

MMR Faces Vote on Parking Enforcement

Commentary by Brett Levy

When McDowell Mountain Ranch was first built in the 1990s, the City of Scottsdale allowed its developers to build narrower roads than in other communities. In exchange, the developers were able to keep more of the community in its natural state, particularly the canyons and washes that add to MMR's natural beauty.

To make this work, however, it was incumbent on MMR's Homeowner Association to enforce strict overnight parking laws on its streets.

In April 2023, the State of Arizona ap-

proved a law that could strip the HOA's ability to enforce those parking restrictions. Known as House Bill 2298, HOAs created before January 2015 would lose their parking management authority unless the entire community voted to retain that power by June 30, 2025. MMR's roads were recorded in 1994.

HB2298 directly targets streets maintained by municipalities such as Scottsdale, so the law doesn't impact private roads owned by gated communities.

These kind of changes in state law can be expensive for HOAs, but the cost will be negligible because MMR residents will be

voting on this issue during the community's 2025 board elections. We'll have more details about the expected election and Feb. 4th annual meeting in our January edition.

While some residents might prefer the option of being allowed to keep cars out on MMR streets, communities that are unable to enforce parking restrictions often look unsightly. Just imagine a U-Haul, run-down recreational vehicle or broken-down car sitting on your street for weeks at a time.

If residents fail to approve the HOA's resolution, expect other ramifications for the community. "It will be terrible for prop-

Parking continued on Page 15



Volunteer students assemble Naloxone Harm Reduction Kits at the McDowell Mountain Ranch Community Center. Photo submitted by Connect2Health

Students Build Naloxone Kits at Community Center

A McDowell Mountain Ranch teenager led an event building Naloxone Harm Reduction Kits at the Community Center in August. Aditya Tyagi, who is a high school junior at Chaparral High School, organized the event through Connect2Health, a non-profit he created in 2022.

"These kits are a lifeline for individuals susceptible to overdoses, especially within under-served communities that often lack proper access to healthcare, wellness resources, and safe drug-use information," he wrote in an email. "By equipping at-risk individuals and their families with Naloxone,

Naloxone continued on Page 13



The kits include syringes (D), two vials of Naloxone (E) and instructions (C). Photo submitted by Connect2Health

Spotlight on the Community

HOA Chooses Board Member to Fill Opening

The McDowell Mountain Ranch Board of Directors unanimously chose Dale Pavlicek at its August meeting to join the Homeowners Association after board president Steve Aldrich sold his home and moved to Pennsylvania for work. Ryan Rahaeuser, who was the Homeowners Association vice president, is acting president.



Dale Pavlicek

The board has not yet decided whether it will choose a new president at its September meeting or wait until the annual meeting on Feb. 4th. The vice president position may also remain open until the election and meeting.

An MMR homeowner for 28 years, Dale Pavlicek works as a real estate broker and manager, and he is a current member of the Design Review Committee. Dale has two daughters.

Dale will serve until the 2025 board election in February, when he will need to run again if he would like to retain the seat.

Spotlight continued on Page 2

News brought to you by the #1 Real Estate Team in MMR for 27 years!

Real Estate Section, Pgs. 7-12



Federal Law May Complicate HOA Elections

Candidates interested in running for a board position on the McDowell Mountain Ranch Homeowners Association may need to file a disclosure report after being elected because of the U.S. Corporate Transparency Act (CTA), according to Community Manager Chris Richardson. Although the CTA was passed in 2021 and the reporting requirement took effect Jan. 1 of this year, the Financial Crimes Enforcement Network (FinCEN) issued guidance in April that HOA board members should comply with the law in the way businesses are required to, according legal group Nixon Peabody. Why? Because board members are being viewed as beneficial owners who “exercise substantial control” under FinCEN logic.

“While there may be HOAs in which no individuals own or control at least 25 percent, FinCEN still expects that every HOA reporting company will be able to report at least one beneficial owner,” Nixon Peabody explains on this web page: tinyurl.com/vzrbek7z. Although HOAs are not mentioned in the compliance guide, the risk of not following the guidelines might be too great.

Information that board members would be required to report include legal name, address, date of birth and an active identifying document such as a driver’s license or U.S. passport number.

FinCen’s reporting document can be found here: tinyurl.com/fc65fj9a

Barry Werblow, former HOA member, Dies

We’re sad to report that Barry Werblow, who served on the McDowell Mountain Ranch Board of Directors for more than 20 years, died in early September. During those years Werblow also served at times as treasurer and vice president. He also chaired the Design Review Committee, where he served for about 19 years, and had been a member of the Collections and Community Relations committees. Services for Barry were held on Sept. 14th at the McDowell Center.

HOA to Hold Off on Pickleball Decisions

Despite pressure from both sides of the ongoing pickleball debate, the McDowell Mountain Ranch Homeowners Association has decided against making any additional changes to the facilities for the immediate future.

The board voted against changing game-play hours, raising the fence or ordering a new sound study. Residents living near the courts have been pushing for all three of these items after a previous sound study and the installation of sound-reducing blankets. To deal with noise complaints, the opening hours of the courts have already been moved from 6 to 7 a.m., and sound blankets have been installed on the fences surrounding the pickleball/tennis courts at the Community Center. Many of the board members, who voted 8-0 to sideline any immediate decisions on MMR’s courts, cited a desire to focus on other pressing issues for the time being.

Community Center Pool Work on Tap

Because two PVC pipes burst at the McDowell Mountain Ranch Community Center pool area, deep cuts had to be made into the concrete to make necessary repairs. The work left the deck looking a bit worse for wear. The good news, though, is that the break occurred just as the Homeowners Association was planning to refresh the pool deck. A \$11,364 project that was in the wings to keep the five-year warranty in effect will also be used to cover up the cut concrete. The project also calls for refreshing the KoolFlex surface, applying primer paint and then two coats of paint. The pool will be closed for three days, possibly before you get this newsletter, for the work.

HOA Fixes Rec Center Bathroom After Leak

The HOA has also been working to fix the men’s bathroom at the Recreational Center after water leaked in through the ceiling. The repairs should be completed soon, if they haven’t already been by the time you get this.

Trovas Gate Hinges Replaced Again

The company that installed hinges rated for 3,000 pounds to hold up the Trovas gates was worried. Were the hinges strong enough? Because the company had its doubts, it decided to upgrade the Trovas gates with hinges rated at 5,000 pounds at no cost to McDowell Mountain Ranch. The Homeowners Association found this development fortunate, considering monsoon lightning recently damaged the photo eye and electronic control board that operated the gates. To make matters worse, a rodent further damaged the electronics. All of that is being fixed, but at least the hinges are rock solid and presumably lightning and rodent proof.



