

Spotlight on the Community

MMR Votes to Retain Street Control

McDowell Mountain Ranch residents overwhelmingly voted to maintain parking enforcement power over its streets. Out of 1,160 votes cast, 1,110, or 96%, were in favor of the measure. The Homeowners Association Board of Directors certified the vote at the Feb. 25th meeting.

The election was triggered by House

Bill 2298, which became law in 2023. HOA roads created before 2015 need to get resident approval via elections no later than June 30, 2025. MMR's roads were recorded in 1994.

HB 2298 directly targets streets maintained by municipalities such as Scottsdale, meaning the law doesn't impact private

roads within gated communities.

If the ballot measure had failed, MMR was at risk of becoming dependent on Scottsdale for enforcement of parking rules in perpetuity. "This action cannot be reversed by a subsequent vote of the members," according to CHBD attorney Deon

Spotlight continued on Page 2



Wine With Friends Is Weather & Food Perfect

About 225 McDowell Mountain Ranch residents attended this year's Wine With Friends event in late February. The perfect weather and new caterer definitely enhanced this year's social gathering. Photos, Page 13.

MMR Residents Elect Board Members

Newcomer Aaron Blase joined incumbents Carol Cowin and Ryan Rahaeuser among the winners in the race for three board seats up for election at the McDowell Mountain Ranch Homeowners Association. Dale Pavlicek, who had filled in for Steve Aldrich after his company relocated him out



Aaron Blase

of state, failed to keep his seat.

Cowin led the vote count with 640, followed by Blase's 509 and Rahaeuser's 445. Pavlicek was close behind with 437 votes, and Richard Kryzanowski received 330 votes. Most votes were cast electronically instead of by paper. Eleven people received one write-in vote each.

Instead of choosing officers for the board at the regular February meeting, the board is expected to make its decision at

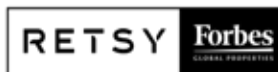
the 6 p.m. March 25th meeting in the McDowell Center.

HOA OKs Wall Painting

The McDowell Mountain Ranch HOA approved spending \$215,696 to paint the common walls of Sonoran Estates III, The Preserve, Sunset Point and Discovery Canyon. The HOA paints one-fifth of the community's walls each year.

News brought to you by the #1 Real Estate Team in MMR for 28 years!

Real Estate Section, Pgs. 7-12



SPOTLIGHT

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M. Franklin, who reviewed HB 2298 for MMR.

It wasn't clear whether Scottsdale would have been able to enforce HOA or city street parking rules had the MMR measure failed.

It was also unclear why the authority of HOAs has been under attack, but from our perspective it seems unreasonable.

For the vote to be valid, one-tenth of MMR's roughly 3,800 eligible homeowners — or 380 — had to cast a ballot to constitute an electoral quorum.

HOA to Upgrade Community Center Building

A \$51,000 plan to replace four large windows in the Community Center with a sliding door, a pass-through window and a bar was unanimously approved by the McDowell Mountain Ranch Homeowners Association Board of Directors in January. The new door is expected to improve the functionality and aesthetics of the kitchen. The windows are expected to be installed on May 7th by McDowell Mountain Builders.

Landscape Improvements Approved

The landscaping for Montecito, Overlook and The Preserve will receive major updates under a project approved unanimously by the McDowell Mountain Ranch Homeowners Association Board of Directors in January. The \$48,000 project also calls for the McDowell Mountain Ranch Road median between Thompson Peak Parkway and 105th Street to be improved. Yellowstone Landscaping will be doing the work.

Desert Broom Poses Risk to Everyone

While some McDowell Mountain Ranch residents may like the incredible resilience of desert broom, its high flammability poses a serious risk to our community's homes. MMR's Homeowners Association has already eliminated the plant from common areas near about 110 homes, Community Manager Chris Richardson told residents at the February Homeowners As-

sociation. Residents who were resisting the aggressive plant's removal because they like the privacy it afforded them were given a time limit to find an alternative, according to Richardson. Desert Broom can grow up to 10 feet tall and is exceptionally difficult to remove and kill. Learn more about problematic plants in the Scottsdale area: tinyurl.com/3uyyrd7a

MMR Chooses New HOA Auditor

McDowell Mountain Ranch approved a new auditor following the death of long-serving accountant Mark Reece. The Homeowners Association Board of Directors chose Butler Hansen to prepare this year's audit and file taxes for \$10,845.

FREE SHRED-A-THON (DRIVE-THROUGH)
MCDOWELL CENTER-PARKING LOT
16116 N. MCDOWELL MOUNTAIN RANCH RD
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TO REGISTER, PLEASE VISIT WWW.MMRCA.NET

SPONSORED BY

Christine's Team Sponsors Shredding Event

Christine's Team is sponsoring a drive-through Shred-A-Thon 10 a.m.-noon May 10th at the McDowell Center parking lot. Residents can bring up to two banker boxes' worth of documents they want shredded. Although the event is free, residents who participate are asked to donate new or gently used T-shirts to benefit those who are less fortunate. Register at mmrca.net

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New Bars Planned for Bashas' Center

The McDowell Mountain Ranch Homeowners Association unanimously approved at its February meeting a sign for the Orangedale Lounge coming to The Art Center adjacent to the Bashas' Shopping Center. The owners behind Orangedale are taking over the space previously occupied by the Whining Pig near Thompson Peak Parkway and Bell Road. Scottsdale, which was almost named Orangedale because of its once considerable citrus groves, will have a "dive bar" feel, according to the owners. The unique name comes from citrus being one of the five C's that drove Arizona's economy for decades. Orangedale Lounge plans to have an exclusive Beer Mug Club, but we don't know much about the food plans yet. The website is here: orangedalounge.com



Heritage Kitchen Planned

A sign on the door of the defunct Wandering Donkey indicates that Heritage Kitchen & Cocktail plans to open in The Art center adjacent to the Bashas' Shopping Center at Thompson Peak Parkway and Bell Road.

