



An Incredible Halloween

About 300 McDowell Mountain Ranch residents attended the Halloween Trunk or Treat and Pet Costume Contest.

Above: The Incredible Reynolds family teamed up for the event.

Right: Kids and adults alike had a chance to pet lizards and snakes from Deb's Dragons.



*Spotlight on
the Community*

Board OKs HOA Fee Increase

The McDowell Mountain Ranch Board of Directors unanimously approved at its October meeting a 3.8% increase to the Master Homeowners Association fee, but rate increases for the Special Use Areas will be higher. We don't report on the rates for communities, such as Cimarron Hills and 100 Hills, that have their own HOAs.

The Master Association fees, which apply to all residents, will be going up \$6 a quarter from \$156 to \$162 beginning January 2026. Inflation on regular services, and new estimates on future expenses that the MMR HOA will be facing, are the primary reasons that the rate will be going up.

The upshot is that the Master HOA is expected to be at a 99% funding level — up from 91% in September — as a result of the increase.

The Special Use Areas — gated communities without a second HOA — are expected to face much higher costs to resurface streets than initially expected, according to

Spotlight continued on Page 14

HOA Approves Landcaping Upgrades

The McDowell Mountain Ranch Board of Directors approved contracts at its October meeting totaling \$190,000 to overhaul the landscaping at the entrances of several Special Use Areas. Drought and the lack of irrigation have degraded the landscaping in these areas over time.

The projects mirror updates made to entrance-way landscaping at Trovas and Sonoran Estates II in recent years. Trovas also

Landscaping continued on Page 13

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

Real Estate Section, Pgs. 7-12



Heritage Kitchen Opens in Bashas' Center

Heritage Kitchen + Cocktails in the nearby Bashas' Center has opened its doors with a menu from "Chopped" chef Christopher Brugman. Shared plates include aged beef tartare and Spanish octopus. The restaurant is also serving lobster "fideo" paella with saffron, garlic and lemon, and unique wood-fired pizzas. Desserts include a banana and Nutella tart and classic tiramisu. Unique cocktails are also being served. The restaurant, which includes a 1,500-square-foot patio, is located at 10121 E. Bell Road, Unit 150.

- Mouth by Southwest: tinyurl.com/27df929c
- Website: heritagescottsdale.com



Christopher Brugman

16th Annual Christmas at Princess Planned

The 16th annual Christmas at the Princess promises to be another amazing spectacle with attractions like these:

- 16 million lights
- 120-foot-tall Ferris wheel
- 6,000-square-foot outdoor ice rink
- 128 fire tables and igloos
- Two unique Santa experiences
- Starlights
- Lagoon Lights & Princess Express train ride
- Christmas village
- Enchanted Plaza shows
- Chateau Champagne
- Winterland
- Twinkle Town
- Winter characters
- Nativity Garden
- Trailblazers Trek

The Christmas event, which will run Nov. 21st to Jan. 3rd at the Fairmont

Scottsdale Princess, was ranked the Best Christmas Lights Display by Newsweek Magazine in 2024. Details: christmasattheprincess.com

Scottsdale Ranked Best Golf City in U.S.

Scottsdale topped 400 American cities to be named the best golf getaway in the United States, according to sports betting site The Action Network. Scottsdale's overall score out of 100 was 92.51. The closest city was Fort Myers, Fla., at 79.69 points. "Scottsdale, Ariz., is the undisputed champion, boasting 25 public courses per 100,000 residents, a five-day stay averaging \$1,079, and an impressive getaway score of 92.5/100," according to The Action Network. Article: tinyurl.com/3sr3krxb

Tomo-Sushi May Fill Up Market Place

We mentioned a couple of months ago that Tomo-Sushi will be opening by the end of the year in DC Ranch's Market Street, but we recently learned that the addition may bring restaurant occupancy up to 100%, according to the Business Journal. Tomo-Sushi will be operated by DC Ranch resident Tom Kaufman, who also owns the Living Room and Elvira's DC Ranch. Other restaurants at Market Street include Fleming's Prime Steakhouse & Wine Bar, All American Modern Sports Grill, Pescada, Vic & Ola's, Grimaldi's Pizzeria, Eggstasy and Light Heart Coffee Shop. Find the story here: tinyurl.com/p8632uwk

Martial Arts Training Offered

The Center for Humane Living will be offering free martial arts training 6-7:30 p.m. Wednesdays at the McDowell Mountain Ranch Community

Odds & Ends continued on Page 4

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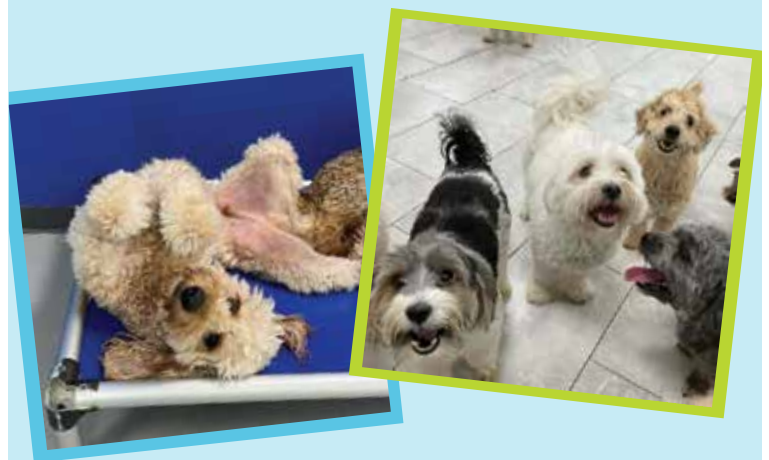


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Odds & Ends continued from Page 2

Center. Instructors will train participants in Tang Soo Do, a Korean martial art, Israeli Krav Maga and Brazilian Jitsu.

Website: centerforhumaneliving.com

For more information, contact:

- Dominick Nardone: 480-946-9933 or nardoned@saviar.com
- Stu Wolman: 480-662-5861 or swolman1@gmail.com

Next Two Bingos Planned

McDowell Mountain Ranch will be holding its next Bingo 6-8 p.m. Dec. 5th at the McDowell Center.