While getting a pressure washer may not seem that exciting, it’s the combination with the water tank that will most benefit McDowell Mountain Ranch.

MMR Buys Portable Pressure Washer

The cost to rent a pressure washer isn’t too bad, but getting water to odd locations around our sprawling McDowell Mountain Ranch can sometimes require renting a water truck. Doing so can be expensive because, the Homeowners Association has to pay for the three hours of travel time needed to get a water tank onsite.

To save money, the HOA is spending \$4,500 to buy a portable water tank and pressure washer for cleaning up messes around MMR. For example, the system can be used to clean up marks left on community walls caused by falling trees or saguaros. The pressure washer purchase is expected to save money over the long run.

MEDICARE

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- Friendly, expert advice from a licensed agent at no cost to you

Mike Ripley
Medicare Benefits Advisor
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A/C • Heating • Sales • Service • Installation

Fall Marks Beginning of Event Season

Here's Our Guide to the Wide Range of MMR and Area Things to do

MMR PRESENTS

OKTOBERFEST

CELEBRATION

SATURDAY 9/28
6:00 P.M.

GAMES • FOOD • MUSIC

ROSSA KITCHEN AND PATIO
10690 E SHEENA DR, SCOTTSDALE, AZ 85255

\$20 BUFFET DINNER
NO PURCHASE NECESSARY TO ATTEND

THIS EVENT IS GENEROUSLY SPONSORED IN PART BY:

Sept. 28: OktoberFest to be Held at Rossa

This year's McDowell Mountain Ranch Oktoberfest will be held at Rossa Kitchen and Patio instead of the Community Center. Arcis, the new owners of Rossa and the McDowell Mountain Golf Club, has been working hard to partner more with MMR and its residents. Advantages to holding the event at Rossa's include the ability to offer broader food and drink options, as well as freeing Homeowner Association members from setting up and taking down tables and chairs. Instead, Rossa staff will do that. Residents can purchase an optional \$20 buffet dinner, though attendance is free to all residents. The event starts at 6 p.m. Saturday, Sept. 28th. Rossa, located at 10690 E. Sheena Drive, was previously called the Mesquite Grill.

Oct. 10-13: Barrett-Jackson Event Launches

The all-new fall Barrett-Jackson automobile auction, which will run Oct. 10-13 at WestWorld, will include the World Food Championships, a detailing clinic, thrill rides, and auto and automobilia auctions. Live music will be performed by Jaty Edwards, Kruse Brothers, Young Country and Ryan Bexley. Go here for tickets: tinyurl.com/52c5nvb3

Oct. 16: Whiskers & Wine to Help Pet Rescue

Foothills Animal Rescue, located in the Bashas' shopping center, will be holding its annual fund-raising event, Whiskers and Wine, Oct. 16th at Windgate Ranch. Whiskers and Wine includes food tasting from local restaurants, wineries, distilleries and breweries. Details: tinyurl.com/3z8acfz9

MCDOWELL MOUNTAIN RANCH COMMUNITY MARKET

FAMILY FUN MARKET | PET FRIENDLY MARKET

DATES- SUN, OCT 6th - MAY 4TH, 2025
(1ST SUNDAY OF EACH MONTH)

MARKETS WILL INCLUDE: 90-LOCAL VENDORS - 2 LOCAL FARMERS - ARTISAN BREAD - JAMS & SYRUPS
AWARD-WINNING SAUCES/FRESH SALSA - GRASS-FED BEEF/ALASKAN FISH - RAW LOCAL HONEY - EGGS
ORGANIC DOG TREATS - ARTISAN OLIVE OILS - HEALTH & WELLNESS - ARTS & CRAFTS SHOW(HANDMADE)
FACE PAINTING - FOOD ZONE/FOOD TRUCKS - KIDS ACTIVITIES/SHOPPING - LIVE MUSIC/ENTERTAINMENT
& SO SO MUCH MORE!! (COME OUT & SUPPORT YOUR AMAZING COMMUNITY LOCAL MARKET)

10:00AM - 2:00PM
McDowell Mountain Community Center
10607 E. Paradise Lane Scottsdale, AZ 85255
FOLLOW US ON FACEBOOK FOR LATEST INFO-
[@McDowellMountainRanchFarmersMarkets](https://www.facebook.com/McDowellMountainRanchFarmersMarkets)

Oct. 6: MMR Community Market Returns

The first McDowell Mountain Ranch Community Market of the season is scheduled 10 a.m.-2 p.m. Oct. 6th on the Community Center parking lot. This year's market is expected to include more than 90 vendors and two farmers selling everything from grass-fed beef to artisanal olive oil.

The next event will be 10 a.m.-2 p.m. Sunday, Nov. 3rd. The markets 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, so be sure to check here: [facebook.com/mmrhomes](https://www.facebook.com/mmrhomes)

HALLOWEEN TRUNK-OR-TREAT AND PET COSTUME CONTEST

October 25, 2024
5:00 - 8:00 P.M.

Community Center
10607 E. Paradise Ln.

Oct. 25: MMR to Sponsor Halloween, Pet Costume Event

The Halloween Trunk-or-Treat and Pet Costume Contest will be held 5-8 p.m. Oct. 25th at the McDowell Mountain Ranch Community Center. There will be a \$10 entry fee for the costume contest that will be donated to a local animal nonprofit. Keep an eye on our page at [facebook.com/mmrhomes](https://www.facebook.com/mmrhomes) more for event updates.

Oct. 26: Polo Party to Include Night Game

The massive Polo Party is returning to WestWorld this October. The event will include a rare Night Polo competition, more VIP tables and a sunset concert by Relentless Beats. Go here for details on the Oct. 26th event: thepoloparty.com. Early bird, one-day tickets are \$5 and two-tickets are \$10. Go here to buy: tinyurl.com/bdeczctf

Odds & Ends continued on Page 5

Nov. 2: Christine Plans Shred-A-Thon

Christine's Team is sponsoring a free drive-through Shred-A-Thon for residents who want to help a good cause while disposing of two boxes' worth of old documents, such as bank statements, old taxes and bills. Residents must register before the 100 slots are taken. Between 10 a.m. and 2 p.m. on Nov. 2nd participants should bring new or gently used blankets for the homeless and the documents they want shredded to the McDowell Center parking lot. The registration link will be posted soon on our page: facebook.com/mmrhomes

Odds & Ends continued from Page 4

Nov. 9: Don't Forget Fall MMR Garage Sale

The McDowell Mountain Ranch fall garage sale will be 7 a.m.-noon on Nov. 9th, a bit later than previous years. Residents should register their

Holiday Party

Christine's Team is sponsoring a holiday party fund-raiser this year at Rossa Kitchen and Patio. For details, See [Page 7](#)

homes after Oct. 16th so that shoppers can find them. Go to our page for a link once the registration opens up: facebook.com/mmrhomes

Nov. 16: Notre Dame to hold Culinary Fest

Nearby Notre Dame Preparatory Academy will be holding its annual Culinary Festival 6-10 p.m. Nov. 16th at the school's Chapel Courtyard. Tickets range from \$50 per alumni to \$5,000 for Saints Sponsorships.