"While little information about Heritage Kitchen & Cocktails has been released, a rendering video from Kobra Design shows what customers can look forward to," writes Joey Reams for What Now Phoenix. "Upon entry, guests will notice a grass wall before the main entrance that will be perfect for photos. Inside, the space will be open with plenty of natural light and greenery. Heritage Kitchen & Cocktails will feature private dining rooms, a cocktail table, a chef's table, a main dining area, an interior bar, patio dining, and an exterior bar." The restaurant, owned by Eric

CONCERT AT THE PARK
FRIDAY, MARCH 28TH
6:00 - 8:00 P.M.
THE GREAT LAWN AT THE COMMUNITY CENTER

This event is generously sponsored in part by:

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Christine Espinoza Sponsoring Concert

Christine's Team is sponsoring a Concert in the Park featuring The Day Job Band, which plays covers of classic rock and contemporary hits. The free concert is scheduled for 6-8 p.m. Friday, March 28th, on the Great Lawn at the McDowell Mountain Ranch Community Center. Please go here to register: tinyurl.com/yur4mjeh



Greenwald, is expected to open later this year. Story here: tinyurl.com/ycxrwj9f

Scottsdale No. 1 for Families

Scottsdale is the No. 1 city for raising families, according to This Old House. "Known for its stunning desert landscape and luxurious lifestyle, the city provides high-quality amenities and services," the report said. "Its school district is rated 9 out of 10, and it has 6.65 primary care providers per 1,000 residents — the highest among the Top 5 cities analyzed."

Gilbert placed sixth on the list, Chandler placed eighth, and Tempe placed 15th. Immediately behind Scottsdale were Overland Park, Kan., Aurora, Ill., Boise, Idaho, and Madison, Wis. Phoenix placed 36th. Story: tinyurl.com/2vduutr4

MMR Swim Classes Offered

McDowell Mountain Ranch Youth Swim classes will be on Mondays and Wednesdays beginning April 7th. Instructor Laurie Ball offers the program, which uses the Kidtastics Stroke Technique program for children over 5 years old. "The lessons focus on improving children's stroke technique, swim form, breath control, and endurance," according to the organization. The classes, held at

the Community Center Pool, are for swimmers who already can swim across the pool unaided.

The cost is \$105 per month or \$360 for four months. Contact Laurie Ball at SoFun@Kidtastics.com or go to kidtastics.com for more information or to register.



Plan Early for Fourth of July

Scottsdale is already promoting its 4th of July Celebration at WestWorld. The event will feature bigger than ever fireworks, Copper State Rodeo bull-riding, a slider-eating contest, games, BBQ, a parade of heroes and a water balloon championship. The early event will be 5-9 p.m., and fireworks will begin at 9. Visit Scottsdale's Fourth of July website for updates at scottsdale4th.com.

Odds & Ends continued on Page 5

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Bingo Sign-Up on March 24

McDowell Mountain Ranch plans to hold another bingo at 6 p.m. sharp on April 4th at the McDowell Center. The cash-only event costs \$20. Be ready to register for the Bingo night at about 12:30 p.m. on March 24th, when the Homeowners Association will email the link to registered residents. Warning: The seats sell out quickly.



Garage Sale on March 29

This year's McDowell Mountain Ranch Community Garage Sale will be from 7 a.m. to noon on March 29th. Registration for the event is scheduled to open March 12th at mmrca.net.



Spring Fest Seeks Sponsors

McDowell Mountain Ranch residents, mark your calendars: The Spring Fest & Egg Hunt is scheduled for 2-4 p.m. Saturday, April 12th, on the Community Center Great Lawn. Contact Lifestyle Director Daniel Thomson if you would like to sponsor a booth at dthomson@associatedasset.com

Odds & Ends continued from Page 4

2 WestWorld Shows Coming

- The **Maricopa County Home show**, which has been holding events since 1992, returns to WestWorld May 16-18. It's a bit too early to announce all the different vendors, but we can tell you that the event has been named a Top 10 premier home show 10 years in a row. Go here for details: maricopacountyhomeshows.com
- The artisan market known as **Junk in the Trunk** returns April 25-27 to WestWorld. This year's event is expected to include more than 160 shops: junkinthetrunkvintagemarket.com

2025 Bulk Waste Schedule

In 2025 bulk brush and garbage pickup will again be in Area 2 and generally begin on the first Monday of the month with three exceptions: the April pickup will begin on March 31st and May pickup will begin on April 28th. The September pickup begins on the 8th.

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.

In a policy change, homeowners should not put trash out earlier than Friday before bulk pickup

dates. Pickup times in the McDowell Mountain Ranch area begin at 5 a.m. on the dates listed below, but the process may take several days:

- March 31st
- April 28th
- June 2nd
- July 7th
- Aug. 4th
- Sept. 8th
- Oct. 6th
- Nov. 3rd
- Dec. 8th

Note: Details are subject to change. Find bulk and regular waste pickup information here: tinyurl.com/y43dvm3w

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Axon Employees Protest in Favor of HQ Plan

Axon employees protested outside the state Capitol recently to urge lawmaker support for two bills that are designed to help keep the company in Arizona, according to AZ Family. Axon has been warning employees and Scottsdale that it cannot wait until a Nov. 3, 2026, election to learn whether residents support proposed headquarters, apartments and hotel in North Scottsdale.

The bills would block voters from overriding zoning already approved by the Scottsdale City Council. The bills were stalled in the state Legislature at the time of this writing.

"If these bills pass, they will, because they contain a retroactivity clause, negate our successful referendum and silence the voices of the (nearly) 27,000 Scottsdale citizens who signed our petitions!" Bob Littlefield told AZ Family. Littlefield, a former Scottsdale councilman, is the chairman of Taxpayers Against Awful Apartment Zoning Exemptions (TAAAZE), the organization that conducted the petition drive. "This legislation is a blatant assault on the right of all Arizona citizens to hold their municipal governments accountable, and it must be defeated."

The now delayed project, on a 70-acre campus at Hayden Road and the Loop 101 Freeway, was expected to cost about \$1.3 billion. It potentially

could have brought thousands of jobs and billions of dollars in economic impact over a decade to the area, according to Axon CEO Rick Smith.

Smith contends that a group from California was getting back at Axon for rejecting a union proposal. "We had an outside group that came from California that came to us aggressively pushing a unionization deal and we said no, and then they bused in a bunch of petitioners to cancel our zoning," Smith told AZ Family.

Petition organizers have denied that claim.

Scottsdale Rep. Joseph Chaplik, who lives in McDowell Mountain Ranch, is also against the

project. "Scottsdale residents DO NOT want another massive apartment project (1,900 units) after years of overbuilding," he posted on Twitter.

