



## Snow, Santa Visit MMR

*Top: McDowell Mountain Ranch brought snow to the desert at Santa's Village sponsored by Christine's Team. At right: Santa gave out presents in the Community Center.*  
More photos, Page 13



## Spotlight on the Community

# 4 Running for MMR Board

By now the majority of McDowell Mountain Ranch residents should have received their 2026 ballots for the Board of Directors in their email.

This year four candidates are running for three seats, but two incumbents — Bob Crandall and Kristen Easton — have decided against running.

Incumbent Lynn Napier is running as is Dale Pavlicek, a former board director. The other two candidates are Richard Kryzanowski and Dale Leitman.

For space reasons, we cannot run the full profile of each candidate, but on Page 14 we share some highlights from their candidate statements, which you can read

*Spotlight continued on Page 14*

## How to Vote

There are several ways to cast your ballot, but the easiest is by online ballot.

If you missed the email that came around Christmas Eve, try searching for "Vote now" or "2026 Annual Meeting Election." Don't forget to check your Spam folder if you are having difficulty finding the email. The deadline to vote by this method is 5 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 may complete one ballot.

Contact the HOA if you run into issues at: 480-473-0877.

## MMR Resident to Run for U.S. Congress

McDowell Mountain Ranch resident Joseph Chaplik, a Republican, has announced he will be running for the Congressional District 1 House seat, according to the AZ Mirror. Scottsdale state Rep. Chaplik hopes to replace U.S. Rep. David Schweikert, who currently represents District 1 but plans to run for governor in 2026.

At least nine Republicans, including state GOP chair Gina Swoboda, and 12 Democrats have indicated they are interested in running for Schweikert's District 1 seat, according to the Arizona Capitol Times. Former state Rep. Amish Shah, who ran against Schweikert in 2024

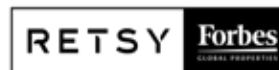
*Congress continued on Page 6*



Joseph Chaplik

News brought to you by the #1 Real Estate Team in MMR for 29 years!

*Real Estate Section, Pgs. 7-12*



## Beem Light Sauna Brightens Up Bashas' Shopping Center

Nicole Cormany opened a Beem Light Sauna recently in the Bashas' shopping center. The therapies, which use different types of light, have been growing in popularity for treatments including skin health, toxin release, muscle recovery, pain relief and relaxation. Beem offers infrared, red-light, green-light and blue-light therapies as well as chromotherapy.

"Light therapy isn't just a wellness trend, it's a lifestyle," Nicole told scottsdale.com. "Our goal is to create a sanctuary where people can recharge, heal, and feel their best in a way that's clean, modern, and deeply personal."

There are more than 80 Beem studios nationally with more opening all the time. Some are corporate owned while others are franchisees. Nicole's North Scottsdale Beem is located at 10115 E. Bell Road, Suite B102.

- North Scottsdale landing page: [tinyurl.com/msjzwbns](http://tinyurl.com/msjzwbns)
- Scottsdale.com article: [tinyurl.com/4w9r85ne](http://tinyurl.com/4w9r85ne)

## Scottsdale Best City for Working Remotely

Scottsdale is the No. 1 best city in Arizona and the 11th-best city in the nation for remote workers, according to a CoworkingCafe study. Strengths include plenty of co-working space options, a nearly \$67,000 median income and a low 1.7% unemployment rate. The city also has a 28% share of remote workers, which is the fifth highest in the nation.

Following Scottsdale in Arizona were:

- 61. Gilbert
- 65. Chandler
- 122. Mesa
- 131. Tempe
- 140. Phoenix
- 172. Tucson

The top 5 U.S. cities for remote working were Atlanta; Frisco, Texas; Boul-

der, Colo.; Cary, N.C.; and Sugarland, Texas.

- Coworking cafe: [tinyurl.com/nhz4xydf](http://tinyurl.com/nhz4xydf)
- Phoenix Business Journal: [tinyurl.com/2tt4dvpw](http://tinyurl.com/2tt4dvpw)

## Orangedale Sponsors Trivia, Ladies Night

The new Orangedale Lounge in the Bashas' shopping center has posted a lot of information about its schedule of events on its website. Leaning into the idea that it's a "dive bar," regularly scheduled events include Trivia Night, Housewives of Orangedale Ladies Night, and Whisky & Wine Wednesday.