Event information: tinyurl.com/2rsrtewf
 Tickets & sponsorships: tinyurl.com/mt2zhc6s

Odds & Ends continued on Page 6

Oct. 7 & Nov. 4: 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. 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:

- Oct. 7th
- Nov. 4th
- Dec. 9th

To see the full 2024 schedule, go to this URL: tinyurl.com/3kd5ccpv

Odds & Ends continued from Page 5

Nov. 2: Youth, Pickleball Event Planned

ShapeUpUs.org plans to hold the “World’s Largest Pickleball Lesson” at McDowell Mountain Ranch in early November. The pickleball lessons, 9 a.m-3 p.m. Nov. 2nd on the Community Center Great Lawn, will be free, though registration is required. (See the links below.)

The pickleball lessons will be coupled with a Family Fun Community Event that will include inflatables, rock climbing wall, Hula Hoop contests, music, face painting, bubble mania, Ninja warrior activities and a fire truck. ShapeUpUs sponsors health expos to help teachers, children, parents and communities improve overall wellness in the United States.

Jyl Steinback, the organization’s executive director, is a McDowell Mountain Ranch resident who co-authored “Think Outside the Lunchbox Cookbook.” Besides McDowell Mountain Ranch, ShapeUpUs supporters include Natural Grocers, New Heights Educational Group and The Give Garden.

For those unfamiliar with MMR, the Community Center is here: 10607 E. Paradise Lane. For information, contact Jyl@ShapeUpUs.org, call 602-996-6300 or go to ShapeUpUs.org.

To register, go here: tinyurl.com/yzmcjr2h

The Scottsdale Independent has a story here: tinyurl.com/yj9kdrcc

Dec. 13: MMR Winter Events to be Combined

We’ll have more details in our November edition, but Santa’s Village and Christmas Lights will be combined this year, 5-8 p.m. Dec. 13th at the Community Center. Check facebook.com/mmrhomes for updates.

ShapeUpUs.org
 Building a healthier future

WORLD'S LARGEST PICKLEBALL LESSON

FAMILY FUN COMMUNITY EVENT

Activities
 Pickleball
 Inflatables
 Ninja Warrior Obstacle Course
 Rock Climbing Wall
 Tug of War
 Hula Hoop Contests
 DJ / Entertainment
 Face Painting
 Ninja Warrior Activities
 Bubble Mania
 Fantastic Fire Truck
 And, so much more!

FREE ADMISSION

* Kids * Adults * Seniors *

AWARENESS STARTS NOW... Thank You Event Supporters:

Join us in helping to build a healthier future for our kids!

REGISTER- SHAPEUPUS.ORG

Saturday November 2
 9:00 AM to 3:00 PM

McDowell Mountain Ranch Park
 10607 E. Paradise Lane,
 Scottsdale, AZ 85260

MARK MILLER'S
 MINOR PICKLEBALL

For more info contact Jyl
 Jyl@ShapeUpUs.org
 (602) 996-6300

MCDOWELL MOUNTAIN RANCH

CleanEatz

WEEKLY MEAL PLANS
 Order fresh, tasty, healthy meals from a menu that changes every week.

DINE-IN CAFE
 Sit down and enjoy one of our delicious menu items: burgers, wraps, bowls, flatbreads, and more.

HEALTHY CATERING
 Let us cater your next event or get together with healthy options at an affordable price.

GRAB 'N' GO MEALS
 Pick up a variety of healthy, frozen meals to keep in your freezer when you need a quick meal.

SNACKS & SMOOTHIES
 Don't forget to add a protein smoothie or a healthy snack, like our Dessert Barz, to your order.

EAT BETTER AND SAVE \$!

GET DELICIOUS, HEALTHY FOOD PREPARED FOR YOU EACH WEEK

Up to 9 Meals	\$8.65/Meal
10-14 Meals	\$7.70/Meal
15-20 Meals	\$7.35/Meal
21+ Meals	\$6.85/Meal

SCAN FOR MORE DETAILS



Scan to connect with Christine online!

Your McDowell Mountain Ranch Real Estate Expert

Christine's Regular Column Begins on Page 9

Christine Espinoza
Selling Scottsdale for 27 years!
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CHRISTINE'S TEAM

McDowell Mountain Ranch Holiday Party

THURS | Dec 5th | 5:30 - 7:30 PM

Rossa's Kitchen & Patio at McDowell Mountain Ranch Golf Club

Join us for live music, lite bites, cocktails, hot chocolate, & photos with Santa!

In support of TOYS FOR TOTS!
Please bring 1 unwrapped TOY per family

TOYS FOR TOTS

Space is Limited - RSVP BY 11-22-24

Christine's Team Is Throwing a Holiday Party!

We're excited to welcome you to our Holiday Celebration at Rossa's Kitchen and Patio on Dec. 5th! Get ready for an evening filled with festive fun, delicious bites, and plenty of holiday cheer for all ages.



Event Details:

Date: Dec. 5

Time: 5:30-7:30 p.m.

Scan here to RSVP!

Location: Rossa's Kitchen and Patio at the McDowell Mountain Golf Club

What: Join us for a chance to meet Santa, capture memories at our Photo op station, decorate cookies and enjoy live music while sipping on cocktails or enjoying hot chocolate.

All McDowell Mountain Ranch residents are welcome! This event is free to attend with an RSVP and will benefit TOYS FOR TOTS – please bring one unwrapped toy per family to spread some extra holiday magic!

We hope to see you there!

Sales by Community
pg. 10

Interest Rates
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Our Listings & Sales
pg. 8

Buyer Needs
pg. 9



SCAN ME

Coming Soon, Listings, Sales & Rentals in MMR

COMING SOON!



Desert Cliffs
10688 E Butherus Drive

4 Bed+Bonus Rm+Loft | 3.5 Bath | 3,509 Sq Ft | 3-Car Gar

Located in a gated community with a beautifully remodeled kitchen and split-master floor plan with master bedroom downstairs. This home backs to a wash with gorgeous mountain views, a Pebble-Tec pool, rock waterfall, spa, gas fire pit, built-in BBQ, 5-hole putting green. **\$1,690,000**

FOR SALE!