The Axon signature drive — and the company's effort to fight it — may have cost up to \$1 million, according to a story in the Scottsdale Progress.

Axon makes personal and law enforcement equipment that includes Taser stun guns and body cameras. The company also makes law enforcement software.

- AZ Family: tinyurl.com/yc5htd5c
- Scottsdale Progress: tinyurl.com/mr43yjd8
- AZ Central: tinyurl.com/57z7c3ym



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Overall Rank	City	Total Score	Job Market Rank	Socio-economics Rank
1	Scottsdale, AZ	67.04	1	10
2	Pittsburgh, PA	66.48	3	2
3	Columbia, MD	66.38	2	11
4	South Burlington, VT	65.33	4	5
5	Portland, ME	64.29	5	15
6	Charleston, SC	61.72	6	40
7	Chandler, AZ	61.13	15	29
8	Washington, DC	61.07	11	36
9	Tempe, AZ	61.03	17	22

City Is No. 1 for Job Hunting

Scottsdale was ranked the No. 1 best place overall for finding a job in the nation by WalletHub in its 2025 Best U.S. Cities for Jobs report. The city had the top Job Market rank and the 10th best socioeconomic rank. Scottsdale ranked No. 3 for Job Opportunities.

"Scottsdale, Ariz., is the best city for jobs in 2025, in large part because it boasts one of the lowest unemployment rates in the country, which demonstrates that most residents have no trouble finding work," according to WalletHub. "Scottsdale ranks first when it comes to the prevalence of paid internship opportunities as well, so it's great for people looking for workforce experience during school."

The cities immediately behind Scottsdale were Pittsburgh, Columbia, Md., South Burlington, Vt., and Portland, Maine. Chandler came in seventh while Tempe was in ninth and Gilbert came in 20th. The article is here: tinyurl.com/cx69ehd9



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Your McDowell Mountain Ranch Real Estate Expert

Downsizing? What to Know Before Making the Move

Lately, I've been hearing from more and more homeowners in our community who are considering downsizing. Whether it's because the kids have moved out, the stairs in a two-story home are becoming a challenge, or it's simply time to transition into the next phase of life, this decision is significant. And for those who have lived in their home for 20+ years, the process can feel overwhelming.

As a trusted real estate professional with deep knowledge of the McDowell Mountain Ranch market, I'm here to help make this transition as seamless as possible. I understand the concerns that come with downsizing, and my goal is to provide guidance and solutions that fit your needs.

Common Concerns When Downsizing

1. Emotional Attachment to Your Home

Your home is more than just a place – it's where memories were made. Letting go can be difficult, but I approach this process with care and understanding, helping you transition at a pace that feels right for you.

2. Understanding the Market

Looking at the market, many sellers wonder what they can expect to make from selling their home. I provide up-to-date market insights so you can make informed decisions with confidence.

3. Home Maintenance and Repairs

Getting a home ready for sale can feel daunting. If your home needs repairs or updates, I can connect you with trusted professionals to make the process easier and more efficient and even assist in managing any repairs or renovations.

4. Selling "As-Is" for Convenience

Not everyone has the time or energy to prepare their home for sale. If maximizing price isn't the top priority and convenience matters more, I have cash buyers ready to purchase homes in their current condition. No showings, no staging, no stress.

5. Finding the Right Next Home

Whether you're staying local, moving into a retirement community, or relocating closer to family, finding the next place you call home is an essential piece of the puzzle. I can help you explore local options or connect you with a trusted agent in your new location.

6. Financial Planning & Timing

Should you sell before you buy? How can you avoid a double move? There are creative solutions to make the transition run smoother, and I'll help you evaluate the best options for your situation.

7. Managing the Logistics of Moving

Moving itself can feel overwhelming. I work with professional organizers and moving specialists who can assist with decluttering, packing, and making your move as stress-free as possible.

How I Can Help

Selling your home is more than just a transaction – it's a major life event, and I'm here to guide you every step of the way. Here's what I offer:

- **Personalized Consultation:** We'll discuss your goals and create a customized plan that aligns with your needs.
- **Strategic Marketing:** A tailored approach to attract the right buyers and maximize your home's value.
- **End-to-End Support:** From preparing your



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home to negotiating offers and handling closing details, I ensure a smooth experience.

- **A Trusted Network:** I have access to vetted professionals of various home contractors, cre-

Christine continued on Page 9

Rental Values
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Interest Rates
pg. 10

Our Listings & Sales
pg. 8

Buyer Needs
pg. 9



SCAN ME

COMING SOON, LISTINGS & SALES IN MMR

COMING SOON!



The Overlook
16044 N 106th Way

4 Bed | 2.5 Bath | 2,421 SQ FT | 3-Car Gar

Beautifully updated home with LVP plank flooring, kitchen w/white shaker cabinets, quartz counters & stainless appliances. Resort-like backyard w/travertine pavers, putting green & sparkling pool.

\$1,150,000

FOR SALE!



Desert Cliffs
10917 E Raintree Drive

5 Bed | 3 Bath | 3,924 SQ FT | 3-Car Gar

Nestled at the top of the hill with mountain views, this beautiful home is on a 0.3 acre lot with a grassy play area, firepit & sparkling pool. Freshly painted with new flooring t/o and wood floors downstairs.

\$1,495,000

FOR SALE!



Sunrise Point
11617 E Raintree Drive

3 Bed+Den | 3 Bath | 2,749 Sq Ft | 2-Car Gar

STUNNING 2025 remodel on one of the best VIEW LOTS with a pool, in guard-gated Sunrise Point. Primary bedroom + office downstairs and 2 large guest suites upstairs – this would make a perfect second home!

\$1,495,000

FOR RENT!



Discovery Canyon
10313 E Karen Drive

3 Bed+Den | 3 Bath | 1,837 SQ FT | 2-Car Gar

Hard to find, completely remodeled rental in MMR. LVP plank flooring in main living areas, shaker cabinets in kitchen & baths, quartz counters & stainless appliances.

Private backyard w/pool

\$4,600 per month

UNDER CONTRACT!



Discovery Canyon
10215 E Hillery Drive

4 Bed | 2 Bath | 1,837 SQ FT | 2-Car Gar

This entertainer's dream home features luxury plank flooring, a gourmet kitchen w/ a huge island, gas range, new SS appliances, quartz counters & white shaker cabinets. The serene backyard offers a play pool & water feature.