Orangedale also sponsors a member mug club and offers discounted prices on various sports nights. Go here for details: [orangedalelounge.com](http://orangedalelounge.com)

## Barrett Jackson Returns Jan. 17-25

The Barrett-Jackson Auto Auction returns Jan. 17-25 to WestWorld in Scottsdale. This year's event includes a Rock the Block Concert featuring Cole Swindell as the main act and Chase Rice in the opener on Jan. 16th.

The main Barrett-Jackson event will include Dodge and GR Supra Thrill Rides, the Exhibitor Marketplace, Cadillac Driving Experience, a bidder preview day and of course the auctions.

Go here for more information: [tinyurl.com/4ka2e6v9](http://tinyurl.com/4ka2e6v9)

## TPC on Course for Feb. 2-8 in Scottsdale

The Waste Management Phoenix Open will be Feb. 2-8 this year. Events besides the golf tournament will include the Tesori Family Foundation All-Star Kids Clinic, a junior golf clinic, San Tan Ford Special Olympics Putting Challenge and several concerts. Go here for details: [wmphoenixopen.com](http://wmphoenixopen.com).

*Odds & Ends continued on Page 4*

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Odds & Ends continued from Page 2



## Bayou Bash Set for Rossa

The McDowell Mountain Ranch Homeowners Association is planning a Mardi Gras Bayou Bash 6-8 p.m. Saturday, Jan. 31st, at Rossa Kitchen & Patio, 10690 E Sheena Drive. The link for ticket sales had not become available by the time we went to press.

## Yelp: Italiano 9th Best in U.S.

Yelp has named Joey Maggiore's The Italiano the ninth-best new restaurant in the United States. Maggiore, who is the chef behind Hash Kitchen, recently opened The Italiano to honor his father. "I want to bring memories to the table and make the food so authentic that, if you shut your eyes, you think you're in Italy," Maggiore told Yelp.

The Italiano's dinner menu includes butternut squash ravioli, lamb chops alla calabrese and crab-stuffed prawns. Desserts include Biscoff tiramisu, zeppole and spumoni cake.

"The Linguini and Clams is spectacular," writes

one Yelper. "Chef Joey, you are a culinary genius! Do not miss the Sicilian Cannoli Cigars, which are set afire and sit on a bed of chocolate chips. What a fabulous evening!"

The Italiano is located at 9301 E. Shea Blvd. #137 in Scottsdale.

- Yelp: [tinyurl.com/4kx9ckuy](https://tinyurl.com/4kx9ckuy)
- The Italiano: [theitaliano.com](https://theitaliano.com)

## Farmers Market Set for Feb. 1

There will be a free McDowell Mountain Ranch Community Market Sunday, Feb. 1st, at the Community Center parking lot. The 10 a.m.-2 p.m. event will include 100+ vendors, two local farmers, honey, food trucks and a kids' zone. The free events will usually be on the first Sunday of each month — unless there is schedule conflict — through May. The next event is expected to be March 1st.

## City Is Third Most Caring

Scottsdale was named the third-most caring city in the United States for 2026 by WalletHub. Scottsdale consistently does well in these rankings. The city had a total score of 68.01, just behind Boston's 68.06. Virginia Beach placed first with a 68.52 overall score.

WalletHub also noted that Scottsdale has the fifth-lowest crime rate and 10th-highest giving rate.

"In the top cities, like Virginia Beach, Va., Boston, Mass., and Scottsdale, Ariz., residents also display their care for others by working in professions that help others, like teaching, social work, firefighting and medicine, at high rates," according to WalletHub Analyst Chip Lupo.

Scottsdale was also ranked No. 1 for Caring for the Vulnerable and No. 7 in Caring for the Community. The city lagged in Caring for the Workforce, placing 92nd.

"Scottsdale is the third-most caring city, in part because its residents demonstrate great care for children in need," according to WalletHub. "Scottsdale has the fourth-highest adoption rate in the

country, as well as the sixth-lowest child poverty rate."