Discovery Trails
10418 E Morning Star Drive

2 Bed | 2 Bath | 1,548 Sq Ft | 2-Car Gar

Great investment opportunity. This home is a fix up, priced to sell in a great neighborhood. Property backs to wash with view fencing. Walking distance to the Community Center. **\$550,000**

UNDER CONTRACT!



Sienna Canyon

10731 E Redfield Road

4 Bed | 2.5 Bath | 2,936 Sq Ft | 3-Car Garage

Open floor plan with white cabinetry throughout, quartz counter tops, and backyard with turf, a built-in BBQ, a sparkling pool and mountain views! **\$1,575,000**

FOR RENT!



Discovery Canyon
10254 E Blanche Drive

4 Bed | 2 Bath | 1,837 Sq Ft | 2 Car Gar

This open and bright home located on a cul-de-sac has wide-plank flooring throughout, granite kitchen and bath countertops, updated cabinets, backsplash and lighting throughout! **\$3,550/Month**

SOLD!



The Preserve
10468 E Raintree Drive

4 Bed | 3 Bath | 2,132 Sq Ft | 2 Car Gar

Situated on an extra-large lot backing to a wash with mountain views, this home has fresh paint & new carpet throughout. The backyard boasts an extended patio & natural desert landscape! Newer TRANE HVAC (2020) **\$775,000**

SOLD!



Montecito

10264 E Verbena Lane

3 Bed+Den | 2 Bath | 2,212 Sq Ft | 3 Car Gar

This home features a master-split floor plan with an open kitchen that flows seamlessly into the family room. Outside, the home backs to a wash and has view fencing to enjoy the mountain scenery! **\$875,000**

SOLD!



Sonoran Fairways
10585 E Meadowhill Drive

4 Bed | 2 Bath | 2,077 Sq Ft | 3 Car Gar

Light and bright home located in a gated community. Remodeled gourmet kitchen with large center island, breakfast bar and built-in wine fridge. New roof (2023) & new HVAC (2024)! **\$940,000**

SOLD!



The Overlook
10579 E Salt Bush Drive

3 Bed+Den | 2 Bath | 1,972 Sq Ft | 3 Car Gar

This beautifully remodeled home has wood flooring throughout, white kitchen cabinets, subway tile and an expanded island. The oversized backyard features a Pebble-Tec pool & spa, and mountain views! **\$1,072,500**

SOLD!



Montecito

10366 E Acacia Drive

5 Bed | 3 Bath | 3,089 Sq Ft | 3 Car Gar

Located on a premium lot backing to a wash with gorgeous mountain views! This home has been remodeled and upgraded to the max including kitchen and bathrooms, flooring, roof, HVAC units and windows, just to name a few... over \$250K in updates! **\$1,477,000**

Buyer Needs



Current MMR residents who own a winter home seek a larger property with stunning views! They want a single-level home with 4+ bedrooms and a pool. An open floor plan with a master-split layout is a must to offer their guests privacy. While they're open to some updates, they prefer to avoid a major remodel. These cash buyers are flexible on the move-in date and have a budget of up to \$3 million.



Household of one, downsizing from a larger home in MMR, wants to stay in the neighborhood. Prefers a single-level home with 3 bedrooms under 2,000 square feet and NO pool. Castle Chase and Sunrise Point are preferred neighborhoods but will consider a nongated community. This is a cash buyer who is flexible with closing date. Price range up to \$850K.



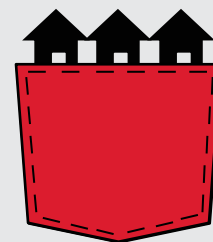
Household of two wants to move from Troon to MMR. A gated community is preferred. Must be a single level with 3 bedrooms, and nothing larger than 2,500 SF. VIEW is most important: backing to a wash with city light or mountain views is what they are looking for! The La Jolla floor plan in Cimarron Hills/Ridge or 100 Hills would be the perfect fit, as they prefer an open/great-room floor plan. Cash buyers with price ceiling of \$1.5 million.



Current residents of MMR, household of three, looking for a larger home in either TROVAS or 100 Hills. Must have at least 2,800+ SF, with 4 bedrooms (or 3 + den) and a pool. They prefer an open, master-split plan. They are open to remodeling, but prefer the home to be updated, especially if it's at the top of their price range. Price range up to \$1.7 Mil. They are pre-approved and are flexible with closing date.

Are you struggling to find a home in McDowell Mountain Ranch because of the ongoing lack of inventory? If so, call me at [602-989-7492](tel:602-989-7492) for exclusive access to my pocket listings and off-market inventory.

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 Two New Drives for Fall, Winter!

Thank you to everyone who dropped off T-shirts for our T-Shirt Drive! We were able to deliver more than 200 T-shirts to those in need. The participation and generosity of our neighborhood is so appreciated!

We have two upcoming donation drives for the remainder of 2024:

BLANKET DRIVE: Starting in October, we will have collection bins located at the MMR Community Center and the McDowell Center. We are asking for new and GENTLY USED blankets to donate to those without a home this winter.

TOYS 4 TOTS: All residents of MMR are invited to attend Christine's Team Holiday Party at the McDowell Mountain Golf Club's Rossa Kitchen and Patio on Dec. 5th. The event is FREE to attend, and we are asking for people to bring one unwrapped children's toy per family as a donation. We will have a donation box set up at Rossa's starting Nov. 1st. for those unable to attend.



Inventory Is Low, but Market Waits for Fed's Move on Interest Rates

The rise in interest rates over the past two years has been a significant factor in the slowdown of the real estate market. Despite interest rates doubling, home prices have remained steady due to the ongoing shortage of homes for sale. In Scottsdale, and specifically in McDowell Mountain Ranch, inventory has increased since the interest rates went up, but we are still at about half the normal supply of homes.

On Aug. 23rd, Federal Reserve Chair Jay Powell indicated that the central bank might cut its key interest rate soon in response to slower economic growth and cooling inflation.

Christine continued on Page 10

REAL ESTATE NEWS

Christine continued from Page 9

“Inflation has declined significantly,” Powell stated. “The labor market is no longer overheated, and conditions are now less tight than those that prevailed before the pandemic. Supply constraints have normalized. And the balance of the risks to our two mandates has changed.”

Powell emphasized that the Federal Reserve’s next move would “depend on incoming data, the evolving outlook, and the balance of risks.” The Federal Open Market Committee, which decides interest rates, is scheduled to meet Sept. 17th.