\$960,000

SOLD!



Discovery Trails
10351 E Saltillo Drive

3 Bed | 2 Bath | 1,327 SQ FT | 2-Car Gar

Remodeled gem features an eat-in kitchen w/ marble counters, custom backsplash, breakfast bar, new electric range, SS appliances & white shaker cabinets. New flooring, baseboards & fixtures throughout. The backyard boasts new turf.

\$743,000

SOLD!



Discovery Trails
10418 E Morning Star Drive

2 Bed+Den | 2 Bath | 1,548 SQ FT | 2-Car Gar

Stunning, remodeled home features a chef's dream kitchen w/ marble countertops, gas range, SS appliances, & white shaker cabinets.

The great room boasts a sleek linear fireplace & shiplap surround. New floors, baseboards, fixtures, HVAC, roof & owned solar system complete this home!

\$830,000

SOLD!



Armonico
16389 N 108th Place

4 Bed | 3 Bath
2,994 SQ FT | 3-Car Gar

This beautiful home boasts a kitchen with dual islands, double ovens, and granite countertops. The backyard offers a pool, spa and scenic mountain views while backing to a wash, creating a serene retreat!

\$1,050,000

SOLD!



Desert Cliffs
10688 E Butherus Drive

4 Bed+Bonus Rm+Loft | 3.5 Bath
3,509 SQ FT | 3-Car Gar

Situated in a gated community, this home features a remodeled kitchen & a backyard oasis w/ a Pebble-Tec pool, rock waterfall, spa, gas fire pit, & built-in BBQ. Plus, it backs to a wash w/ stunning mountain views!

\$1,580,000

SOLD!



Vermillion Cliffs
16409 N 108th Way

4 Bed+Den | 2 Bath
3,348 SQ FT | 3-Car Gar

Located in a gated community, this updated split-floor plan features natural stone counters and a backyard oasis with a pool, spa, fireplace, and stunning mountain views backing to a wash.

\$1,595,000

SOLD!



Trovas
16575 N 109th Way

4 Bed+Bonus Rm | 4.5 Bath
4,065 Sq Ft | 3-Car Gar

Gorgeous home in a gated community near mountains. Remodeled kitchen with white shaker cabinets, high-end appliances & quartz counters. Backyard has a heated Pebble-Tec pool, fireplace with custom tile seating, & built-in BBQ!

\$1,950,000

Buyer Needs



MMR residents seek to downsize in our community. Property MUST be a 2,500-3,300-square-foot, single-level home with at least 3 bedrooms + den. Prefer kitchen that opens to the family room and has a master bedroom split. Buyers are willing to do cosmetic remodeling but prefer to make final decisions if seller is making changes. A pool is not required. Views would be nice, but back-yard privacy is most important. These cash buyers have flexible moving dates and will pay up to \$1.7 million.



Household of 2 in Troon wish to move to MMR. Buyers prefer a gated community for second home. Must be a single level, with 3+ bedrooms, nothing larger than 2,500 square feet and NO pool. VIEW, such as a wash, city lights or mountain view, is preferred. A south or west facing back yard is important. The La Jolla floor plan in Cimarron Hills/Ridge or 100 Hills would be the perfect fit. Cash buyers will pay up to \$1.5 million.



MMR residents seek larger home in our community. Buyers seek single-level, master-split floor plan with separate living space to accommodate. Move-in ready is preferred but will consider doing minor cosmetic changes. They need at least 4 bedrooms, 3+ baths, at least 3,000 square feet with a pool and a VIEW, preferably facing east! Cash buyers, flexible on move-in date, will pay up to \$3 million.

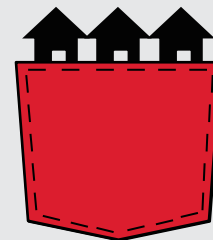


MMR resident with household of 2 needs new home with more space to facilitate frequent family visits. Guest rooms with en-suite bathrooms would be ideal! Must be single-level, master-split floor plan with at least 4 bedrooms and 2,500+ square feet. A PRIVATE back yard is a MUST! Buyers are open to remodeling if the home is original. Flexible on closing date. Purchase price up to \$1.7 million.



INVESTORS are interested in purchasing a home in MMR on a fantastic lot with a view! The ideal home would be single level and original inside, or even distressed. If you don't want to worry about getting your home ready for sale, showing the property to buyers or making repairs, **THEY WILL PAY CASH AND ACCEPT YOUR HOME AS-IS WITH ZERO HASSLES.** Super flexible on timing with a possible option to remain in the home up to 30 days for free after closing.

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.

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.

Giving Back by Christine Espinoza

T-Shirt Drive

THANK YOU to everyone who donated blankets to our winter blanket drive! We were able to "spread the warmth" to those less fortunate this winter season.

Beginning April 1st, we will be collecting new and gently used T-shirts to help those in need. As the weather warms up, many people without a home have limited clothing options and could greatly benefit from the comfort of a fresh T-shirt. If you're doing your spring cleaning and find extra gently used T-shirts that you would like to donate, please drop them off at the McDowell or Community center, where donation boxes will be available. Your support can make a meaningful difference to those who are less fortunate.



Christine continued from Page 7

ative financing lenders, financial advisors and investors who will purchase your home if you decide against putting it on the market.

• **Compassionate Guidance:** I understand this is a big decision, and I'll be there to provide support and reassurance.

Downsizing doesn't have to be overwhelming — with the right plan and guidance, it can be a positive and rewarding step toward your next chapter. If you're thinking about making a move, I'd love to have a conversation about how I can help.

Let's take the first step together.

Email: christine@christineespinoza.com or call: 602-989-7492

HOA Annual Report Reveals Strong Finances, Key Stats

By Brett Levy

While we don't always cover McDowell Mountain Ranch's annual report because it tends to repeat things we already have covered, this year we thought we'd share some interesting facts.

On the financial side, a new Reserve Study revealed that the Master Homeowners Association is funded at 92%, making the risk of a special assessment quite low.

The Reserve Funds, used for expected projects, was at more than \$3.6 million at the time the report was produced.