In fourth place was Gilbert. Other Arizona cities that made the list included Chandler at 17th, Mesa at 26th, Phoenix at 43rd, Glendale at 63rd and Tucson at 79th.

WalletHub: [tinyurl.com/wuk7bkmp](https://tinyurl.com/wuk7bkmp)



16325 N. 106th Place won first place in 2025.

## MMR Lights Winners Named

McDowell Mountain Ranch has announced the winners of the MMR Holiday Lights Competition:

- First Place: 16325 N. 106th Place
- Second Place: 16020 N. 106th Way
- Third Place: 16068 N. 106th Way

You can watch a YouTube video of all the participants, posted by resident Larry Balboni, here: [tinyurl.com/y8fnp8r8](https://tinyurl.com/y8fnp8r8)

## First Bingo Will Be Jan. 23

The McDowell Mountain Ranch Homeowners Association will be holding its first Bingo game of 2026 at 6 p.m. Jan. 23rd in the McDowell Center. Sadly, registration will probably be sold out by the time you receive this newsletter, but a waitlist will be available on a first-come, first-served basis after registration reaches capacity.

Those wishing to attend must provide their MMR home address when registering. Also:

- Only one registration per household;
- Only one guest per registration;
- If you register for the game and cannot attend, you must notify the Lifestyle Director by noon on Jan. 21st.

Odds & Ends continued on Page 6

**DAILY SPECIALS**

# MMR'S NEIGHBORHOOD BAR

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## ODDS & ENDS

*Odds & Ends continued from Page 4*

• If you fail to attend the event without canceling in advance, you will be ineligible to register for the next scheduled game.

## Upcoming MMR Events

The following are planned upcoming MMR events

- 02/13: Wine With Friends
- 02/21: MMR Auto Show
- 03/13: Bingo
- 03/28: Spring Festival
- 03/29: Spring Community Garage Sale

## Ni Hao Bao to Open Jan. 16

The former senior innovation chef of Scottsdale-based P.F. Chang's will open Ni Hao Bao Dumpling House on Jan. 16th at 9301 E. Shea Blvd., according to the Phoenix Business Journal. Darrell Ngo, who worked for P.F. Chang's for 21 years, has been working on the new restaurant with childhood friend Arin Finger.

The food will be made fresh, Ngo told the Journal. "I really love Flower Child, and I modeled our operations after that concept," he told the publication. "We cook everything to order, we prep everything fresh."

Although the menu hasn't been posted as of this writing, Ni Hao Bao will offer "crispy or steamed bao buns, dumplings, wontons and boba drinks," according to the Business Journal.

- Business Journal: [tinyurl.com/yzzrn6fm](https://tinyurl.com/yzzrn6fm)
- Instagram: [tinyurl.com/yc2e2cc7](https://tinyurl.com/yc2e2cc7)
- Website: [nihaobaodumplinghouse.com](https://nihaobaodumplinghouse.com)

## 2026 Bulk Waste Schedule

The next two brush and bulk garbage pickups will begin at 5 a.m. Feb. 2nd and March 2nd in McDowell Mountain Ranch. Residents can put items out no sooner than the Friday before those dates.

Residents can find the schedule at this URL [tinyurl.com/mue56j6d](https://tinyurl.com/mue56j6d)

*Congress continued from Page 1*

plans to run again. Marlene Galán-Woods, who ran against Shah in the 2024 primary, may also be planning a candidacy.

We will have a full list of candidates in a future edition.

Chaplik, who was first elected in 2020 to District 23, currently represents Arizona's 3rd Legislative District along with Republican Alexander Kolodin, who plans on running for secretary of state in 2026. McDowell Mountain Ranch's district changed from 23 to 3 following the 2020 redistricting.

Chaplik founded the Arizona Freedom Caucus, and he is the chairman of the Regulatory Oversight Committee, according to Arizona's Legislative membership page.

- AZ Mirror: [tinyurl.com/4dcb5raa](https://tinyurl.com/4dcb5raa)
- AZ Capitol Times: [tinyurl.com/yck3raef](https://tinyurl.com/yck3raef)



## Residents Shape Up at MMR Event

McDowell Mountain Ranch and North Scottsdale residents discovered fun ways to get fit at ShapeUpUs, the annual youth health event held at the Community Center in November. ShapeUpUs, a nonprofit dedicated to fighting childhood obesity, featured the World's Largest Pickleball Lesson as well as 1K and 5K fun runs.