Expectations for Rate Cuts

Earlier this year, many housing industry experts anticipated several Federal Reserve rate cuts and a drop in mortgage rates, but persistent inflation delayed them. With inflation now edging closer to the Fed’s 2% target, most analysts predict a rate cut in September.

Although mortgage rates have been trending downward since mid-July, most housing market experts do not expect significant further decreases in the coming months, even if the Federal Reserve cuts its benchmark interest rate at its September meeting. Currently, 30-year fixed mortgage rates are in the mid-6% range, down from the high 7% range this time last year.

Role of Housing Inventory

Experts agree that housing inventory will play a critical role once rates descend enough to at-

Christine continued on Page 12

SALES BY COMMUNITY (JAN.-AUG. 2024)

Community	# Sold	Avg Price	Avg SF	DOM	\$/SF	% Change
Cimarron Hills	11	\$1,832,531	3254	77	\$572.07	9.60%
The Preserve	9	\$767,667	1887	34	\$424.52	4.68%
Castle Chase	9	\$813,333	1796	63	\$455.59	2.37%
Cachet	8	\$517,875	1456	90	\$355.42	-4.68%
100 Hills	8	\$2,286,563	3397	109	\$636.15	20.84%
The Ridge	7	\$590,843	1665	50	\$359.82	-7.60%
Discovery Canyon	6	\$722,167	1667	56	\$438.30	9.80%
Sonoran Fairways	6	\$937,833	2368	42	\$403.78	-12.27%
Panorama Point	5	\$930,500	2209	52	\$427.45	-0.06%
Montecito	5	\$1,122,600	2647	32	\$420.62	5.32%
Sunrise Point	4	\$799,625	1749	43	\$460.30	-0.40%
Cimarron Ridge	4	\$2,650,000	4062	78	\$654.02	29.79%
Arizona Vintage	3	\$698,333	1650	70	\$422.87	9.58%
The Summit	3	\$1,116,667	2409	30	\$463.46	0.11%
Sienna Canyon	3	\$1,671,000	3447	44	\$486.03	13.09%
Sonoran Estates	3	\$2,380,000	4705	160	\$519.45	-3.96%
Discovery Trails	2	\$715,000	1504	8	\$475.40	3.71%
Arizona Highlands	2	\$991,500	2435	59	\$405.73	-5.47%
The Overlook	2	\$1,038,750	2288	86	\$464.90	13.48%
Sunset Point	2	\$1,150,000	2931	138	\$389.97	-0.12%
Armonico	2	\$1,597,500	3746	42	\$425.03	1.56%
Desert Cliffs	2	\$1,880,000	3924	40	\$479.10	6.77%
Trovas	1	\$1,346,000	3297	34	\$408.25	-28.34%
Vermillion Cliffs	1	\$1,565,000	3248	39	\$481.83	6.59%
Mirador	1	\$1,800,000	3864	31	\$465.84	--
Eagle Ridge	No properties sold this year to date					
The Ranch	109	\$1,215,942	2503	64	\$465.29	4.08%

MORTGAGE INTEREST RATES

Conforming* Loans

30 Year	6.490%
20 Year	5.990%
15 Year	5.875%

Jumbo* Loans

30 Year	6.500%
20 Year	6.500%
15 Year	6.500%

FHA 30-Year fixed	5.750%
VA 30-Year fixed	6.125%

Rates effective 08/26/2024

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.

Call Your Lender For Current Quotes!

THE KEY

SF = square feet

DOM = Days on Market

% Change = the change in the value per square foot since 01/01/2023

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HOMES CURRENTLY FOR SALE

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
<u>10418 E Morning Star Dr</u>	<u>Discovery Trails</u>	Sabino	\$550,000	1548	2	2	N
16420 N TPP #1127	Cachet	Legacy	\$599,900	1640	2+Den	2	N
16600 N TPP #2050	The Ridge	Heritage	\$640,000	1318	2	2	N
10460 E Texas Sage Ln	The Preserve	Palomino	\$715,000	1358	3	2	N
10215 E Hillery Dr	Discovery Canyon	Scenic	\$734,900	1837	3+Den	2	Y
15072 N 102nd St	Discovery Canyon	Sabino	\$735,000	1504	3	2	Y
10448 E Texas Sage Ln	The Preserve	Avalon	\$765,000	1702	3	2	N
15053 N 102nd Wy	Discovery Canyon	Clearview	\$799,999	1552	3	2	N
10408 E Raintree Dr	The Preserve	Avalon	\$800,000	1702	3	2	N
15056 N 102nd St	Discovery Canyon	Mountain View	\$800,000	2197	4+Loft	2	N
14779 N 103rd St	The Preserve	Avalon	\$848,888	1702	3	2	N
15232 N 102nd St	Discovery Canyon	Mountain View	\$895,000	2515	4+Den	2	Y
10314 E Morning Star Dr	Panorama Point	Mesquite	\$939,000	1817	3+Den	2	N
*10586 E Morning Star	Panorama Point	Mesquite	\$950,000	1577	3	2	Y
11448 E Helm Dr	Sunrise Point	Acacia	\$960,000	1886	3	2	N
10522 E Morning Star Dr	Panorama Point	Mariposa	\$989,000	1963	3+Den	2	Y
15937 N 111th Wy	100 Hills	Montoro	\$1,250,000	2830	3	2	N
16526 N 105th St	Arizona Highlands		\$1,350,000	2093	4	3	Y
11123 E Beck Ln	Cimarron Hills	Laredo	\$1,399,999	2788	4	3	Y
10959 E Kora Ln	Cimarron Hills	Laredo	\$1,495,000	2787	4	3	Y
11111 E Beck Ln	Cimarron Hills	Laredo	\$1,495,000	2788	4+Den	3	Y
16317 N 108th Pl	Armonico	Ladera	\$1,649,000	3896	5+Den	3	Y
16522 N 109th St	Vermillion Cliffs	932-5	\$1,665,000	3597	4+Den	3	Y
10507 E Conieson Rd	Sonoran Fairways	Cholla	\$1,800,000	3466	5	3	Y
10634 E Sheena Dr	Sonoran Fairways	Cholla	\$1,845,000	3466	4+Loft	3	Y
11457 E Blanche Dr	Cimarron Ridge		\$1,875,000	2806	4	3	Y
11440 E Autumn Sage Dr	Cimarron Ridge	Escalante	\$2,099,000	3375	4+Den	3	Y
11559 E Caribbean Ln	Cimarron Ridge	Andorra	\$2,950,000	3987	5+Den	3	Y
15720 N 115th Wy	100 Hills	Malaga	\$3,799,000	4817	4+Den	3	Y
*15864 N 115th Wy	100 Hills	Malaga	\$3,850,000	4285	3+Den	4	Y
16229 N 115th Pl	100 Hills	Custom	\$4,500,000	5414	5+Den	4	Y
11475 E Paradise Ln	100 Hills	Custom	\$4,999,000	6782	5+Den	6	Y

*Coming soon.