The Homeowners Association has also tentatively scheduled Jan. 23rd for the first Bingo of 2026. The Homeowners Association recently decided that only residents may attend these events. Keep an eye on our Facebook page for additional details and when reservations will open up: facebook.com/mmrhomes

Please keep in mind that these events often fill up in less than an hour after the reservation window opens. Note: The December signup deadline may happen before this newsletter reaches you.



Upcoming MMR Events

- **Farmers Market:** The McDowell Mountain Ranch Community Market is set to return Dec. 7th at the Community Center parking lot. The next event will be Jan. 4th. tinyurl.com/mrx3dbp
- **Rodeo Roundup:** A Rodeo Roundup has been scheduled for 6 p.m. Nov. 22nd at the Community Center. We did not see signup links before we went to the printer.
- **Story Time:** Times haven't been announced yet, but the next event will be Dec. 6th.

IPO Raises \$294 Million

The stock debut of Black Rock Coffee Bar, which has owners who live in McDowell Mountain Ranch, raised more than \$294.1 million, according to the Phoenix Business Journal. That puts the company's valuation at about \$1.3 billion.

The Initial Public Offering (IPO) will be used to refinance debt valued at about \$75 million and to help the company grow. Black Rock made \$160.9 million in revenue last year, operates 150 locations in seven states and plans to open 30 more stores in 2025. The company is headquartered at 9170 E. Bahia Drive in Scottsdale.

Story: tinyurl.com/3kemwjx

Odds & Ends continued on Page 6

MMR, Christine's Team Plan Santa's Village

Santa's Village is coming to town, and it's going to be big! This year's event will include a professionally built Santa's House set, ice/snow slide, Adventure Express trackless train, Figueroa DJ, arts and crafts and refreshments

The event is scheduled for 5-8 p.m. Dec. 12th

at the Community Center. Christine's Team is sponsoring this year's event.

Christine is also sponsoring a fund-raiser for the Phoenix Children's hospital, which you can read about on **Page 10**. We'll post more information on the event at facebook.com/mmrhomes.



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ODDS & ENDS

Odds & Ends continued from Page 4

Register for Scottsdale Tour

Registration has opened for the Tour de Scottsdale. A tentative schedule reveals that live concerts are planned March 27th, the day before the race. The 100- and 50-kilometer races will be on March 28th followed by lunch, a post-ride celebration and DJ entertainment.

- Event schedule: tinyurl.com/4xt9jr8
- Event registration: tinyurl.com/2t5ed79x

2025 Bulk Waste Schedule

The final 2025 bulk brush and garbage pickup will begin at 5 a.m. Dec. 8th, but the process may take several days. Note: The January schedule has not yet been published. As in previous years, homeowners are expected to separate green waste from other trash by at least 3 feet.

Find bulk and regular waste pickup information here: tinyurl.com/y43dvm3w



'Real Producers' Features MMR's Christine Espinoza



Christine Espinoza, who leads RETSY real estate group Christine's Team, is featured in the November issue of Scottsdale's Real Producers Magazine. Christine's Team focuses on selling homes in MMR and North Scottsdale. **Far left:** Christine on the cover. **Left:** Christine's two sons live with her in McDowell Mountain Ranch.



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Your McDowell Mountain Ranch Real Estate Expert

MMR Market Outperforms Other Areas

With some mortgage interest rates sliding just below 6%, the big question in the housing market is this: Will more buyers come out of hiding? While that has generally not been a big issue for McDowell Mountain Ranch, the Phoenix metro area and the nation as a whole have been waiting for this moment.

That's because during this time many buyers outside of North Scottsdale have struggled to afford home payments pushed up by higher interest rates. But that hasn't been the case here, where houses continue to sell fairly close to the asking price.

And while supply did increase a bit faster than demand in the Phoenix metro area during October, there are signs that may be changing, according to the Cromford Report. Don't be concerned that buyers haven't jumped out of the woodwork yet, because it takes time for them to evaluate whether the subtle drop in interest rates are here to stay or if they might go even lower.

"Real estate professionals swung open the gates and awaited for a stampede of buyers to arrive," according to the Cromford Report. "But, while there was a wave of refinances, purchase applications were stubborn. This is a common phenomenon."

As we mentioned Scottsdale and Phoenix inventory is up, but not in McDowell Mountain Ranch. Instead, the number of homes for sale in MMR fell from 36 by the end of August to 30 by the end of October. The number of closings increased from 23 to 30 in that same time period. By the way, Christine's Team represented about

a third of all MMR home sales during September and October.

While much of the market improvement for the Phoenix area has been seen in entry-level homes sales, that really isn't a thing in MMR. "The biggest price declines have been seen in the first-time homebuyer price ranges," according to the Cromford Report. "Since July, sales prices for condos between \$250,000 (and) \$300,000 in Maricopa County ... have dropped 4.3% and are 15% below the peak prices of 2022."

But in MMR, there simply isn't inventory in that price range. For example, three condominiums that sold in The Ridge over the last two months ranged from \$475,000 to \$625,000. That's a pretty high price for an entry-level buyer. The rest of North Scottsdale's higher-priced inventory is even less affordable for first-time buyers.

For all the markets — from MMR to the nation — we'll probably have to wait until spring to learn what is in the hearts of buyers, because home sales are generally slower during the holiday and winter months. Any new market reality probably won't fully emerge until late February or early March.

While we've talked about this before, there are some unique factors that impact MMR's and North Scottsdale's housing market, namely commercial development. After all, hospitals, corporate headquarters and even industrial companies have been building at the fastest rate we've seen over MMR's 30-year existence.

New businesses mean new employment opportunities and more potential residents. Sure, a lot of the incoming CEOs, managers and medical personnel will choose from all those newly built condos and apartments, but many will be looking for single-family homes, and those are scarcely being built these days. We expect many buyers will turn toward MMR, DC Ranch and other well-established communities nearby. The result will most likely be long-term upward price pres-



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Sales by Community

pg. 10

Interest Rates

pg. 10

Our Listings & Sales

pg. 8-9

Buyer Needs

pg. 9


Listings, Sales and Sold in MMR
COMING SOON!


Trovas
11088 E Acacia Drive
 4 Bed+Den | 3.5 Bath | 2,958 SQ FT | 3-Car Gar
 Gated community on a large hillside lot with stunning mountain views, a chef's kitchen, pool, spa, putting green & built-in BBQ!
\$1,650,000

FOR SALE!


