, can degrade faster than the rest of the pool surface. Modern pool design and resurfacing techniques have largely moved away from this practice, opting for finishes that ensure a more consistent durability throughout the pool.

The cost to repair or replace a PebbleTec pool surface varies based on the size of the pool and the extent of the work required. As a rough estimate, resurfacing a pool with PebbleTec can cost between \$10,000 and \$15,000. Factors influencing the cost include the pool's size, accessibility, and any additional repairs needed during the resurfacing process.

There are now various types of pebble finishes with newer, improved materials. Pebble Sheen for example, utilizes smaller pebbles, resulting in a smoother finish while maintaining the durability and aesthetic appeal of traditional Pebble

Tec. Other materials, like glass beads or polished aggregate finishes, offer different aesthetics and may have color retention and texture advantages. We recommend considering multiple options and estimates from licensed, trusted pool contractors.

## Replacing Windows

Most homes in McDowell Mountain were built with dual pane windows, and depending on the original manufacturer, many are starting to show their age. One of the most common indicators that a window needs to be replaced is condensation between the panes indicating that the seal has failed. Other signs include visible damage to the frame, difficulty opening or closing the window, and noticeable drafts coming through the edges. Here are some solutions for homeowners:

**Glass Replacement:** If the window frame is still in good condition, it may be possible to re-

Home maintenance continued on Page 12

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## HOMES CURRENTLY FOR SALE

Address	Subdivision	Model	Price	SQFT	BR	GA	Pool
16420 N TPP #2070	Cachet	Heritage	\$469,000	1338	2	1	N
*16420 N TPP #2121	Cachet	Heritage	\$550,000	1338	2	1	N
16420 N TPP #2018	Cachet	Monarch	\$575,000	1659	3	2	N
16420 N TPP #1128	Cachet	Monarch	\$589,000	1659	3	2	N
10228 E Betony Dr	Arizona Vintage	Zinfandel	\$725,000	1603	3	2	Y
15923 N 102nd Pl	Arizona Vintage	Bordeaux	\$734,900	1478	3	2	Y
15072 N 102nd St	Discovery Canyon	Sabino	\$745,000	1504	3	2	Y
10831 E Autumn Sage Dr	Castle Chase	Carlisle	\$865,000	1489	3	2	N
16743 N 106th St	Arizona Highlands	Estrella	\$875,000	2224	3+Den	2	Y
10466 E Acoma Dr	Sunset Point	#2162	\$939,000	2126	4	2	N
10443 E Sheena Dr	Sonoran Fairways	Palo Verde	\$999,800	2321	3+Den	2	Y
10624 E Firewheel Dr	The Overlook	Palo Verde	\$1,025,000	2604	5	2	Y
10599 E Morning Star Dr	Panorama Point	Ironwood	\$1,056,000	2743	4+Den	3	N
*10631 E Acacia Dr	Arizona Highlands	Catalina	\$1,100,000	2646	4	3	Y
*14896 N 103rd Pl	The Preserve	Durango	\$1,100,000	2956	4+Den	2	Y
15817 N 104th Pl	Panorama Point	Ironwood	\$1,180,000	2711	5+Loft	3	Y
10334 E Acoma Dr	Sunset Point	#2787	\$1,425,000	3064	4+Loft	3	N
14524 N 106th Pl	Mirador	Paraiso	\$1,450,000	3445	4+Den	3	N
10673 E Firethorn Dr	Mirador	Solana	\$1,529,000	2977	3	3	Y
16823 N 108th Wy	Armonico	Ladera	\$1,600,000	3596	5	3	N
11105 E Greenway Rd	Cimarron Hills		\$2,350,000	3689	4+Den	2	Y
16124 N 110th St	100 Hills	Val Verde	\$2,350,000	3703	4	3	Y
*10678 E Firethorn Dr	Mirador	Custom	TBD	3864	5	3	N
15864 N 115th Wy	100 Hills	Malaga	\$2,525,000	4285	3+Den	4	N
11573 E Winchcomb Dr	Sonoran Estates	Saguaro	\$2,795,000	4205	4+Den	3	Y
11320 E Winchcomb Dr	Sonoran Estates	Saguaro	\$3,680,000	3925	5+Den	3	Y
11138 E Greenway Rd	Cimarron Ridge	Escalante	\$2,450,000	3759	5	3	Y
10813 E Ludlow Dr	Sonoran Estates	Santana	\$2,499,000	4010	4+Den	3	Y
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

\*Coming soon.