CLOSED SALES IN JULY & AUGUST

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16600 N TPP #2020	The Ridge	Heritage	\$498,500	1318	2	2	N
16420 N TPP #2090	Cachet	Heritage	\$510,000	1338	2	1	N
16420 N TPP #2121	Cachet	Heritage	\$515,000	1338	2	1	N
16600 N TPP #2008	The Ridge	Monarch	\$650,000	1674	3	2	N
10255 E Hillery Dr	Discovery Canyon	Sunrise	\$680,000	1481	2+Den	2	N
15680 N 102nd Wy	Panorama Point	Mesquite	\$705,000	1548	3	2	N
10585 E Star of the Desert	Discovery Trails	Catalina	\$715,000	1504	3	2	N
10468 E Raintree Dr	The Preserve	Brisas	\$775,000	2132	4	2	N
15822 N 107th Pl	Castle Chase		\$825,000	1701	3	2	Y
10502 E Sheena Dr	Sonoran Fairways	Mesquite	\$855,000	2026	3	2	N

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

CLOSED SALES IN JULY & AUGUST

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
<u>10264 E Verbena Ln</u>	<u>Montecito</u>	<u>San Miguel</u>	<u>\$875,000</u>	<u>2212</u>	<u>3+Den</u>	<u>3</u>	<u>N</u>
<u>10585 E Meadowhill Dr</u>	<u>Sonoran Fairways</u>	<u>Cottonwood</u>	<u>\$940,000</u>	<u>2077</u>	<u>4</u>	<u>3</u>	<u>N</u>
<u>10579 E Salt Bush Dr</u>	<u>The Overlook</u>	<u>Mesquite</u>	<u>\$1,072,500</u>	<u>1972</u>	<u>3+Den</u>	<u>3</u>	<u>Y</u>
10460 E Acacia Dr	The Summit	Bali	\$1,175,000	2272	2+Den	3	Y
10287 E Acacia Dr	Montecito	Santa Barbara	\$1,179,000	2770	4+Den	3	Y
<u>10366 E Acacia Dr</u>	<u>Montecito</u>	<u>Castillo</u>	<u>\$1,477,000</u>	<u>3089</u>	<u>5</u>	<u>3</u>	<u>Y</u>
10834 E Greenway Rd	Cimarron Hills	Valencia	\$1,603,000	2369	3	3	Y
11573 E Mirasol Ci	100 Hills	Cardona	\$4,635,000	5093	4+Den	4	Y

PENDING, UCB * & CCBS** TRANSACTIONS

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
14951 N 103rd Wy	The Preserve	Brisas	\$849,900	2132	4	2	Y
10374 E Tierra Buena Ln	Panorama Point	Primrose	\$875,000	1909	3	2	N
10466 E Acoma Dr	Sunset Point	#2162	\$939,000	2126	4	2	N
11478 E Beck Ln	Cimarron Ridge	Valencia	\$1,049,000	2398	3	3	N
<u>10731 E Redfield Rd</u>	<u>Sienna Canyon</u>	<u>La Palma</u>	<u>\$1,575,000</u>	<u>2936</u>	<u>4</u>	<u>3</u>	<u>Y</u>
11303 E Caribbean Ln	Cimarron Ridge	Montilla	\$2,625,000	4060	5+Den	3	Y

AVAILABLE RENTALS

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
10484 E Hillery Dr	The Preserve	Palomino	\$2,800	1358	2+Den	2	N
10551 E Morning Star Dr	Panorama Point	Mesquite	\$2,800	1548	3	2	N
16614 N 105th Wy	Arizona Highlands	Pinnacle	\$2,995	1821	3	3	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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Christine continued from Page 10

tract more buyers.

“When rates come down, we’re going to be in store for another hot housing market where there are more buyers than sellers, jacking up prices because we haven’t solved the problem of low inventory,” says Daryl Fairweather, chief economist at Redfin. “It’s still that affordability problem that’s going to stay with us.”

Stay Informed

If you’re considering purchasing a home and want to stay updated on current interest rates and available loan programs, call me, and I’ll refer you to one of my preferred lenders.

Rentals continued from Page 11

AVAILABLE RENTALS

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16420 N TPP #1132	Cachet	Monarch	\$3,100	1737	2+Den	2	N
14645 N 103rd Wy	Sunset Point	#1912	\$3,100	1908	3	3	N
16420 N TPP #1054	Cachet	Legacy	\$3,300	1640	2+Den	2	N
16420 N TPP #2063	Cachet	Monarch	\$3,400	1659	3	2	N
<u>10254 E Blanche Dr</u>	<u>Discovery Canyon</u>	<u>Scenic</u>	<u>\$3,550</u>	<u>1837</u>	<u>4</u>	<u>2</u>	<u>N</u>
15024 N 102nd St	Discovery Canyon	Palo Verde	\$3,995	2197	4+Den	2	Y
10278 E Bahia Dr	Eagle Ridge	#3335	\$4,045	1998	3	2	Y
10491 E Meadowhill Dr	Sonoran Fairways	Cholla	\$4,600	3466	5	2	Y
10480 E Queens Wreath Ln	The Preserve	Brisas	\$5,000	2132	4	2	Y
10412 E Acoma Dr	Sunset Point	#1912	\$5,500	2114	4	2	Y
11123 E Beck Ln	Cimarron Hills	Laredo	\$5,500	2788	4	3	Y
10853 E Verbena Ln	Armonico	Montana	\$5,900	2994	4	3	Y
10604 E Tierra Buena Ln	Vermillion Cliffs	Mesquite	\$6,000	2200	5	2	Y
10634 E Sheena Dr	Sonoran Fairways	Cholla	\$7,200	3466	4+Loft	3	Y
11279 E Beck Ln	Cimarron Hills	Escalante	\$7,400	3375	4+Den	3	Y