Discovery Trails
16142 N 102nd Way
 4 Bed | 3.5 Bath | 2,197 SQ FT | 2-Car Gar
 Beautifully remodeled floor to ceiling, 2 primary suites, luxury plank flooring, heated play pool, spa with sunset and mountain views!
\$1,145,000

FOR SALE!


Cimarron Hills
10671 E Caribbean Lane
 3 Bed | 3 Bath | 2,328 SQ FT | 2-Car Gar
 Guard-gated community on a Cul-de-Sac lot. Newly renovated with a chef's kitchen & spa-style bath. Pool with water feature, mountain & city light views!
\$1,574,000

UNDER CONTRACT!


Trovas
16670 N 109th Way
 4 Bed | 4 Bath | 3,297 SQ FT | 3-Car Gar
 Located in a gated community with mountain & city light views! Chef's kitchen & spa-style bath, backyard with pool & spa, fireplace & built-in BBQ!
\$1,750,000

PENDING!


The Summit
10587 E Bahia Drive
 4 Bed | 3 Bath | 2,682 SQ FT | 3-Car Gar
 Elegant remodel with hardwoods throughout, chef's kitchen, dual islands, spa-inspired baths, custom cabinetry & new pool.
\$1,750,000

PENDING!


One Hundred Hills
15919 N 110th Place
 3 Bed | 3.5 Bath | 2,629 SQ FT | 2-Car Gar
 Guard-gated cul-de-sac! Spectacular remodel with designer finishes, casita, pool, spa & breathtaking mountain and city light views!
\$1,850,000

SOLD!


The Ridge
16600 N TPP #2076
 2 Bed | 2 Bath | 1,298 SQ FT | 1-Car Gar
 Gated community with a clubhouse, pool & fitness center! Freshly painted, great room floor plan and two balconies!
\$465,000

SOLD!


The Ridge
16600 N TPP #1074
 2 Bed+Den | 2.5 Bath | 1,892 SQ FT | 2-Car Gar
 Gated community with a clubhouse, pool & fitness center! Spacious living area, plus two balconies and backs to a common area!
\$615,000

SOLD!


Arizona Vintage
15750 N 102nd Street
 3 Bed | 2 Bath | 1,478 SQ FT | 2-Car Gar
 Updated, popular split floor plan with fresh interior/exterior paint, wood-like tile floors, modern kitchen & refreshed baths!
\$749,990

SOLD!


Panorama Point
10431 E Morning Star Drive
 3 Bed | 2 Bath | 1,548 SQ FT | 2-Car Gar
 Open floor plan, remodeled from floor to ceiling with luxury vinyl plank flooring, quartz counters, custom shaker cabinetry!
\$850,000

SOLD!


The Summit
16802 N 106th Way
 3 Bed | 2 Bath | 1,855 SQ FT | 3-Car Gar
 Open and spacious floor plan with 10' ceilings. Backs to a wash, backyard features a tranquil fountain and raised sunning area!
\$950,000

SOLD!


Sienna Canyon
10737 E Gelding Drive
 4 Bed+Den | 2.5 Bath | 2,738 SQ FT | 3-Car Gar
 Popular split floor plan with eat-in kitchen, backs to a wash with no neighbors behind. Oversized patio, htd pool, spa, built-in BBQ & sunset views.
\$1,250,000

Buyer Needs



Household of 4 has outgrown their McDowell Mountain Ranch home and want something larger. They are looking in MMR and Horseman's Park. Must have at least 3,000 square feet, 4 Bedrooms + den or loft that can be used as an office, 3-car garage and a sizable back yard. Pool would be great, or room to add a pool. They are pre-approved and flexible on closing date. Willing to spend up to \$1.2 million.



Household of 4 is being transferred to Arizona this winter. They are looking for a single-level home with at least 4 bedrooms. Prefer a split floor plan, with a pool, and a private back yard. A view would be great, but privacy is most important. They would prefer a home that has already been updated, NOT a home in original condition. They are looking up to \$2.5 million, pre-approved, and they are flexible on the closing date.

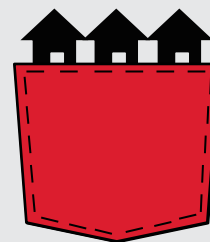


Household of 2, looking for a second/winter home in MMR. Must be single level with at least 3 bedrooms and 3 bathrooms, between 2,400-3,400 square feet. Back yard must have a view and/or privacy, a place to truly enjoy outdoor living in Arizona! They would love a home that has been recently remodeled and turn-key, but are willing to remodel if the lot has great views! They are pre-approved and very flexible on timing.



INVESTORS interested in purchasing a home in original condition in MMR. The ideal home would be single level and original inside, or even distressed. A private back yard, or one with a VIEW would be ideal! At least 3 bedrooms and 2 bathrooms. Buyers will consider up to \$2 million.

Want to Be Our Pocket Listing?



If you've been sitting on the sidelines, unsure of whether to sell, now is the perfect opportunity to take advantage of the current marketplace.

We are working with numerous buyers in McDowell Mountain Ranch who are having a hard time finding their perfect home.

The benefit to you is that these active buyers are serious buyers, not merely "lookers," and they've already seen what little is available in the MLS.

Showings will be done by appointment only, at the homeowner's convenience. Should you choose this option to sell, you will not need to do ANY repairs to your property, no photos taken, no MLS, and NO HASSLE, period.

Call us at [602-989-7492](tel:602-989-7492) first and let's see if we can work something out that is beneficial to EVERYONE. We have many qualified buyers seeking homes in McDowell Mountain Ranch, so call us to see if yours fits what our buyers want.

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.

Listings, Sales and Sold in MMR

SOLD!



Cimarron Ridge 11462 E Kora Way

3 Bed | 2 Bath | 2,398 SQ FT | 3-Car Gar
Guard-gated community. Stone flooring, backyard with a tranquil brook, sparkling pool, raised sunning area, mtn & city light views!

\$1,302,500

SOLD!



Trovas 16760 N 109th Way

3 Bed | 3.5 Bath | 3,222 SQ FT | 3-Car Gar
Gated community, open-concept floor plan boasts a chef-inspired kitchen, front and backyard mountain views! Pool & built-in BBQ!

\$1,699,000

SOLD!