## CLOSED SALES IN JAN. & FEB.

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16420 N TPP #2021	Cachet	Heritage	\$460,000	1338	2	1	N
16600 N TPP #1062	The Ridge	Legacy	\$590,000	1890	2+Den	2	N
10457 E Karen Dr	The Preserve	Sontera	\$595,000	1256	3	2	N
16600 N TPP #1019	The Ridge	Legacy	\$607,400	1892	2+Den	2	N
10348 E Star of Desert Dr	Arizona Vintage	Zinfandel	\$630,000	1604	3	2	N
15264 N 102nd St	Discovery Canyon	Sunset	\$674,000	1451	3	2	Y
11481 E Raintree Dr	Sunrise Point	Palo Verde	\$685,000	1663	3	2	N
10284 E Caribbean Ln	Discovery Canyon	Skyview	\$699,000	1700	3	2	N
14929 N 102nd St	Discovery Canyon	Sabino	\$750,000	1622	3	2	N
14887 N 103rd St	The Preserve	Durango	\$765,000	2006	4	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 closed sales are printed in BOLD BLUE TYPE and UNDERLINED.

## CLOSED SALES IN JAN. & FEB.

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
11508 E Pine Valley Rd	Sunrise Point	Palo Verde	\$793,500	1667	2+Den	2	Y
11376 E Helm Dr	Sunrise Point	Mesquite	\$800,000	1535	2	2	N
10588 E Autumn Sage Dr	Castle Chase	Stirling	\$800,000	1701	3	2	N
10822 E Salt Bush Dr	Castle Chase	Windsor	\$800,000	1936	2+Den	2	N
14762 N 115th St	Sunrise Point	Acacia	\$920,000	2129	3	2	N
<u>10430 E Acoma Dr</u>	<u>Sunset Point</u>	<u>#2787</u>	<u>\$940,000</u>	<u>2797</u>	<u>4+Loft</u>	<u>3</u>	<u>Y</u>
11020 E Betony Dr	100 Hills	Valencia	\$1,110,000	2458	3	2	N
10382 E Acacia Dr	Montecito	Santa Barbara	\$1,157,000	2770	4+Den	3	Y
10916 E Betony Dr	100 Hills	Sevilla	\$1,250,000	1998	3+Den	2	N
10940 E Betony Dr	100 Hills	Montoro	\$1,335,000	2669	3	2	N
10957 E Karen Dr	Cimarron Hills	Andorra	\$2,275,000	4090	5+Den	3	Y
<u>10813 E Ludlow Dr</u>	<u>Sonoran Estates</u>	<u>Santana</u>	<u>\$2,400,000</u>	<u>4010</u>	<u>4+Den</u>	<u>3</u>	<u>Y</u>
11324 E Caribbean Ln	Cimarron Hills	Andorra	\$2,505,000	4000	4+Den	3	Y
16495 N 113th Wy	100 Hills	Custom	\$3,750,000	4085	4+Den	3	N

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

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
10828 E Betony Dr	Castle Chase	Helmley	\$750,000	1681	2+Den	2	N
16084 N 108th St	Castle Chase	Windsor	\$855,000	1936	3	2	N
10366 E Tierra Buena Ln	Panorama Point	Primrose	\$875,000	2081	4	2	N
14127 N 106th Pl	Sonoran Fairways	Palo Verde	\$890,000	2294	4	2	N
10819 E Greenway Rd	Cimarron Hills	Valencia	\$1,150,000	2370	3	2	N
15413 N 110th St	Cimarron Hills	Escalante	\$1,650,000	3455	4+Den	3	Y
11040 E Karen Dr	Cimarron Hills	Valverde	\$1,850,000	3730	4	3	Y
11138 E Greenway Rd	Cimarron Ridge	Escalante	\$2,395,000	3759	5	3	Y

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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## AVAILABLE RENTALS