CLOSED RENTALS IN JULY & AUGUST

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16420 N TPP #2031	Cachet	Heritage	\$2,250	1338	2	1	N
15936 N 104th Pl	Panorama Point	Mesquite	\$2,845	1548	3	2	N
16080 N 106th Wy	The Overlook	Primrose	\$2,850	1679	3	2	N
16420 N TPP #1122	Cachet	Legacy	\$2,895	1640	2+Den	2	N
10447 E Morning Star Dr	Panorama Point	Mesquite	\$2,950	1548	3	2	N
14949 N 104th Pl	The Preserve	Brisas	\$3,000	2132	3+Den	2	N
10534 E Star of the Desert Dr	Discovery Trails	Coronado	\$3,100	1451	3	2	Y
16614 N 105th Wy	Arizona Highlands	Pinnacle	\$3,300	1821	3	3	N
11475 E Helm Dr	Sunrise Point	Sierra	\$3,500	2088	3	2	N
10663 E Butherus Dr	Desert Cliffs	#6085	\$3,600	3509	4+Den	3	N
16429 N 105th Wy	Arizona Highlands	Picacho	\$4,100	2696	4+Den	3	Y
14127 N 106th Pl	Sonoran Fairways	Palo Verde	\$4,150	2294	3+Den	2	N
10357 E Texas Sage Ln	The Preserve	Avalon	\$4,999	1702	3	2	Y
10705 E Acoma Dr	Mirador	Sereno	\$5,500	3392	4+Den	3	Y

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

Additional Fall Events at WestWorld

- Sept. 27-29 — The Maricopa County Home Show:** Features vendors, seminars and classes. maricopacountyhomeshows.com
- Oct. 26-27 — K9 Trials:** Desert Dog Police K9 Trials and Public Safety Expo. Got to this URL: tinyurl.com/3e5kmnyv
- Nov. 1-3 — UwU Con:** Anime, comics and gaming convention. uwucon.com
- Nov. 8-9 — Pinners Arizona!** Crafting, shopping, workshops and lessons. az.pannersconference.com
- Nov. 8-10 — Body Art Expo:** Tattoo show and contest. bodyartexpo.com
- Nov. 22-24 — Goodguys:** 27th Speedway Motors Southwest Nationals. good-guys.com/swn
- Dec. 7 — Fuel Fest:** Car show featuring modified cars and trucks. fuelfest.com/scottsdale

Scottsdale Ranks Fifth Best for Rentals

Scottsdale, which ranked third in 2023, was ranked the fifth-best place for renters in the nation, according to Rent Café. Scottsdale had the seventh-best local economy and the eighth-best quality of life. Considering that Scottsdale’s cost of living increased 13.4% since last year, it’s not surprising our city fell a bit in the rankings. The only other Arizona city to make the list was Gilbert, which came in 9th. The Top 5 were:

1. Charleston, SC
2. Atlanta, GA
3. Sarasota, FL
4. McKinney, TX
5. Scottsdale, AZ

Read the entire report here: tinyurl.com/4jpttv4y

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Toy Barn Planning Location Adjacent to MMR

The Toy Barn held an open house at the McDowell Center to share the company's plan to build a classic car, boat and recreational vehicle storage facility at the southwest corner of Thompson Peak Parkway and McDowell Mountain Ranch Road. We were unable to attend the meeting, but the project calls for developing five acres adjacent to the McDowell Mountain Storage building. Before the project can move forward, the zoning would need to be changed from one house per acre to light industrial.

Dog Park Approval Expected

The Scottsdale City Council was expected to approve spending \$5.6 million for the construction phase of the Thompson Peak Dog Park while this newsletter was out to the printers. The park, to be located on the southwest corner of Thompson Peak Parkway and Hayden Road, originally was budgeted for \$4.6 million under the 2019 bond election. Interest earnings off collected tax and a transfer of \$1.5 million from the general fund will help pay for the final project price that is expected to reach \$6.3 million. Find more about the project here: tinyurl.com/5xtk5d6z

Scottsdale Top Dog for Dogs

The construction of a new dog park may further cement Scottsdale as the No. 1 friendliest



The Toy Barn already has several locations in the Phoenix area.

American dog city. Scottsdale had the highest number of dog-friendly accommodations and the fifth-highest number of dog meetups per 100,000 residents, according to LawnStarter. Scottsdale restaurants and shopping centers were particularly friendly to our canine friends.

Following Scottsdale were Asheville, N.C., Santa Fe, N.M., Tucson and Santa Monica, Calif. Phoenix was ranked 50th, followed by Glendale at 119th, Tempe at 147th, Peoria at 163rd and Mesa at 168th. Find the report here: tinyurl.com/y39a27my

136 Townhouses Planned

Toll Brothers is proposing to build 136 luxury townhouses on 11.27 acres at Cavasson, the large multipurpose project under construction bordered by Hayden Road, E. Legacy Boulevard and the Loop 101 Freeway.

Each residence will have a two-car garage, and the project will be built around a recreational facility. Toll Brothers constructed nearby Windgate Ranch. Project details can be found here: tinyurl.com/p3ubkry8

Hyatt in Gainey Ranch Reopening

The Hyatt Hotel in Gainey Ranch is reopening under the name Grand Hyatt Scottsdale Resort following a \$110 million renovation, according to the Hyatt's website. The redesign includes new ballroom space and six new restaurants. All 496 rooms, which includes 18 private casitas and the Gainey house, have been renovated. Story: tinyurl.com/bddat7xz

Naloxone continued from Page 1

we aim to prevent fatal overdoses and save lives. This initiative not only provides an immediate response to overdose situations but also highlights the broader need for comprehensive public health interventions and support in these communities."

Aditya created Connect2Health after experiencing the inequities of the American health care system. "I encountered a homeless man in his 40s with a severely infected open wound on his leg, begging for money for food," Aditya writes on his website connect2health.org. "The sight haunted me for days."

The idea is to work with healthcare professionals, volunteers and community leaders to create a network that fills in the gaps. Connect2Health already has about 18 volunteers, has delivered at least 140,000 meals to senior families and starving children and has packed 5,000 boxes of face masks for volunteers, according to the website.

Although Connect2Health recently announced that it created a chapter at Chaparral High School, the organization has also been working with students from Desert Mountain, Horizon and Paradise Valley high schools.

Aditya, who would like to study healthcare or medicine in college, hopes that residents who see this article may also choose to work with Connect2Health on future projects.



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Ortega to Face Borowsky; Council Faces Run Off

Scottsdale Mayoral Race

Scottsdale Mayor David Ortega will be facing former Councilwoman Lisa Borowsky in a runoff for the top city spot in the Nov. 5th general election. As of Aug. 5th, Ortega had received 24,596 votes during the July 30th primary, just ahead of Borowsky, who received 23,439 votes. Ortega defeated Borowsky in the 2020 runoff. Former Councilwoman Linda Milhaven's 12,462 votes were not enough for her to make the runoff.