Cimarron Ridge 11141 E Greenway Road

4 Bed | 2.5 Bath | 2,897 SQ FT | 3-Car Gar
Guard gated community. New roof, wood & tile flooring, backyard with a pool, above-ground spa, gazebo, mountain & city light views.

\$1,530,000

SOLD!



Trovas 16706 N 109th Way

4 Bed | 4 Bath | 3,297 SQ FT | 3-Car Gar
Gated community, wood plank flooring, two kitchen islands and backyard with putting green, heated pool with a water feature!

\$2,100,000



Winter Donation Drive!

Giving Back by Christine Espinoza

Christine's Team is excited to sponsor the 2025 "Santa's Village" holiday event Dec. 12th at the McDowell Mountain Ranch Community Center. More details are on Page 4.

The MMR Mom's group has organized a donation drive to benefit the Phoenix Children's hospital, and we want to help! Between now and the holiday event, we will be collecting new TOYS.

Donation boxes are set up at the MMR Community Center AND at the McDowell Center. Deadline to donate is Dec. 12th!

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20 Year	5.875%
15 Year	5.490%
5-Year ARM	5.990%
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30 Year	6.125%
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15 Year	6.125%
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10/6-Year ARM	6.000%

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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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THE KEY

SF = square feet

DOM = Days on Market

% Change = the change in the value per square foot since 01/01/2024

SALES BY COMMUNITY (JAN.-OCT. 2025)

Community	# Sold	Avg Price	Avg SF	DOM	\$/SF	% Change
Panorama Point	10	\$832,600	1848	75	\$458.73	1.01%
Cimarron Hills	10	\$1,461,850	2818	80	\$520.49	-8.16%
Discovery Canyon	9	\$757,056	1715	57	\$450.03	5.16%
Discovery Trails	8	\$727,250	1630	50	\$466.87	8.59%
The Ridge	7	\$625,500	1909	86	\$383.30	5.92%
Sonoran Estates	7	\$2,344,643	3994	70	\$587.33	13.07%
Cachet	6	\$542,000	1539	111	\$353.75	-2.73%
The Preserve	6	\$729,750	1699	45	\$436.88	1.41%
Arizona Vintage	6	\$754,832	1778	44	\$437.95	1.26%
The Overlook	6	\$995,833	2231	40	\$452.24	-2.72%
Trovas	6	\$2,101,500	3570	60	\$597.71	22.54%
100 Hills	6	\$2,267,483	3463	93	\$615.19	-0.30%
The Summit	5	\$1,081,900	2139	49	\$505.94	10.77%
Desert Cliffs	5	\$1,563,720	3247	114	\$494.34	5.59%
Castle Chase	4	\$811,875	1766	96	\$461.56	1.97%
Sunrise Point	4	\$991,500	2151	115	\$458.78	0.79%
Montecito	4	\$1,068,500	2523	49	\$426.56	1.41%
Sonoran Fairways	4	\$1,122,500	2309	65	\$486.72	20.85%
Vermillion Cliffs	4	\$1,402,375	3057	49	\$454.39	-5.89%
Cimarron Ridge	4	\$1,490,625	2690	91	\$553.68	-10.45%
Arizona Highlands	3	\$1,098,333	2171	29	\$508.72	25.38%
Eagle Ridge	3	\$1,193,333	2487	75	\$485.16	0.00%
Armonico	3	\$1,488,333	3280	37	\$454.12	13.86%
Sienna Canyon	3	\$1,596,667	2884	33	\$551.23	3.58%
Mirador	3	\$1,982,333	3286	68	\$606.63	40.55%
Sunset Point	2	\$782,500	1801	31	\$434.41	7.47%
The Ranch	138	\$1,192,098	2399	67	\$496.91	11.15%

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HOMES CURRENTLY FOR SALE

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16600 N TPP #1083	The Ridge	Legacy	\$629,000	1674	3	2	N
16420 N TPP #2018	Cachet	Legacy	\$649,000	1659	3	2	N
16420 N TPP #2065	Cachet	Heritage	\$699,000	1338	2	1	N
15072 N 102nd St	Discovery Canyon	Catalina	\$734,999	1504	3	2	Y
10222 E Blanche Dr	Discovery Canyon	Catalina	\$739,000	1481	3	2	Y
10799 Autumn Sage Dr	Castle Chase	Carlisle	\$750,000	1489	3	2	N
10432 E Penstamin Dr	Discovery Trails	Highline	\$825,000	2197	4+Den	2	N
10473 E Raintree Dr	The Preserve	Brisas	\$850,000	2132	4	2	N
10219 E Le Marche	Arizona Vintage	Chablis	\$859,900	2316	4+Den	3	N
11302 E Helm Dr	Sunrise Point	Palo Verde	\$890,000	1792	2+Den	2	N
10226 E Pine Valley Rd	Discovery Canyon	Scenic	\$959,900	1837	4	2	Y
10255 E Acacia Dr	Montecito	San Miguel	\$999,995	2212	3+Den	3	Y
10775 E Caribbean Ln	Cimarron Hills	Valencia	\$1,050,000	2369	3	2	N
11081 E Betony Dr	100 Hills	La Jolla	\$1,098,000	2285	3	2	N
<u>16142 N 102nd Wy</u>	<u>Discovery Trails</u>	<u>Highline</u>	<u>\$1,145,000</u>	<u>2197</u>	<u>4</u>	<u>2</u>	<u>Y</u>
16535 N 109th St	Vermillion Cliffs	#923	\$1,275,000	3027	3+Den	2	Y
11490 E Beck Ln	Cimarron Hills	Valencia	\$1,424,000	2514	3	3	N
10695 E Caribbean Ln	Cimarron Hills	Valencia	\$1,495,000	2369	3	2	N
<u>10671 E Caribbean Ln</u>	<u>Cimarron Hills</u>	<u>La Jolla</u>	<u>\$1,574,000</u>	<u>2328</u>	<u>3</u>	<u>2</u>	<u>Y</u>
10751 E Palm Ridge Dr	Sienna Canyon	La Palma	\$1,599,000	2936	4+Den	3	Y
<u>*11088 E Acacia Dr</u>	<u>Trovas</u>	<u>Alessi</u>	<u>\$1,650,000</u>	<u>2958</u>	<u>4+Den</u>	<u>3</u>	<u>Y</u>
10746 E Greenway Rd	Cimarron Hills	La Jolla	\$1,675,000	2285	3	2	Y
10943 E Winchcomb Dr	Sienna Canyon	Talavera	\$1,675,000	3801	5+Den	3	Y
11312 E Greenway Rd	Cimarron Ridge	San Rafael	\$1,899,900	3393	4+Den	3	Y
10554 E Blanche Dr	Cimarron Hills	Valencia	\$2,299,000	2370	2+Den	2	N
11540 E Caribbean Ln	Cimarron Ridge	Montilla	\$2,550,000	4082	4+Den	3	Y
10848 Meadowhill Dr	Sonoran Estates	Topanga	\$2,699,000	3658	5	3	Y
16065 N 111th Wy	100 Hills	Valverde	\$3,225,000	3792	4	3	Y
11550 E Paradise Ln	100 Hills	Custom	\$4,000,000	5588	6	3	Y
11475 E Paradise Ln	100 Hills	Custom	\$4,699,000	6782	6+Den	6	Y