Sponsors included MMR, Monster Athletes Juniors and Old Town. Go here for more information [shapeupus.org](https://shapeupus.org)

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# Your McDowell Mountain Ranch Real Estate Expert

## MMR Market Was Complex but Stable in 2025

Although it may not seem like it, the real estate market is always changing. Well, for the rest of the world that is. In the case of McDowell Mountain Ranch, the story of 2025 is that it hasn't really changed all that much. In other words, we are incredibly lucky to live in perhaps the most stable housing market in the entire Phoenix area.

OK, we're not sure that we could prove that without spending months poring over the data, but we've looked at enough charts over the past few years to recognize incredible consistency.

## Average MMR Home Values Are Up More than 4 Percent

In 2024 the average MMR home value was at \$1.189 million compared with \$1.21 million at the end of 2025, which you can see at the bottom of our chart at the top of Page 10.

Don't be distracted by the percent changes for each community. Those numbers tend to change wildly every year for a simple reason: only a handful of homes are sold each year in each community.

Even when we compare the price per square foot from 2024 to 2025 (see chart at right) the swings can be quite significant. But the overall average increase is a respectable 4.48%. (NOTE: The chart at right has a few corrections on the price per square foot we posted in January 2025.)

Keep in mind that communities run hot and cold often for various reasons. Sometimes an influx of first-time buyers boosts one community,

### PRICE PER SQUARE FOOT

Subdivision	2024	2025	% Change
100 Hills	\$602.04	\$605.16	0.52%
Arizona Highlands	405.73	511.49	26.06%
Arizona Vintage	432.51	437.55	1.16%
Armonico	398.85	459.73	15.26%
Cachet	363.68	358.57	-1.41%
Castle Chase	452.65	461.56	1.97%
Cimarron Hills	566.71	516.70	-8.82%
Cimarron Ridge	618.26	553.68	-10.45%
Desert Cliffs	465.00	494.34	6.31%
Discovery Canyon	427.96	453.30	5.92%
Discovery Trails	429.95	454.85	5.79%
Eagle Ridge	No sales	491.68	No Result
Mirador	431.61	606.63	40.55%
Montecito	420.62	426.56	1.41%
Panorama Point	454.13	460.49	1.40%
Sienna Canyon	532.19	531.84	-0.06%
Sonoran Estates	519.45	599.30	15.37%
Sonoran Fairways	402.74	497.60	23.56%
Sunrise Point	455.18	463.01	1.72%
Sunset Point	404.23	434.41	7.47%
The Overlook	464.90	452.24	-2.72%
The Preserve	430.81	423.38	-1.72%
The Ridge	361.89	335.63	-7.26%
The Summit	448.79	506.27	12.81%
Trovas	487.78	572.48	17.37%
Vermillion Cliffs	482.81	454.39	-5.89%
<b>The Ranch</b>	<b>463.28</b>	<b>484.02</b>	<b>4.48%</b>

while more expensive ones suffer. At other times there is more interest in luxury homes, while high interest rates often push other buyers out of the



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market. Other factors that impact sales are proximity to schools, city or mountain views or access to trails. Timing is a factor as well: Was the home

*Christine continued on Page 9*

Sales by Community

pg. 10

Interest Rates

pg. 10

Our Listings & Sales

pg. 8

Buyer Needs

pg. 9



# LISTINGS, SOLD & RENTED IN MMR!

Scan here for all MMR  
homes for sale!


**FOR SALE!**


## Discovery Trails 10383 E Saltillo Dr

3 Bed | 2 Bath | 1,622 SQ FT  
2-Car Garage

Completely re-imagined remodel with quartz counter tops, shaker cabinets, & 6-burner gas range in the kitchen, and new backyard turf!

**\$850,000**

**FOR SALE!**


## Discovery Trails 16142 N 102nd Way

4 Bed | 3.5 Bath | 2,197 SQ FT  
2-Car Garage

Beautifully remodeled floor to ceiling, 2 primary suites, luxury plank flooring, heated play pool and spa with sunset and mountain views!