The HOA sponsored a whopping 26 community events in 2024 and offered eight fitness classes and launched a new youth tennis program. In 2025, the HOA is planning many events, ranging from Bingo to a Casino Night. We'll have more on those events as the year progresses.

Another interesting statistic: The HOA made and received 11,848 phone calls. Since I only accounted for about 10-15 of them, don't blame me.

Perhaps even more interesting are the 2,143 compliance letters that were sent out.

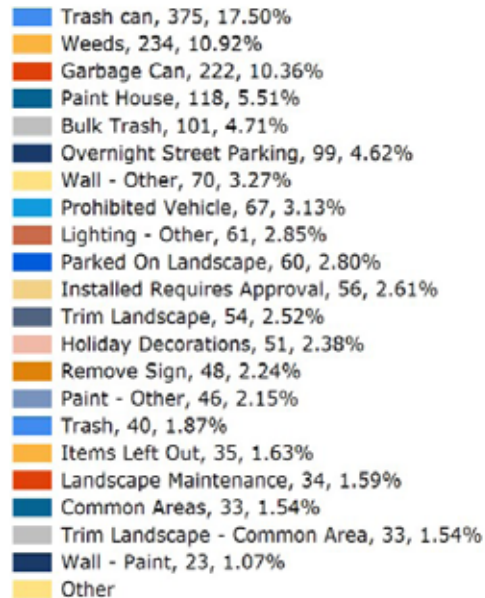
The biggest culprit? Trash, garbage can and bulk waste violations accounted for 698 warning letters or over a third of the total sent out.

Weed problems were the next biggest issue faced by the HOA, which accounted for 234 let-

ters, or 10.92%. The need for outdoor house painting accounted for 118 — or 5.5% — of the letters sent to residents.

The HOA completed numerous projects in 2024, including updating the Recreation and Community centers pool decks, seal coating the Special Use Area streets, replacement of the Community Center HVAC system and an update to Sonoran Estates II's common landscaping.

Projects planned for 2025 include updating more common landscape areas, remodeling a portion of the Community Center and resurfacing of the pickleball, tennis and basketball courts.



RENTAL VALUES BY PRICE RANGE (JAN.-DEC. 2024)

Rental Values	# Rented	Avg Rent	Avg SF	DOM	\$/SF
\$2,000 - \$2,499	2	\$2,275	1480	166	\$1.54
\$2,500 - \$2,999	13	\$2,764	1525	49	\$1.81
\$3,000 - \$3,499	16	\$3,209	1802	52	\$1.78
\$3,500 - \$3,999	15	\$3,705	2361	34	\$1.57
\$4,000 - \$4,499	7	\$4,150	2219	39	\$1.87
\$4,500 - \$4,999	4	\$4,700	2549	57	\$1.84
\$5,000 - \$5,499	11	\$5,086	2616	63	\$1.94
\$5,500 - \$5,999	4	\$5,625	3354	76	\$1.68
\$6,000 - \$7000	2	\$6,775	3689	142	\$1.84
\$7,000 & Up	3	\$8,000	3121	11	\$2.56
The Ranch	77	\$4,042	2230	54	\$1.81

MORTGAGE INTEREST RATES

Conforming* Loans

30 Year 6.625%
 20 Year 6.375%
 15 Year 6.125%

Jumbo* Loans

30 Year 6.375%
 20 Year 6.375%
 15 Year 6.625%

FHA 30-Year fixed 6.375%
 VA 30-Year fixed 6.500%

Rates effective 2/26/2025

Fees vary by lender

*Rates lower with points. In Scottsdale, *Conforming* refers to loans up to \$806,500 and *Jumbo* from \$802,651 and above.

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HOMES CURRENTLY FOR SALE

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16420 N TPP #2120	Cachet	Heritage	\$525,000	1338	2	1	N
16420 N TPP #1009	Cachet	Legacy	\$609,000	1640	2+Den	2	N
16600 N TPP #1052	The Ridge	Legacy	\$699,999	1890	2+Den	2	N
10238 E Blanche Dr	Discovery Canyon	Scenic	\$739,000	1837	4	2	N
10212 E Betony Dr	Arizona Vintage	Chardonnay	\$785,000	1744	3	2	N
*10226 E Pine Valley Rd	Discovery Canyon	Scenic	\$789,000	1837	4	2	N
10250 E Morning Star Dr	Panorama Point	Mesquite	\$830,000	1548	3	2	Y
10873 E Salt Bush Dr	Castle Chase	Stirling	\$850,000	1701	2+Den	2	N
10851 E Le Marche Dr	Castle Chase	Windsor	\$860,000	1936	2+Den	2	N
10522 E Morning Star Dr	Panorama Point	Mariposa	\$925,000	1963	3+Den	2	Y
11233 E Butherus Dr	Sunrise Point	Sierra	\$1,020,000	2083	2+Den	2	Y
10564 E Tierra Buena Ln	The Overlook	Mesquite	\$1,049,000	2152	4+Den	2	Y
<u>*16044 N 106th Wy</u>	<u>The Overlook</u>	<u>Ironwood</u>	<u>\$1,150,000</u>	<u>2421</u>	<u>4</u>	<u>3</u>	<u>N</u>
10671 E Caribbean Ln	Cimarron Hills	La Jolla	\$1,175,000	2328	3	2	Y
10335 E Acacia Dr	Montecito	San Miguel	\$1,250,000	2396	4+Den	2	Y
16593 N 104th St	Eagle Ridge	#3344	\$1,299,000	2367	4	2	Y
<u>11617 E Raintree Dr</u>	<u>Sunrise Point</u>	<u>Papago</u>	<u>\$1,495,000</u>	<u>2749</u>	<u>3+Den</u>	<u>2</u>	<u>Y</u>
<u>10917 E Raintree Dr</u>	<u>Desert Cliffs</u>	<u>#6090</u>	<u>\$1,495,000</u>	<u>3924</u>	<u>5</u>	<u>3</u>	<u>Y</u>
10788 E Raintree Dr	Desert Cliffs	#6060	\$1,520,000	2647	3+Den	3	Y
10625 E Blanche Dr	Cimarron Hills	Montoro	\$1,560,000	2598	3	2	Y
10262 E Jasmine Dr	Montecito	Sa Miguel	\$1,595,000	2212	3+Den	3	Y
10975 E Greenway Rd	Cimarron Hills	Laredo	\$1,699,990	2788	4	3	Y
10646 E Butherus Dr	Desert Cliffs	#6080	\$1,789,900	3509	4+Den	3	Y
10819 E Butherus Dr	Desert Cliffs	#6060	\$1,850,000	2647	4	3	Y
11157 E Greenway Rd	Cimarron Ridge	San Rafael	\$1,850,000	3393	4+Den	3	N
10999 E Acoma Dr	Mirador	Solana	\$1,975,000	3110	4	3	Y
11036 E Evans Rd	Sienna Canyon	Talavera	\$2,099,000	3801	6+Loft	3	Y
11312 E Greenway Rd	Cimarron Ridge	Morena	\$2,140,000	3393	4+Den	3	Y
*10886 E Ludlow Dr	Sonoran Estates	Saguaro	\$2,375,000	3989	4+Den	3	Y
14065 N 111th Pl	Sonoran Estates	Saguaro	\$2,499,000	4257	5+Den	3	Y
10951 E Mirasol Ci	Trovas	Dante	\$2,500,000	3297	3+Den	3	Y
15972 N 115th Wy	100 Hills		\$2,895,000	4596	3+Den	3	Y
11127 E Mirasol Ci	One Hundred Hills	Cartegena	\$2,900,000	3600	3+Den	3	Y
14146 N 106th Wy	Sonoran Estates	Santana	\$3,200,000	3904	5+Den	3	Y
11510 E Mirasol Ci	100 Hills	Malaga	\$3,700,000	4395	3+Den	3	Y
11475 E Paradise Ln	100 Hills	Custom	\$4,768,000	6782	5+Den	6	Y