*Coming soon.

CLOSED SALES IN SEPTEMBER & OCTOBER

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
<u>16600 N TPP #2076</u>	<u>The Ridge</u>	<u>Heritage</u>	<u>\$465,000</u>	<u>1298</u>	<u>2</u>	<u>1</u>	<u>N</u>
15215 N 104th Pl	The Preserve	Sonterra	\$570,000	1222	3	2	N
<u>16600 N TPP #1074</u>	<u>The Ridge</u>	<u>Legacy</u>	<u>\$615,000</u>	<u>1892</u>	<u>2+Den</u>	<u>2</u>	<u>N</u>
16600 N TPP #1052	The Ridge	Legacy	\$625,000	1890	2+Den	2	N
10245 E Penstamin Dr	Discovery Trails	Cholla	\$635,000	1093	2	2	N
10383 E Saltillo Dr	Discovery Trails	Sabino	\$650,000	1622	3	2	N
10323 E Caribbean Ln	Discovery Canyon	Scenic	\$738,000	1837	4	2	N
<u>15750 N 102nd St</u>	<u>Arizona Vintage</u>	<u>Bordeaux</u>	<u>\$749,990</u>	<u>1478</u>	<u>3</u>	<u>2</u>	<u>N</u>
10289 E Karen Dr	Discovery Canyon	Catalina	\$750,000	1504	3	2	N
10318 E Le Marche Dr	Arizona Vintage	Bordeaux	\$760,000	1478	3	2	N
10591 E Morning Star Dr	Panorama Point	Mariposa	\$780,000	1963	3+Den	2	N
10796 E Betony Dr	Castle Chase	Windsor	\$800,000	1941	2+Den	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 SEPTEMBER & OCTOBER

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
10329 E Star of Desert Dr	Arizona Vintage	Chablis	\$815,000	2316	3	2	N
<u>10313 E Star of Desert Dr</u>	<u>Arizona Vintage</u>	<u>Chablis</u>	<u>\$824,000</u>	<u>2316</u>	<u>4</u>	<u>2</u>	<u>N</u>
10572 E Autumn Sage Dr	Castle Chase	Stirling	\$830,000	1775	3	2	N
<u>10431 E Morning Star Dr</u>	<u>Panorama Point</u>	<u>Mesquite</u>	<u>\$850,000</u>	<u>1548</u>	<u>3</u>	<u>2</u>	<u>N</u>
<u>16802 N 106th Wy</u>	<u>The Summit</u>	<u>Samoa</u>	<u>\$950,000</u>	<u>1855</u>	<u>3</u>	<u>3</u>	<u>N</u>
10623 E Acacia Dr	The Summit	Aruba	\$1,160,000	2161	4	2	Y
10503 E Tierra Buena Ln	The Overlook	Ironwood	\$1,160,000	2818	5	2	Y
<u>10737 E Gelding Dr</u>	<u>Sienna Canyon</u>	<u>Catalina</u>	<u>\$1,250,000</u>	<u>2738</u>	<u>4+Den</u>	<u>3</u>	<u>Y</u>
<u>11462 E Kora Wy</u>	<u>Cimarron Ridge</u>	<u>Valencia</u>	<u>\$1,302,500</u>	<u>2398</u>	<u>3</u>	<u>3</u>	<u>Y</u>
10788 E Raintree Dr	Desert Cliffs	#6060	\$1,380,000	2647	3+Den	3	Y
16013 N 111th Pl	100 Hills	Sevilla	\$1,479,900	2629	3+Den	2	Y
<u>11141 E Greenway Rd</u>	<u>Cimarron Ridge</u>	<u>Laredo</u>	<u>\$1,530,000</u>	<u>2897</u>	<u>4</u>	<u>3</u>	<u>Y</u>
<u>16760 N 109th Wy</u>	<u>Trovas</u>	<u>Caprino</u>	<u>\$1,699,000</u>	<u>3222</u>	<u>3</u>	<u>3</u>	<u>Y</u>
11139 E Winchcomb Dr	Sienna Canyon	La Palma	\$1,715,000	2936	4	3	Y
10886 E Ludlow Dr	Sonoran Estates	Saguaro	\$1,800,000	3989	4+Den	3	Y
10826 E Palm Ridge Dr	Sienna Canyon	La Palma	\$1,825,000	2977	4	3	Y
10951 E Mirasol Ci	Trovas	Dante	\$2,100,000	3297	3+Den	3	Y
<u>16706 N 109th Wy</u>	<u>Trovas</u>	<u>Dante</u>	<u>\$2,100,000</u>	<u>3297</u>	<u>4</u>	<u>3</u>	<u>Y</u>