**\$1,095,000**

**FOR SALE!**


## Sienna Canyon 10966 E Palm Ridge Dr

4 Bed | 3 Bath | 2,738 SQ FT  
3-Car Garage

4 Bedrooms PLUS a huge living room that can easily be enclosed to make a perfect office, playroom, den or a 5th bedroom! Backyard w/pool & mtn views!

**\$1,450,000**

**FOR SALE!**


## Cimarron Hills 10671 E Caribbean Ln

3 Bed | 3 Bath | 2,328 SQ FT  
2-Car Garage

Guard-gated community on a Cul-de-Sac lot. Newly renovated w/a chef's kitchen & spa-style bath. Pool w/water feature & mountain views!

**\$1,574,000**

**FOR SALE!**


## Trovas 11088 E Acacia Dr

4 Bed+Den | 3.5 Bath  
2,958 SQ FT | 3-Car Garage

Gated community on a large hillside lot with stunning mountain views, a chef's kitchen, and backyard with a pool & spa, putting green & built-in BBQ!

**\$1,599,000**

**SOLD!**


## Panorama Point 10350 E Tierra Buena Ln

3 Bed | 2 Bath | 1,548 SQ FT  
2-Car Garage

Meticulously maintained home backs to a wash, white cabinetry, granite countertops and S/S appliances in the kitchen, & new turf in the backyard!

**\$740,000**

**SOLD!**


## Cimarron Hills 10662 E Blanche Dr

3 Bed | 2 Bath | 2,285 SQ FT  
2-Car Garage

Popular, split floor plan home with 12' ceilings located in a guard-gated community! Open kitchen features abundant cabinetry & large breakfast bar!

**\$1,025,000**

**SOLD!**


## Trovas 16670 N 109th Way

4 Bed | 4 Bath | 3,297 SQ FT  
3-Car Garage

Located in a gated community with mountain & city light views! Chef's kitchen & spa-style bath, backyard with pool & spa, fireplace & built-in BBQ!

**\$1,765,000**

**SOLD!**


## The Summit 10587 E Bahia Dr

4 Bed | 3 Bath | 2,682 SQ FT  
3-Car Garage

Elegant remodel with hardwood flooring, chef's kitchen, dual islands, custom cabinetry, spa-inspired baths, backyard with a new pool and turf!

**\$1,655,000**

**SOLD!**


## One Hundred Hills 15919 N 110th Pl

3 Bed | 3.5 Bath | 2,629 SQ FT  
2-Car Garage

Guard-gated community on a cul-de-sac! Spectacular remodel with designer finishes, a casita, pool, spa and breathtaking mtn & city light views!

**\$1,910,000**

**SOLD!**


## Sonoran Estates 10848 E Meadowhill Dr

5 Bed | 3.5 Bath | 3,658 SQ FT  
3-Car Garage

Fully remodeled home in a guard-gated community and backs to a wash with unobstructed mountain views! Backyard features a pool w/a waterslide!

**\$2,525,000**

**RENTED!**


## Discovery Canyon 10313 E Karen Dr

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

Light and bright, remodeled with LVP plank flooring, shaker cabinets and quartz counters. Private backyard boasts a pool with a water feature!

**\$3,550 Per Month**



## Buyer Needs



Household of four 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 two-five seek a second/winter home in MMR. Must have at least 4-5 bedrooms and at least 3,000 square feet. Private back yard, with a VIEW and a pool, facing south or west to enjoy the Arizona sunshine in the winter. They are open to remodeling if the home is dated. These cash buyers are flexible in closing, though they prefer it to be after May. Price range is up to \$2.5 million.

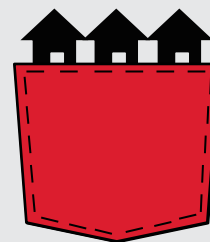


Household of two, looking for a second/winter home in MMR. Must be single level with at least 3 bedrooms and 3 bathrooms, between 2,400-3,400 square feet. Back yard must have a view and/or privacy, a place to truly enjoy outdoor living in Arizona! They would love a home that has been recently remodeled 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.

*Christine continued from Page 7*

sold during the slow winter months or the fast-selling spring months?