Rentals continued from Page 11

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	\$2,585	1338	2	1	N
15746 N 104th St	Panorama Point	Mariposa	\$3,250	1817	3	2	N
<u>10383 E Saltillo Dr</u>	<u>Discovery Trails</u>	<u>Sabino</u>	<u>\$3,299</u>	<u>1622</u>	<u>3</u>	<u>2</u>	<u>N</u>
10447 E Morning Star Dr	Panorama Point	Mesquite	\$3,375	1548	3	2	N
10534 E Star of Desert Dr	Discovery Trails	Coronado	\$3,399	1451	3	2	Y
15264 N 102nd St	Discovery Canyon	Catalina	\$3,495	1451	3	2	Y
16600 N TPP #2058	The Ridge	Monarch	\$3,750	1674	3	2	N
11420 E Raintree Dr	Sunrise Point	Acacia	\$3,795	1886	3	2	N
15923 N 102nd Pl	Arizona Vintage	Bordeaux	\$3,850	1478	3	2	Y
15165 N 102nd Wy	Discovery Canyon	Sunrise	\$4,500	1481	3	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
10531 E Bahia Dr	The Summit		\$5,500	2199	4+Den	3	Y
11050 E Verbena Ln	Trovas	Alessi	\$5,800	2958	4	3	Y
16449 N 103rd Pl	Eagle Ridge	#3335	\$6,000	1998	3	2	Y
11067 E Butherus Dr	Desert Cliffs	#6504	\$6,000	3176	4+Den	3	Y

\*Coming soon.

## CLOSED RENTALS IN JAN. & FEB.

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
Sonoran Fairways	Cottonwood		\$3,300	2077	4	3	N
Panorama Point	Primrose		\$3,400	1874	3	2	N
Panorama Point	Mariposa		\$3,500	1963	4	2	N

Home markets continued from Page 10

place just the glass unit (the Insulated Glass Unit or IGU) while retaining the original frame. This approach can be more cost effective but doesn't address issues with the frame or offer an opportunity to upgrade to more modern materials and designs.

**Full Window Replacement:** Replacing the entire window — including the glass and frame — can be more expensive but offers several advantages. It allows for the installation of windows with advanced technology that provide better energy efficiency. E-Coatings can minimize ultraviolet (UV) and infrared light transmission without reducing the amount of natural light entering the home. Additionally, it gives homeowners the chance to change the style and appearance of their windows, potentially enhancing the curb appeal and value of the property.

The cost of window replacement can vary widely based on factors such

Home markets continued on Page 13

## CLOSED RENTALS IN JAN. & FEB.

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
Eagle Ridge	#3375		\$3,795	3462	5	3	N
<u>Sunrise Point</u>	<u>Mesquite</u>	<u>\$3,800</u>	<u>1535</u>	<u>2</u>	<u>2</u>	<u>N</u>	<u>Y</u>
Cimarron Hills	La Jolla		\$4,200	2293	3	2	N
Sonoran Fairways	Cholla		\$5,350	3466	4+Loft	3	Y
Desert Cliffs	#6080		\$5,900	3924	5+Loft	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.

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# Axon Chief Hints at Building HQ in Other States

Will Axon give up on its planned Scottsdale headquarters and move to Seattle or Atlanta? That's the message Axon CEO and founder Rick Smith floated during a late February investor call, according to the Scottsdale Progress. While Smith reiterated his love of Scottsdale, recent battles with Stonebrook II neighbors over a proposed headquarters that would include new housing units, retail space and a hotel has him wondering if Scottsdale wants Axon.

"It's unclear if we will get the approvals we need to execute our product or project," Smith told investors. "So we're exploring several geographies and

other options."

Axon originally announced plans for new headquarters near Hayden Road and the Loop 101 Freeway on land purchased from the Arizona State Land Department in 2020, but the company recently revised the plans to include multifamily housing and a hotel. Besides Stonebrook residents, the Scottsdale Airport Advisory Commission rejected the project and the Planning Commission decided to postpone approvals at the time of publication.

- Scottsdale Progress story: [tinyurl.com/2p99rbwh](https://tinyurl.com/2p99rbwh)
- Business journal: [tinyurl.com/3vmnnb4k](https://tinyurl.com/3vmnnb4k)

Home maintenance continued from Page 12

as size, material and type. Replacing just the glass might cost a few hundred dollars per window, while full window replacement can range from \$500 to \$3,000 or more per window, depending on the specifics.

## Stinky Problems With Sewers

I recommend a sewer scope inspection for my clients who are purchasing a home in the area. This inspection involves inserting a camera into the sewer line to identify any potential issues. It's particularly important in areas like north Scottsdale where homes are passing the 25-30 year mark, because sewer line problems may not be apparent until they become serious.

Here are some common problems identified by sewer scopes:

**Bellying:** A "belly" in the sewer line is a sag or low spot where waste and water can accumulate, leading to blockages and slow drainage. This is often caused by soil settling or inadequate bedding support at installation.

**Root Intrusion:** Trees and plants seeking moisture can infiltrate tiny cracks in the sewer line, eventually causing blockages or even breaking the pipe. This is a common issue in areas like north Scottsdale where landscaping can be close to sewer lines, .