PENDING, UCB * & CCBS** TRANSACTIONS

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16420 N TPP #2020	Cachet	Heritage	\$466,000	1338	2	1	N
16600 N TPP #2036	The Ridge	Heritage	\$510,000	1298	2	1	N
10167 E Tierra Buena Ln	Arizona Vintage	Zinfandel	\$625,000	1603	3	2	N
15947 N 102nd Pl	Arizona Vintage	Merlot	\$650,000	1347	3	2	N
10205 E Firewheel Dr	Arizona Vintage	Zinfandel	\$699,000	1603	3	2	Y
10311 E Raintree Dr	The Preserve	Brisas	\$775,000	2132	4	2	N
10662 E Blanche Dr	Cimarron Hills	La Jolla	\$1,025,000	2285	3	2	N
10303 E Rosemary Ln	Eagle Ridge	#3335	\$1,030,000	1998	3+Den	2	Y
10546 E Cosmos Ci	Arizona Highlands	Santan	\$1,175,000	2200	4	3	Y
16792 N 108th Wy	Armonico	Tierra	\$1,275,000	2413	4	3	N
14405 N 110th Pl	Sienna Canyon	Catalina	\$1,365,000	2738	4+Den	3	Y
16562 N 109th Wy	Trovas	Alessi	\$1,475,000	2958	4	3	Y
<u>10587 E Bahia Dr</u>	<u>The Summit</u>	<u>Molokai</u>	<u>\$1,750,000</u>	<u>2682</u>	<u>4</u>	<u>3</u>	<u>Y</u>
<u>16670 N 109th Wy</u>	<u>Trovas</u>	<u>Dante</u>	<u>\$1,750,000</u>	<u>3297</u>	<u>4</u>	<u>3</u>	<u>Y</u>
<u>15919 N 110th Pl</u>	<u>100 Hills</u>	<u>Sevilla</u>	<u>\$1,850,000</u>	<u>2629</u>	<u>3+Den</u>	<u>2</u>	<u>Y</u>
11115 E Winchcomb Dr	Sienna Canyon	La Palma	\$1,950,000	3156	4+Den	2	Y
15972 N 115th Wy	100 Hills		\$2,600,000	4596	4+Den	3	Y
11510 E Mirasol Ci	100 Hills	Malaga	\$3,500,000	4378	3	3	Y

*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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Finish Line Plans Auto Storage on Perimeter

It seems North Scottsdale is becoming the hub for auto storage facilities. In addition to The Collector's Garage and Toy Barn, the Finish Line Auto Club seeks to build a 130,000-square-foot, 16.6-acre facility on Perimeter Drive near E. Princess Drive. The units will include a private auto club for those who purchase condominium-style auto storage spaces.

The Collector's Garage, which already has four locations in California,

calls for five buildings within the industrial park. Existing structures would be replaced by four one-story buildings and one three-story, 52,000-square-foot office building that will stand 52 feet tall. This will be Finish Line's first project outside of California, and it is expected to generate less traffic than the original buildings generated, according to the project proposal.

The builders are seeking to revert zoning to its previous version before First National Bank built a headquarters on the site around 2004. First National Bank was closed after "risky" real estate loans failed in 2008.

Until recently the property housed one of two Fender Musical Instruments headquarters, the other being in California. Fender, which began in Fullerton, Calif., but has been in Scottsdale since 1991, is moving to a new facility in the Paradise Mall area of Phoenix. Its other headquarters is in Hollywood, Calif.

The Scottsdale Planning Commission approved 5-2 the Finish Line proposal in October, but the project still needed to go before the City Council at the time of this writing.

The Edgewood Real Estate Investment Trust opposed the plan in a February letter to the city.

- Project plan: tinyurl.com/43uweu4s
- Finish Line Auto Club: finishlineautoclub.com/scottsdale

Southwest Nationals Set for WestWorld

The 28th Speedway Motors Southwest Nationals, presented by Goodguys Rod & Custom Association, will be coming Nov. 21-23 to WestWorld in Scottsdale.

Go here for more information: good-guys.com/swn-25

AVAILABLE RENTALS

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16420 N TPP #2031	Cachet	Heritage	\$2,595	1338	2	1	N
16420 N TPP #2036	Cachet	Heritage	\$2,650	1338	2	1	N
16420 N TPP #2018	Cachet	Legacy	\$3,199	1659	3	2	N
16420 N TPP #1057	Cachet	Legacy	\$3,200	1640	2+Den	2	N
15264 N 102nd St	Discovery Canyon	Sunrise	\$3,295	1451	3	2	Y
15745 N 104th Pl	Panorama Point	Primrose	\$3,299	2081	4	2	N
10453 E Pine Valley Rd	Sunset Point	#1912	\$3,350	1908	3	3	N
10307 E Caribbean Ln	Discovery Canyon	Scenic	\$3,450	1837	3	2	N
10429 E Hillery Dr	The Preserve	Brisas	\$3,995	2132	3+Den	2	Y
10278 E Tierra Buena Ln	Panorama Point	Mesquite	\$4,000	1548	3	2	N
11475 E Helm Dr	Sunrise Point	Sierra	\$4,200	2088	3	2	N
10591 E Firewheel Dr	The Overlook	Ironwood	\$4,999	2818	5	2	Y
10354 E Raintree Dr	The Preserve	Brisas	\$5,000	2132	4	2	Y
10357 E Texas Sage Ln	The Preserve	Avalon	\$5,500	1702	3	2	Y
10655 E Acacia Dr	Arizona Highlands	Catalina	\$5,500	2478	3+Den	3	Y
10412 E Acoma Dr	Sunset Point	#1912	\$5,750	2114	4	2	Y
*10912 E Butherus Dr	Desert Cliffs	#6040	\$9,500	2351	3	3	Y
16469 N 113th Wy	100 Hills		\$20,000	4870	4+Den	3	Y

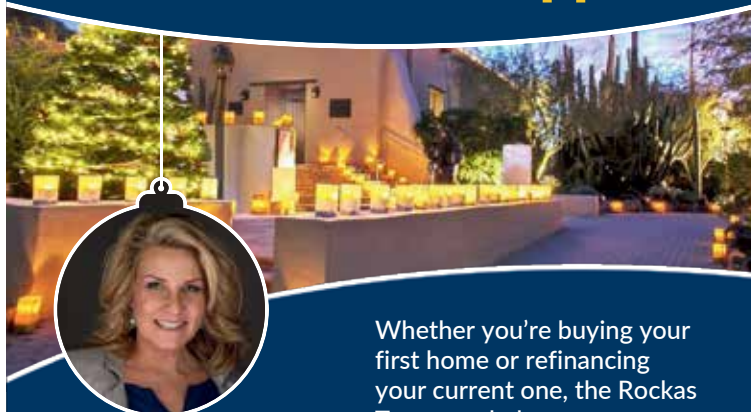
*Coming soon.