Perhaps an even bigger factor used to determine house prices is the house itself. Did it have incredible views? Did the home have a stunning pool? And perhaps the biggest factor: Had it been recently remodeled?

## How Is the Coming Year Looking?

As for 2026, we don't see any major indications that the market will change much from 2025. Interest rates have slid down a bit since last year to at or just below 6%, but we aren't seeing any huge changes in inventory.

The Cromford Report, our go-to data firm for studying the Scottsdale and Valley housing market, indicates that their analysts do not have a sense of what the market might do as we enter the prime selling season. So for now consider the MMR market as relatively balanced with neither buyers or sellers having a particularly large advantage. We see that as a good thing.

## Contact Me!

If you have any questions about the 2026 season, or if you are considering selling your home and would like to review your options, reach out to me anytime, reach out to me anytime at: 602-989-7492.



## Meet Our Raffle Winner

Shannon Weber won a Christmas gift basket through a drawing sponsored by Christine's Team at the McDowell Mountain Ranch's Santa Village in December.



## 2026 Donation Drive!

Giving Back by Christine Espinoza

We will be collecting hygiene items, such as travel-size shampoos, conditioners, body wash, razors, toothbrushes, toothpaste, combs and deodorant to deliver to the less fortunate here in the valley. No large items please.

Boxes will be set up at the MMR Community Center AND the McDowell Center through March.

## MORTGAGE INTEREST RATES

### Conforming\* Loans

30 Year	5.990%
20 Year	5.750%
15 Year	5.490%
5-Year ARM	5.990%
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### Jumbo\* Loans

30 Year	6.000%
20 Year	5.875%
15 Year	5.875%
5/6-Year ARM	5.750%
7/6-Year ARM	5.750%
10/6-Year ARM	6.000%

FHA 30-Year fixed	5.625%
VA 30-Year fixed	5.625%

Rates effective 12/29/2025

Fees vary by lender

\*Rates lower with points. In Scottsdale, Conforming refers to loans up to \$832,750 and Jumbo from \$832,751 and above.

Call Your Lender For Current Quotes!

## THE KEY

SF = square feet

DOM = Days on Market

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

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## SALES BY COMMUNITY (JAN.-DEC. 2025)

Community	# Sold	Avg Price	Avg SF	DOM	\$/SF	% Change
Cimarron Hills	12	\$1,418,208	2748	75	\$516.70	-8.82%
Panorama Point	11	\$824,182	1821	70	\$460.49	1.40%
100 Hills	11	\$2,167,082	3439	55	\$605.16	0.52%
Discovery Canyon	10	\$752,850	1691	57	\$453.30	5.92%
Arizona Vintage	9	\$722,666	1691	34	\$437.55	1.16%
Discovery Trails	9	\$734,000	1693	57	\$454.85	5.79%
Trovas	9	\$1,978,556	3475	65	\$572.48	17.37%
The Ridge	8	\$531,625	1594	75	\$335.63	-7.26%
Cachet	8	\$546,750	1527	112	\$358.57	-1.41%
Sonoran Estates	8	\$2,367,188	3958	69	\$599.30	15.37%
The Preserve	7	\$729,786	1761	46	\$423.38	-1.72%
The Summit	7	\$1,161,357	2294	45	\$506.27	12.81%
The Overlook	6	\$995,833	2231	40	\$452.24	-2.72%
Sienna Canyon	6	\$1,617,500	3058	42	\$531.84	-0.06%
Sunrise Point	5	\$965,200	2079	98	\$463.01	1.72%
Sonoran Fairways	5	\$1,148,000	2309	59	\$497.60	23.56%
Desert Cliffs	5	\$1,563,720	3247	114	\$494.34	6.31%
Castle Chase	4	\$811,875	1766	96	\$461.56	1.97%
Montecito	4	\$1,068,500	2523	49	\$426.56	1.41%
Arizona Highlands	4	\$1,109,625	2178	35	\$511.49	26.06%
Eagle Ridge	4	\$1,150,375	2365	57	\$491.68	NA*
Vermillion Cliffs	4	\$1,402,375	3057	49	\$454.39	-5.89%
Armonico	4	\$1,403,750	3063	47	\$459.73	15.26%
Cimarron Ridge	4	\$1,490,625	2690	91	\$553.68	-10.45%
Mirador	3	\$1,982,333	3286	68	\$606.63	40.55%
Sunset Point	2	\$782,500	1801	31	\$434.41	7.47%
<b>The Ranch</b>	<b>169</b>	<b>\$1,210,032</b>	<b>2417</b>	<b>64</b>	<b>\$484.02</b>	<b>4.48%</b>

\*Percentage could not be calculated because there were zero sales in 2024. See Page 7 for updated 2024 values.