**Obstructions:** Over the years, items that shouldn't be flushed down the toilet or poured down the drain can get stuck in the sewer line, leading to backups. This includes wipes, grease and non-biodegradable items.

The best way to prevent sewers backing up is through regular maintenance and early detection of potential issues. Here are some proactive steps homeowners can take:

- **Regular Sewer Scope Inspections:** Having a sewer scope inspection every few years, especially for homes around 25-30 years old, can identify potential issues before they become serious.

- **Proper Disposal Practices:** Educate all household members on what should not be flushed or poured down drains to prevent obstructions.

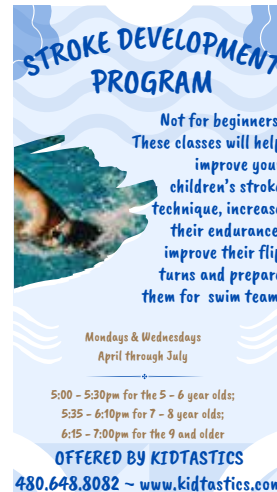
- **Tree Root Management:** If trees are near sewer lines, consider root barrier installations or choose plant species with less invasive root systems.

In a worst-case scenario, a sewer line could require complete replacement, which is both disruptive and costly. Issues like severe bellying, extensive root intrusion, or a collapsed line can necessitate digging up the old line and installing a new one. The cost for such a replacement can vary widely depending on the length of the sewer line, the method of replacement (trenchless vs. traditional excavation), and landscape restoration. Generally, homeowners might expect costs ranging from \$5,000 to more than \$20,000.

## Our Commitment to Residents

As your trusted neighborhood Realtor, my commitment is to keep you informed about all things real estate, ensuring you have the knowledge and resources to maintain the value and appeal of your home. When considering any repairs or replacements, it's crucial to obtain multiple estimates from licensed contractors to ensure you're getting the best service at a fair price. Remember, you're not alone in this process — I'm here to support you. Feel free to reach out to me for referrals to highly reputable vendors. Together, we can make sure your home continues to be a source of pride and joy, while securing its future value.

## MMR Swim Team Becomes Aquatic School



**STROKE DEVELOPMENT PROGRAM**

Not for beginners. These classes will help improve your children's stroke technique, increase their endurance, improve their flip turns and prepare them for swim team.

Mondays & Wednesdays  
April through July

5:00 - 5:30pm for the 5 - 6 year olds;  
5:35 - 6:10pm for 7 - 8 year olds;  
6:15 - 7:00pm for the 9 and older

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The McDowell Mountain Ranch Swim Team will now focus on stroke techniques and headed up by the Kidtastics Swim School. While swimmers will no longer be competing, they can learn how to improve their stroke techniques, ability to flip turn and endurance.

The swim team has been run for years by MMR residents Adrienne Leblanc and more recently Christine Peck, who has handed the reins over to Laurie Ball at Kidtastics.

Stroke Development will be Mondays and Wednesdays April through July:

- 5-6 year olds: 5-5:30 p.m.
- 7-8 year olds: 5-5:30 p.m.
- 9+1 year olds: 5-5:30 p.m.

Go to [kidtastics.com](http://kidtastics.com) or call 480-648-8082 for more information.



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*Cimarron Hills continued from Page 1*

new stoplight. Mack developers would build a collector road on its property to manage new traffic.

Will any of these fixes really make much of a difference when giant trucks start competing with MMR residents, WM Open tour buses and Barrett-Jackson fans? Even worse, families shuttling their kids to and from the newly built soccer fields will find themselves competing with those giant trucks.

Residents who live near the site remain concerned. "The most 'livable' town in the west is being destroyed by continued industrial growth," Eric Deaton wrote to the city. "Scottsdale was always looked upon as a destination to visit and reside, but projects like this do nothing but make us just another town being slowly converted to a major metro city with traffic, industry and lack of natural beauty. Stop this project!"

Another concern is that the huge increase in diesel trucks could also impact air quality in the area. "It's not just traffic!" Katherine Tobin wrote to the city. "It's air pollution, noise pollution, light pollution!" Other nearby residents, who emailed the city, expressed similar concern.

From a practical standpoint, McDowell Mountain Ranch will not be directly impacted. The project is too far away for us to see, hear or smell the trucks.

Still, I find this project far too industrial for our general area, and I feel such a facility located in our collective back yard is not appealing.

The project is still working its way through city approvals, so anything can happen. But after the Scottsdale Planning Commission approved the project 5-2 in January, it seems that, barring any concerted efforts by north Scottsdale residents, this project will get approved.