*Coming soon.

CLOSED SALES IN JANUARY & FEBRUARY

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16420 N TPP #1127	Cachet	Legacy	\$578,000	1640	2+Den	2	N
16600 N TPP #1057	Cachet	Monarch	\$610,000	1890	2+Den	2	N
16020 N 102nd Pl	Arizona Vintage	Zinfandel	\$665,000	1604	3	2	N
15056 N 102nd St	Discovery Canyon	Mountain View	\$700,000	2197	4+Loft	2	N
<u>10351 E Saltillo Dr</u>	<u>Discovery Trails</u>	<u>Coronado</u>	<u>\$743,000</u>	<u>1327</u>	<u>3</u>	<u>2</u>	<u>N</u>
10372 E Raintree Dr	The Preserve	Avalon	\$770,000	1702	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 JANUARY & FEBRUARY

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
10556 E Autumn Sage Dr	Castle Chase	Carlisle	\$792,500	1646	3	2	N
16142 N 102nd Wy	Discovery Trails	Highline	\$801,000	2197	4+Loft	2	Y
10399 E Saltillo Dr	Discovery Trails	Highline	\$805,000	1963	4	2	N
15265 N 104th Wy	The Preserve	Brisas	\$823,000	2132	4	2	Y
<u>10418 E Morning Star Dr</u>	<u>Discovery Trails</u>	<u>Sabino</u>	<u>\$830,000</u>	<u>1548</u>	<u>2+Den</u>	<u>2</u>	<u>N</u>
10359 E Morning Star Dr	Panorama Point	Primrose	\$915,000	1874	3	2	N
<u>16389 N 108th Pl</u>	<u>Armonico</u>	<u>Montana</u>	<u>\$1,050,000</u>	<u>2994</u>	<u>4</u>	<u>3</u>	<u>Y</u>
16544 N 105th St	Eagle Ridge	#3343	\$1,095,000	2161	3+Den	3	Y
10455 E Sheena Dr	Sonoran Fairways	Palo Verde	\$1,115,000	2294	4	2	Y
10532 E Firewheel Dr	The Overlook	Ironwood	\$1,175,000	2818	5	2	Y
10959 E Kora Ln	Cimarron Hills	Laredo	\$1,300,000	2787	4	3	Y
11509 E Beck Ln	Cimarron Ridge	Sevilla	\$1,430,000	2660	3+Den	2	Y
10760 E Caribbean Ln	Cimarron Hills	Sevilla	\$1,480,000	2598	2+Den	3	N
<u>10688 E Butherus Dr</u>	<u>Desert Cliffs</u>	<u>#6080</u>	<u>\$1,580,000</u>	<u>3509</u>	<u>4+Loft</u>	<u>3</u>	<u>Y</u>
<u>16409 N 108th Wy</u>	<u>Vermillion Cliffs</u>	<u>932-5</u>	<u>\$1,595,000</u>	<u>3348</u>	<u>4+Den</u>	<u>3</u>	<u>Y</u>
10980 E Karen Dr	Cimarron Hills	Andorra	\$1,760,000	3720	4	4	Y
16355 N 108th Wy	Vermillion Cliffs	632-5	\$1,829,500	3348	5+Den	3	Y
<u>16575 N 109th Wy</u>	<u>Trovas</u>	<u>Medici</u>	<u>\$1,950,000</u>	<u>4065</u>	<u>4+Den</u>	<u>3</u>	<u>Y</u>
10729 E Acoma Dr	Mirador	Paraiso	\$2,150,000	3770	4+Den	3	Y
11440 E Wincomb Dr	Sonoran Estates	Saguaro	\$2,237,500	3770	5	3	Y
11138 E Verbena Ln	Trovas	Dante	\$2,710,000	3297	4+Den	3	Y
11371 E Wincomb Dr	Sonoran Estates	Saguaro	\$2,850,000	4344	4+Den	3	Y

PENDING, UCB * & CCBS** TRANSACTIONS

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16600 N TPP #2036	The Ridge	Heritage	\$515,000	1298	2	1	N
16420 N TPP #2010	Cachet	Heritage	\$548,500	1338	2	1	N
10491 E Raintree Dr	The Preserve	Montana	\$679,000	1504	3	2	N
10351 E Pine Valley Dr	Sunrise Point	#1650	\$750,000	1693	3	2	N
10402 E Saltillo Dr	Discovery Trails	Highline	\$815,000	2197	4+Loft	2	N
15165 N 102nd Wy	Discovery Canyon	Sunrise	\$825,000	1481	3	2	N
<u>10215 E Hillery Dr</u>	<u>Discovery Canyon</u>	<u>Scenic</u>	<u>\$960,000</u>	<u>1837</u>	<u>4</u>	<u>2</u>	<u>Y</u>
10263 E Verbena Ln	Montecito	Castillo	\$1,200,000	3089	5	3	Y
10638 E Blanche Dr	Cimarron Hills	Sevilla	\$1,375,000	2823	3	3	Y
11457 E Blanche Dr	Cimarron Ridge	Sevilla	\$1,830,000	2806	4	3	Y
10975 E Bahia Dr	Trovas	Lido	\$2,100,000	4241	4+Den	3	Y
10756 E Ludlow Dr	Sonoran Estates	Santana	\$2,295,000	3658	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	\$4,296,000	5414	5+Den	4	Y