CLOSED RENTALS IN SEPTEMBER & OCTOBER

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
10470 E Star of the Desert Dr	Discovery Trails	Coronado	\$2,500	1451	3+Den	2	N
10360 E Penstamin Dr	Discovery Trails	Coronado	\$2,600	1451	3	2	N
15723 N 102nd St	Arizona Vintage	Zinfandel	\$2,900	1604	3	2	N
16600 N TPP #2010	The Ridge	Heritage	\$3,000	1354	2	2	N
11473 E Blanche Dr	Cimarron Ridge	Bonita	\$3,530	2293	3	2	N
10278 E Blanche Dr	Discovery Canyon	Scenic	\$3,700	1837	4	2	Y
16303 N 105th Wy	Arizona Highlands	Catalina	\$3,795	2675	4+Den	3	Y
10362 E Morning Star Dr	Panorama Point	Mariposa	\$3,950	1963	3	2	N
16861 N 106th Wy	The Summit	Key Largo	\$4,100	2199	3+Den	3	N
10573 E Sheena Dr	Sonoran Fairways	Cholla	\$4,250	3466	5	3	Y
11183 E Beck Ln	Cimarron Hills	Parada	\$4,600	2911	5	3	N
11050 E Verbena Ln	Trovas	Alessi	\$4,995	2958	4	3	Y
16601 N 104th St	Eagle Ridge	#3344	\$5,100	2367	3+Den	3	Y
10913 E Butherus Dr	Desert Cliffs	#6080	\$5,499	3509	4+Den	3	Y
11173 E Greenway Rd	Cimarron Ridge	Escalante	\$5,650	3648	5+Den	3	N
10835 E Acacia Dr	Armonico	Montana	\$5,695	2994	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.

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Scottsdale Schools Receive High State Marks

Arizona, under its Academic Standards Assessment, has ranked the Scottsdale Unified School District No. 1 in the state for mathematics and English Language Arts, and it has ranked the district as a top performer overall in Maricopa County and the state, according to a district press release. Desert Canyon Elementary and Middle schools, Copper Ridge, Chaparral High School and Desert Mountain High School were among the 22 SUSD schools that received an "A" rating. Scottsdale Country Day School, BASIS Scottsdale's three campuses, Scottsdale Prep and Archway Scotts-

dale also received "A" letter grades.

- Arizona Grades: tinyurl.com/5ydbbfhe
- Raw data: tinyurl.com/4xumpny2

Niche: BASIS No. 1 in AZ

Niche ranked Scottsdale BASIS as the No. 1 best public school in Arizona for the second year in a row. It ranked 20th nationally out of all high schools, but it also ranked the second-best charter school in the nation.

The next six top spots in Arizona also went to

BASIS schools. In all, eight of the top 10 schools were held by BASIS.

Scottsdale Preparatory Academy ranked 16th in the state, followed by Saguaro High School, which ranked 37th in the state. Desert Mountain High School placed 51st in the state followed by Chaparral High School in 80th place.

Scottsdale BASIS Middle School also placed No. 4 in the nation in the public middle school category, and the No. 2 charter middle school.

- Niche listings: tinyurl.com/msa8pf92
- Business Journal: tinyurl.com/5t3rn964



Here is the project rendering for Desert Cliffs by High Desert Designs.



Here is the project rendering for Mirador by High Desert Designs.



Here is the project rendering for Sonoran Estates by High Desert Designs.



Here is the project rendering for Sonoran Fairways by High Desert Designs.

Landscaping continued from Page 1

is getting a recently approved \$11,807 update to the entrance lighting.

As you can see above, each community will be getting a natural-looking refresh from High Desert Designs, the same company that updated Trovas and Sonoran Estates II.

Here is how much each project will cost:

- Desert Cliffs: \$90,000

- Mirador: \$20,000
- Sonoran Estates I & II: \$30,000
- Sonoran Fairways: \$50,000

Desert Foothills Landscape also bid on the project but came in higher at \$201,703.

To pay for the projects, each Special Use Area is borrowing the money from their own Reserve funds and will be paying themselves back over 10 years. It's similar to how the MMR Homeowners

Association financed the remodeling of its parks.

One benefit of updating the landscaping will be the reinstallation of drip lines; Scottsdale even agreed to put the meters in for free when it would normally cost thousands of dollars. With increasing drought risk, this should go a long way to increasing the lifespan of the native plants.

Work on the four projects is expected to take place during the cooler months.

Swap Out Your Fountain Grass for Free Milkweed

Our story on **Page 15** discusses some of the invasive plants that have been harming the Sonoran Preserve. Residents of McDowell Mountain Ranch can help mitigate some of the future risk by getting rid of invasive Fountain grass.

That's where the Central Conservation Alliance (CAZCA) comes in, Engagement Coordinator Mary Chisholm told us. The program, sponsored by the Desert Botanical Garden, lets homeowners near the McDowell Sonoran Preserve dig up Fountain Grass to be replaced for

free with native desert milkweed.

Desert milkweed looks just as good as Fountain grass, but it attracts and supports native butterflies without harming the desert.

CAZCA will even dig up the plants for you, if you can't, Mary told us. (Apparently, she does a lot of that digging.)

The swap program is sponsored by a grant from the Arizona Department Forestry and Fire Management. To learn more, go to this web page: cazca.org/plant-swap

HOA & Special Use Area Fee Increases

Area	2025	2026	Increase %	Difference	Funding Level
Master	\$156.00	\$162.00	3.8%	\$6.00	99%
Sonoran Estates I & III	\$174.00	\$184.00	5.7%	\$10.00	72%
Sonoran Estates II	\$258.00	\$276.00	7.0%	\$18.00	89%
Trovas	\$201.00	\$216.00	7.5%	\$15.00	64%
Desert Cliffs	\$123.00	\$132.00	7.3%	\$9.00	76%
Mirador	\$150.00	\$159.00	6.0%	\$9.00	74%
Sonoran Fairways	\$105.00	\$111.00	5.7%	\$6.00	71%

Spotlight continued from Page 1

a 2020 Reserve Study that was updated in 2023.

In fact, repaving costs could be nearly double what was originally predicted.

Scottsdale takes care of streets that are not behind gates, so the Master HOA doesn't need to save up for repaving roads in our nongated communities. Special Use fees are also used for the care of gates and the landscaping updates that we discuss on **Page 13**.