## Cimarron Hills Challenge

A group of residents from Sunrise Point, which accounts for 174 of the 656 residences in Cimarron Hills, has been seeking signatures to launch a recall election of board members. Until we have

## Scottsdale Alters Train Park Project Financing

The Scottsdale City Council approved a measure to return \$1 million to the Scottsdale Railroad and Mechanical Society that was being used to create an 8,000-square-foot indoor park called the McCormick-Stillman Roundhouse project.

Scottsdale was originally planning to spend \$12.36 million on the overall project but has revised the cost down to \$11.36 million because the Railroad Society will pay for the playground equipment under the new arrangement.

The return of the money will allow the Railroad Society, which has raised \$1.9 million to date, to cover the \$1.5 million price tag. The City of Scottsdale would have been 15%-20% over budget if the Council had rejected the new plan.

Stay active with  
**Tennis**  
at the MMR Recreation Center

Mondays from 6:30 P.M. - 8:00 P.M. - \$22  
Tuesdays from 9:30 - 11:00 A.M. - \$22

Join instructor Jan Johnson for mixed doubles strategy and match-play tennis lessons. Lessons run for 6 weeks and require at least a 3.0 rating. The instructor determines ratings through an initial meeting. Residents are responsible for providing substitutes if they miss a class. Space is limited.

Location: Recreation Center on 105th Street

Questions? Contact Jan Johnson  
(602) 799-0840 or [jjanddee@cox.net](mailto:jjanddee@cox.net)



## Mixed Doubles Tennis Lessons Offered at MMR

Jan Johnson is offering mixed doubles tennis lessons at the McDowell Mountain Ranch Recreation Center. Space is limited for the six-week strategy and match-play courses, which require players to have at least a 3.0 rating. The \$22 classes are 6:30-8 p.m. on Mondays and 9:30-11 a.m. on Tuesdays. Contact Jan Johnson for more information at 602-799-0840 or [jjanddee@cox.net](mailto:jjanddee@cox.net).

the opportunity to consider both sides of the issue, we are not ready to cover that story in this newsletter.



*Here's a rendering of Roundhouse project interior.*

The railroad park attracts \$2 million a year through tourism with average attendance at about 500,000 visitors a year. The indoor park is designed to attract visitors during Scottsdale's hottest and slowest months between May and September. Find the project details at this URL: [tinyurl.com/45rnex9w](http://tinyurl.com/45rnex9w) and a slideshow about the project here: [tinyurl.com/w8phb5k5](http://tinyurl.com/w8phb5k5)



## Looking Back...

### Just 5 Years Ago\*

**March 2019** — Jim Anderson became the board president of the McDowell Mountain Ranch Homeowners Association. ... The HOA began remodeling the Community Center kitchen. ... Sapiens Paleo Kitchen opened in the Desert Canyon Center; Sophia's opened in Windgate Crossing. ... Black Rock Coffee announced plans to open near Windgate Crossing. ... The \$185 million Loop 101 widening project began.

### Only 10 Years Ago\*

**March 2014** — The developers of Odyssey announced plans to build the \$75 million aquarium. ... Plans to build an MMR community garden were announced (but the project eventually died because of city policies). ... Freshbox, created by the owners of Yogurtology, announced plans to open in the Bashas' Center. ... Scottsdale announced plans to strengthen the runway at the Scottsdale Airport to allow for heavier planes.

### 15 Years Ago\*

**March 2009** — The Gateway Trailhead opened at the McDowell Sonoran Preserve. ... Yogurtology opened in the AJ's Center and was a blazing success.

### 20 Years Ago\*

**March 2004** — Trails North at Horseman's Park, located just west of McDowell Mountain Ranch, reported that more than 500 people were waiting for the 112 available homes. ... McDowell Mountain Ranch Dentistry was sold to Dr. Glenn Hanf by Dr. Steven Weiss. ... Pump It Up, a party place with an inflatables play room, debuted in the McDowell Mountain Business park. ... The Sprint cell tower in the Desert Canyon Center was activated. ... The Coyotes Curling Club won the Regional Championship.

\*As reported in this newsletter



# Wine With Friends



Top: Stan Kozcka signs in residents to Wine With Friends. Middle: A sommelier pours for residents. Above: Christine Peck, center, hangs out with residents at the event.



Above: McDowell Mountain Ranch residents had their own bottle for sharing at Wine With Friends on Feb. 23rd.



Left: Residents enjoy Wine With Friends. About 300 residents attended, according to the MMR Homeowners Association.

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