AVAILABLE RENTALS

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16600 N TPP #2010	The Ridge	Heritage	\$2,750	1354	2	1	N
10349 E Penstamin Dr	Discovery Trails	Sabino	\$2,900	1622	3	2	N

Rentals continued on Page 12

*Pending, **UCB, & ***CCBS

All three categories mean the seller has ACCEPTED an offer on their property. More specifically: Pending: Under Contract, no longer showing or accepting back up offers. UCB: Under Contract, accepting back up offers. CCBS: Under Contract, contingent on buyer sale.

Toll Brothers Plans 135 Condos at Cavasson

Toll Brothers purchased an 11.27-acre parcel from Cavasson to build a \$28.7 million town-home community, according to the Phoenix Business Journal. Toll Brothers plans to break ground on the 135-unit complex, where units are expected to be in the \$1-1.2 million range, in the fall. The 135-acre Cavasson campus, which includes 1.8 million square feet of office space, is located at the northwest corner of the Loop 101 Freeway and Hayden Road. Story: tinyurl.com/2wrwt9wa



A plan to build four office buildings in the Perimeter Center was approved by the Scottsdale Development Review Board.

Promenade Addition OK'd

While the 85-acre Scottsdale Promenade might already seem full, the Scottsdale Development Review Board approved 5-0 a one-story, 8,265-square-foot building near Frank Lloyd Wright Boulevard. The new building would house a 2,670-square-foot restaurant and a 5,595-square-foot retail space. Go here to see the report: tinyurl.com/ds45er8x

Mayo to Invest \$1.9 Billion

The Mayo Clinic, which had already announced that it would spend \$748 million to double its Phoenix campus near the Scottsdale border,

announced that it would invest an additional \$1.9 billion to expand, according to the Phoenix Business Journal. The investment calls for adding 1.2 million square feet of space to the clinic. The original expansion plans called for adding 48 hospital rooms. A 360,000-square-foot building, the fourth, would also be built. The project is set to be completed in 2031. Story: tinyurl.com/mvf2yftd

Board OKs Loop Project

A plan to build a four-building office/warehouse complex called The Loop on a 16.67-

acre site was approved 5-0 in February by the Scottsdale Development Review Board. The Loop, which would consist of 267,051 square feet of building space, would be built at the southwest corner of the Loop 101 Freeway and E. Princess Drive, one of the last remaining parcels within the Perimeter Center business park. The primary reason the lot hasn't been developed until now is that a culvert under the freeway creates drainage challenges, but the developers believe they have found a design solution. City Council approval was still needed as of this writing. See the plans here: tinyurl.com/yuxakpkk

Rentals continued from Page 11

AVAILABLE RENTALS

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
15344 N 102nd St	Discover Canyon	Catalina	\$2,995	1504	3	2	N
16600 NTPP #1068	The Ridge	Monarch	\$3,000	1674	2+Den	2	N
10338 E Saltillo Dr	Discovery Trails	Sabino	\$3,100	1622	3	2	N
10503 E Morning Star Dr	Panorama Point	Primrose	\$3,295	1874	3	2	N
10278 E Bahia Dr	Eagle Ridge	#3335	\$3,995	1998	3	2	Y
<u>10313 E Karen Dr</u>	<u>Discovery Canyon</u>	<u>Scenic</u>	<u>\$4,600</u>	<u>1837</u>	<u>3+Den</u>	<u>2</u>	<u>Y</u>
11113 E Betony Dr	100 Hills	Sevilla	\$5,100	2629	4	2	N

CLOSED RENTALS IN JANUARY & FEBRUARY

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
10151 E Tierra Buena Ln	Arizona Vintage	Bordeaux	\$2,600	1478	2+Den	2	N
10284 E Hillery Dr	Discovery Canyon	Clearview	\$2,800	1564	3	2	N
15841 N 102nd Pl	Arizona Vintage	Zinfandel	\$2,950	1604	3	2	N
15833 N 102nd Pl	Arizona Vintage	Zinfandel	\$2,995	1604	3	2	N
10354 E Morning Star Dr	Panorama Point	Primrose	\$3,200	1874	3	2	N
15746 N 104th St	Panorama Point	Mariposa	\$3,300	1817	3	2	N
15931 N 102nd Pl	Arizona Vintage	Chablis	\$3,500	2316	4	2	N
10811 E Greenway Rd	Cimarron Hills	La Jolla	\$4,300	2285	3+Den	2	N
10382 E Acoma Dr	Sunset Point	#2787	\$4,495	3064	5	3	Y
10634 E Sheena Dr	Sonoran Fairways	Cholla	\$6,500	3466	4+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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Wine With Friends

McDowell Mountain Ranch residents enjoyed a new caterer that was used for Wine With Friends in late February. Many residents told us that they preferred the catered approach over last year's food trucks.



Tennis Clinic Offered

McDowell Mountain Ranch has teamed up with the Seth Korey Tennis Academy to provide a monthly Junior Tennis Clinic at the Recreation

Center on 105th Street. Each session is \$30. The age groups and times are:

- Ages 4-8: 4-5 p.m. Mondays and Wednesdays
- Ages 9-14: 5-6 p.m. Mondays and

Wednesdays

The classes are open to MMR residents at 10550 E. Queens Wreath Lane, but registration is required to participate: tinyurl.com/y6d9aju4 Or call: 602-803-4006.