Scottsdale results: tinyurl.com/ycywcuah

Scottsdale City Council

Jan Dubauskas received enough votes to outright win her seat on the City Council with 27,717. The following candidates will face each other in the Nov. 5th elections for the two remaining seats: Tammy Caputi, 24,320 votes; Adam Kwassman, 22,952 votes; Maryann McAllen, 18,898 votes; and Tom Durham, 18,440 votes. Scottsdale results: tinyurl.com/ycywcuah

Arizona Dist. 3

A lack of candidates for the Arizona House and Senate primary races in Dist. 3 meant no surprises were really possible. None of the Republican incumbents — John Kavanagh for the state Senate and Joseph Chaplik and Alexander Kolodin for the two state House seats — faced opponents.

The Democrats failed to put up candidates for the Arizona Senate, and only one person ran for the state House seat: Richard Corles. Chaplik, lives in McDowell Mountain Ranch, which is represented by Dist. 3. Results: tinyurl.com/y6hfdtjj

represented by Dist. 3. Results: tinyurl.com/y6hfdtjj

Congressional Dist. 1

Amish Shah edged out Andrei Cherny and Marlene Galán-Woods to win the Democratic primary in the race for Congressional Dist. 1, according to the most recent results posted by Maricopa County's election commission. Shah will be running against Rep. David Schweikert, who defeated challengers Kim George and Robert Backie in the Republican primary. Shah received 17,214 votes in the primary, compared with 15,596 for Cherny and 15,490 for Galán-Woods.

Longtime incumbent David Schweikert had 62,811 votes, compared with George's 27,587 and Backie's 9,854. McDowell Mountain Ranch is served by Dist. 1.

Here are the Maricopa County results: tinyurl.com/y6hfdtjj

SUSD Governing Board

Jeanne Beasley, Drew Hassler, Gretchen Jacobs, Donna Lewis, Matthew Pittinsky and Michael Sharkey are running for three open seats.

Correction

We made a two mistakes regarding Scottsdale propositions in our July edition. First, we didn't clarify that the propositions will be voted on during the Nov. 5th election, not the July primary.

Second, we incorrectly reported that Proposition 421 isn't a tax increase. Opponents consider the proposition to be calling for a tax increase.



Looking Back...

Just 5 Years Ago*

Sept. 2019 — MMR residents were about to receive ballots calling for limits on short-term rentals. ... An MMR resident launched Scottsdale Together Overcoming Prejudice after an incident at her home. ... Tour de Scottsdale was set to help the McDowell Sonoran Preserve celebrate its 25th anniversary.

Only 10 Years Ago*

Sept. 2014 — Many SUSD schools implemented weekly half days because residents voted down a budget override. ... Satori, located in the Bashas' shopping center, closed, but it eventually reopened as Nori and now is Kay Sushi. ... Bashas' added a Starbucks as part of its remodel.

15 Years Ago*

Sept. 2009 — The ADA-compliant, half-mile Bajada Nature Trail in the McDowell Sonoran Preserve opened. ... Over Easy and 18° opened their doors over in the Ice Den.

20 Years Ago*

Sept. 2004 — The first Tour de Scottsdale zipped through DC Ranch and McDowell Mountain Ranch. ... The design process for the Arabian Library was restarted after being on hold for a year because of Scottsdale's budget woes. ... The "Toll Fence," which had restricted access to Toll Brothers' property for "liability reasons," finally came down.

25 Years Ago*

Sept. 1999 — Sunbelt Holdings announced scaled-down plans for the property on the southwest corner of Thompson Peak Parkway and Bell Road. Originally planned for "big box" venues, Sunbelt would sell part of the land to Cachet for what eventually became The Ridge condominiums.

*As reported in this newsletter

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25 Years Experience | References Available

Hash Kitchen Owners to Launch Italiano

The company behind Hash Kitchen in the Safeway shopping center is hiring in preparation for the Sept. 20th opening of The Italiano at Mercado del Rancho on Shea Boulevard and 92nd Street, according to The Phoenix Business Journal. The restaurant is expected to serve old-school, red-sauce Italian cuisine, including pizza, according to the Phoenix New Times.

The Maggiore Group is taking over the Streets of New York pizza location with its sixth concept restaurant, which includes Hash Kitchen. Job openings include host, prep cook, bartender, sous chef, event coordinator and three manager positions, according to the company's website.

New Times: tinyurl.com/44sayk3y; Job openings: tinyurl.com/ye4v2rfr

Rodizio Brazilian Steakhouse Planned

A Brazilian steakhouse called Rodizio Grill is planning to take over the space vacated by the Outback Steakhouse at the Scottsdale 101 shopping center on Mayo Boulevard. The location will be the second in Arizona; the first opened in Mesa. It's unclear when the new restaurant will open.

Parking continued from Page 1

erty values," community manager Chris Richardson told me.

As bad as this sounds, the Arizona State Legislature considered an even more restrictive bill, HB2470, earlier this year. That bill would have removed MMR residents' right to even vote on the issue. Fortunately, the bill failed 28-32 in the House on March 4th.

It's rare for us to take a position on an issue, but this one is of critical importance for keeping McDowell Mountain Ranch beautiful, keeping our commitments to the City of Scottsdale and maintaining our property values.

Text of the law: tinyurl.com/2udjwws6

HOA May Revise MMR Fine Structure

The McDowell Mountain Ranch Homeowners Association has been working with legal counsel to revise and refine its fine policies to take into account changes in state law and to make sure that residents are not taking advantage of unusually low fees. Homeowners Associations issue fines for violations such as non-compliant changes to a home's exterior, driveway or yard. Adding a structure without going through the proper process is also a violation.

Currently, the MMR HOA sends out a courtesy letter in the event of a violation. After that, a fee of \$25 can be assessed. Fines add up after each additional 14 days: \$50, \$75, \$100 and then \$200. Windgate fees, for comparison, can reach thousands of dollars.

The HOA is studying restructuring the fines to match the violation but also provide for larger penalties to handle scofflaws. After all, there is a lot of difference between leaving a garbage can out for an extra day versus installing a permanent new feature in the front of a home. For now, the HOA is still researching the issue.

Corrected Aquafit Schedule

It seems we got some of the details of the MMR Aquafit schedule at the Recreation Center pool a bit wrong, so we're reposting.

By the way, you don't have to be an MMR resident to participate.

Here are the corrected times and dates:

Where: Recreation Center pool in McDowell Mountain Ranch at 10550 E. Queens Wreath Lane.

Day and start times:

- Tuesdays, Thursdays — 5:30 p.m.
- Wednesdays — noon
- Fridays — 4 p.m.
- Saturdays — 11 a.m.
- Sundays — 3 p.m.

Social media:

Instagram: @mmr_aquafit

Email: mmraqaafit@gmail.com



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