Below are the Special Use Area increases for the year, but the chart above provides more details:

- Sonoran Estates I & III: 5.7% to \$184
- Sonoran Estates II: 7% to \$276
- Trovas: 7.5% to \$216
- Desert Cliffs: 7.3% increase to \$132
- Mirador: 6% to \$159
- Sonoran Fairways: 5.7% to \$111

HOA Candidates Sought

If you are interested in running for a seat on the Board of Directors for the McDowell Mountain Ranch Homeowners Association, the deadline to apply is Dec. 5th.

Most years, three seats of the nine are up for election. This year those seats belong to Bob Crandall, Kristen Easton and Lynn Napier. It was unclear at the time we were writing this whether the incumbents would be running again.

Most residents will receive an email link in early January to an online ballot that must be completed by 4:30 p.m. Feb. 2nd. Residents can also visit HOA offices to vote or they can vote in-person before the start of the 6 p.m. Feb. 3rd Annual Meeting to be held at the McDowell Center. Each household gets one vote.

Contact Chris Richardson if you are interest-

ed in running. Email crichardson@aamaz.com or ask for Chris after calling the HOA offices at 480-473-0877.

Pool Work Completed

Flex Ground cleaned the Community Center Pool deck before applying two coats of urethane primer followed by two more coats of Arcathane Colorseal and a slip resistance additive. The \$13,671 project and the refilling of the pool Oct. 27th-Nov. 4th took a little longer than expected, but the refreshed surface should be good for a few more years.

The Colorseal coating is the best temporary solution for the pool, because without it the deck concrete would need to be replaced at a much higher cost. The Homeowners Association plans to research a longer-term solution over the next few years. The MMR Board of Directors approved the project at its September meeting.

Painting Contract Approved

McDowell Mountain Ranch has awarded a \$270,227 contract to Allstar Pro Painting to paint the walls surrounding the communities of Trovas, Armonico, The Summit I & II, Arizona Highlands, Vermillion Cliffs, and Camelot, which is in Vermillion Cliffs. The work should begin in January.

Audit Contract Approved

Butler Hansen Certified Public Accountants will handle McDowell Mountain Ranch's 2025 taxes for nearly the same price as last year. MMR will pay Butler Hansen \$9,850 for the 2025 audit, which is the same as last year. Tax preparation will be \$155 more than last year at \$2,150.



Looking Back...

Just 5 Years Ago*

November 2020 — Scottsdale began work on what is now called the Bell 94 Sports Complex. ... Wandering Donkey — now Heritage Kitchen — announced plans to open in the Bashas' Shopping Center. ... A small brush fire behind the Shell Gas Station was quickly controlled. ... A Scottsdale commission approved updates to nearby Loop 101 intersections.

Only 10 Years Ago*

November 2015 — The backers of the Desert Discovery Center presented their plans for the never-built project to the editors of this newsletter. ... MMR Pickleball Club launched after a summer promotional program sponsored by Helene's Team. ... Honor Health opened an office in the Desert Canyon Center.

15 Years Ago*

November 2010 — The McDowell Mountain Ranch Board of Directors voted to retain AAM, the management company that the Homeowner's Association is still in contract with today. ... Developers proposed building McDowell Mountain Estates behind the Shell Gas Station on Thompson Peak Parkway, but the project was never built.

20 Years Ago*

November 2005 — The Scottsdale Planning Commission rejected Circle K's application to build a convenience store with 10 fuel pumps on the southeast corner of Bell Road and Thompson Peak Parkway. ... Bank of America signed on as one of the co-anchors at Windgate Crossing Center.

25 Years Ago*

November 2000 — The Federal Bureau of Reclamation kicked in \$175,000 to help the WestWorld Trailhead move forward.

*As reported in this newsletter

Residents Learn About Invasive Plants in Preserve, MMR

When our biggest neighbor is a 30,500-acre nature preserve, its health and vitality has a major impact on McDowell Mountain Ranch. So when we learned that Paul Staker, the vice president of the McDowell Sonoran Conservancy's Core Leadership Team, agreed to speak with residents, we thought it worth the listen.

Most of us know about saguaros struggling in the extreme heat, but it's invasive plants that pose the greatest risk to the area, Paul told about 15 residents at the McDowell Center in late October as part of the MMR Community Seminar Series.

Many of these invasive plants can pose as a sort of fire bridge connecting a cholla to a saguaro and a saguaro to a palo verde tree. Unfortunately, the desert is not naturally adapted to these new type of fires, which can put the entire ecosystem at risk.

While there are many invasive plants, four top the list of concern, Paul told the group:

Buffelgrass — yes, that is the correct spelling — is a perennial that grows on south-facing hillsides and roadsides while pushing out natives. It's prone to burning and impossible to fully eradicate. Despite community concern, glyphosate — more commonly called Roundup — is the only herbicide that can effectively slow the spread of Buffelgrass. Glyphosate won't eradicate the plant and its rhizomes completely, but it slows down the invasive plant while doing little damage to native desert plants, Paul said.

While residents can no longer legally use glyphosate, Fountain grass can be pulled up manually from yards and the Natural Area Open Spaces.

Fountain grass, another perennial, is a problem not just in the Sonoran

Preserve and MMR but internationally. Like with Buffelgrass, glyphosate has proven somewhat useful but it's not as reliable, according to a paper discussing removal of the plant: tinyurl.com/3c268m58

The big problem with Buffelgrass and Fountain grass is that both burn at temperatures up to 1,200 degrees, which makes those fires difficult to put out. See **Page 14** on how you can get rid of Fountain grass for free.

Perhaps the most obvious invasive is **Globe Chamomile**, nicknamed Stinknet. Each of the many flowers on each plant become thousands of seeds that spread throughout the Preserve and MMR. Because it's an annual, herbicides have more trouble controlling this plant pest. It also can disappear for a time after deep droughts, but it always seems to come back.

The fourth invasive is called **Red Brome**, an annual that forms carpet mats across the desert floor. This plant is too established to get rid of, and it often causes the most overall damage during fires. Experts have recently learned that fire breaks may be the best way to protect the desert when blazes occur.

Paul Staker, a preserve steward and the vice chair of the McDowell Sonoran Conservancy's Core Leadership Team, shows a recently pulled section of Buffelgrass to McDowell Mountain residents who attended an educational forum in October at the McDowell Center.





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