Scottsdale Tour Features Races, Ride With Champs

The 2025 Tour de Scottsdale is offering a chance to ride with champion riders Sir Bradley Wiggins, Leanda Cave and Bobby Julich in a prologue event similar to the one in 2024. The \$1,000-per-person prologue event will be April 10-12 and includes:

- Thursday Night Reception followed by dinner
- Prologue Ride with Olympic Medalists and Professional riders Sir Bradley Wiggins, Leanda Cave and Bobby Julich.
- Post-Ride Luncheon
- 2025 Tour de Scottsdale VIP Registration
- Start in the front lead pack, pre-ride coffee & snacks, bag check, post-ride VIP meal and comp beverages/beer

- Tour de Scottsdale Jersey
 - Tour de Scottsdale Cycling Cap
 - Goody bag with special swag
- Find Prologue Ride details here: tinyurl.com/mr3x6vcj

The 100-kilometer race begins at 7 a.m. and the 50-kilometer race begins at 8:30 a.m. on April 12th at WestWorld. This year the route goes near McDowell Mountain Ranch but not through it.

- Tour: tourdescottsdale.org
- To register: tinyurl.com/yeb5scyu

This year's event will include a free McDowell Sonoran Preserve Wildflower Hike that will begin at 8 a.m. Friday, April 11th. To register for this event, go here: tinyurl.com/3pz8b3xw

\$198 Million in Vehicles Sold

More than \$198 million in vehicles were sold at the 2025 Barrett-Jackson Auto Auction at WestWorld, according to the Phoenix Business Journal. The nine-day earnings were down from 2024, which brought in \$207.6 million, but that might be the result of a second auto sale event that launched in October 2024. The next auction will be Oct. 15-18 at WestWorld. The Business Journal story is here: tinyurl.com/ygyhy69f

Belmont Kitchen to Open

Belmont Kitchen and Cocktails, which will be adjacent the original Maestro's, is set to open early this year, according to a press release. Phillip Lewkowicz and Neal Thompson, who founded Rosewood Concepts to create multiple restaurants in the North Scottsdale area, plan to offer high-end dining in a relaxed environment. Although The Belmont's website is up, there is no information yet on what might be on the menu. The Belmont's address will be 8876 E. Pinnacle Peak Road, Suite 100. Read more in What Now Phoenix: tinyurl.com/y5j3h8cr

De Babel Ranks 3rd in U.S.

Yelp readers named Scottsdale restaurant De Babel the third best in the nation for 2025. The restaurant, located along the west side of the Loop 101 Freeway and north of Raintree Drive, has been on the Yelp list three years in a row. "Yelpers rave about the 'massive' portions and vegan-friendly menu featuring homemade hummus, 'perfect, extra-crispy' falafel, and a fattoush salad that's 'bursting with flavor,'" according to a Yelp article.

The top two Yelp restaurants in the nation were Holbox in Los Angeles and Twisted Gyros in Hillsboro, Ore., near Portland. De Babel is located at 14884 N Pima Rd Suite 106. Read more about the rankings here: tinyurl.com/33dv66rt

Fair Coming to WestWorld

The Scottsdale Fair & Festival will bring roller coasters, a Ferris wheel, zero gravity and other rides to WestWorld. We counted at least 30 rides for residents of all ages. The April 25-May 4 event will also include a midway arcade, gameshow stage, horse tricks, unicycle stunts, puppy show, circus, sea lions and The Birdman. Go here to learn more: scottsdalefair.com



Looking Back...

Just 5 Years Ago*

March 2020 – McDowell Mountain Ranch instituted a \$350-a-day fee for violations of the short-term rental rules. ... The defunct Whining Pig triggered concerns over its planned patio extension. ... Café Au Plait closed before being reopened by new owners. ... The Homeowners Association began updating Community and McDowell center furniture for \$10,000.

Only 10 Years Ago*

March 2015 – YAM Properties, which owned the Bashas' shopping center, hinted at two new developments that eventually became The Vig and Foothills Animal Rescue. ... Consultants recommended a new gym and roof for Desert Canyon Elementary School. ... The 105th Street Pool reopened after it was replastered and bathrooms were remodeled.

15 Years Ago*

March 2010 – The City of Scottsdale added air conditioning to its capital bond project list for WestWorld. ... Meridian Bank announced it was leaving the Desert Canyon Center. ... HOA payment delinquencies spiked during the recession.

20 Years Ago*

March 2005 – McDowell Center renovations were completed. ... A new cell tower was added to the Desert Canyon Center. ... The Scottsdale City Council approved \$12.2 million to build the McDowell Mountain Ranch Aquatic Center while groundbreaking was scheduled for March 19th.

25 Years Ago*

March 2000 – The Bashas' shopping center developers agreed to preserve views cherished by MMR residents. ... Construction began on the Walgreen's Shopping Center near AJ's Fine Foods.

*As reported in this newsletter

City Council Votes 5-2 to Close DEI Office

The Scottsdale City Council voted 5-2 to close its Office of Diversity and Inclusion even though the vast majority of speakers at the Feb. 11th meeting were against the change, according to the Phoenix New Times. The department's two employees, who maintain city compliance with anti-discrimination laws and the Americans with Disabilities Act, will be reassigned.

"I gave my blood for this organization," Don Logan, who was nearly killed by a white supremacist's pipe bomb in 2004, told the New Times. The department has been around since 1998, though it began under another name.

The ordinance to kill the Diversity, Equity and Inclusion (DEI) programs was spearheaded by new Councilman Adam Kwasman and supported by Jan Dubauskas, another new councilwoman. Councilwomen Solange Whitehead and Maryann McAllen voted against the ordinance.

- New Times: tinyurl.com/htf7bt46
- Arizona Republic: tinyurl.com/yc8b9bvX

City Council Vote Pushes Return to Offices

The Scottsdale City Council approved 5-2 an ordinance that seeks to get

all Scottsdale city and court employees to return to work as soon as it's reasonable. It will be up to city leaders and the presiding city judge to determine who should return to the office. Councilwomen Solange Whitehead and Maryann McAllen voted against the ordinance. The resolution can be found here: tinyurl.com/2tw7rtwn

ADOT Plans to Open Freeway Ramps in April

Although the Arizona Department of Transportation has been closing a lot of freeway ramps near McDowell Mountain Ranch lately, it also means they're getting closer to completion. The northbound ramp from Cactus Road onto the Loop 101 Freeway is expected to open around April 10th while the northbound off-ramp at Raintree Drive is expected to open in late April. Weekend closures of Frank Lloyd Wright Boulevard at the Loop 101 should be completed around March 24th.



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