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McDowell Mountain Ranch Homes App  
for your smartphone or tablet





## HOMES CURRENTLY FOR SALE

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16600 N TPP #2013	The Ridge	Legacy	\$625,000	1674	3	2	N
16600 N TPP #1083	The Ridge	Legacy	\$629,000	1674	3	2	N
15072 N 102nd St	Discovery Canyon	Catalina	\$710,000	1504	3	2	Y
10799 E Autumn Sage Dr	Castle Chase	Carlisle	\$738,000	1489	3	2	N
10234 E Karen Dr	Discovery Canyon	Sunset	\$785,000	1642	3	2	N
10572 E Tierra Buena Ln	The Overlook	Primrose	\$799,900	1679	3	2	Y
10306 E Morning Star Dr	Panorama Point	Mariposa	\$810,000	1963	4	2	N
10219 E Le Marche	Arizona Vintage	Chablis	\$849,000	2316	4+Den	3	N
10788 E Betony Dr	Castle Chase	Windsor	\$875,000	1936	3	2	N
16632 N 105th Wy	Arizona Highlands	Picacho	\$899,000	2885	5+Loft	2	Y
10226 E Pine Valley Rd	Discovery Canyon	Scenic	\$945,990	1837	4	2	N
10913 E Salt Bush Dr	Castle Chase	Windsor	\$950,000	1936	2+Den	2	N
11475 E Helm Dr	Sunrise Point	Sierra	\$950,000	2088	3	2	N
<u>16142 N 102nd Wy</u>	<u>Discovery Trails</u>	<u>Highline</u>	<u>\$1,095,000</u>	<u>2197</u>	<u>4</u>	<u>2</u>	<u>Y</u>
10559 E Sheena Dr	Sonoran Fairways	Mesquite	\$1,129,000	1994	3	2	Y
10453 E Acoma Dr	Sunset Point	#1912	\$1,180,000	1908	3+Den	2	Y
*16299 N 108th Pl	Armonico	Tierra	\$1,275,000	2413	3+Den	3	Y
10796 E Betony Dr	Castle Chase	Windsor	\$1,299,000	1936	3+Den	2	N
10695 E Caribbean Ln	Cimarron Hills	Valencia	\$1,350,000	2369	3	2	N
<u>10966 E Palm Ridge Dr</u>	<u>Sienna Canyon</u>	<u>Catalina</u>	<u>\$1,450,000</u>	<u>2738</u>	<u>4</u>	<u>3</u>	<u>N</u>
10747 E Greenway Rd	Cimarron Hills	Sevilla	\$1,550,000	2823	4	3	Y
<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>
<u>11088 E Acacia Dr</u>	<u>Trovas</u>	<u>Alessi</u>	<u>\$1,599,000</u>	<u>2958</u>	<u>4+Den</u>	<u>3</u>	<u>Y</u>
11312 E Greenway Rd	Cimarron Ridge	San Rafael	\$1,899,900	3393	4+Den	3	Y
*10729 E Acoma Dr	Mirador	Ladera	\$2,250,000	3710	4+Den	3	Y
11550 E Paradise Ln	100 Hills	Custom	\$4,000,000	5588	6	3	Y
*11573 E Winchcomb Dr	Sonoran Estates	Custom	\$4,250,000	4205	5+Den	3	Y

\*Coming soon.

## CLOSED SALES IN NOVEMBER &amp; DECEMBER

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16792 N 108th Wy	Armonico	Tierra	\$1,150,000	2413	4	3	N
11033 E Betony Dr	100 Hills	La Jolla	\$1,225,000	2456	3	3	Y
10601 E Sheena Dr	Sonoran Fairways	Palo Verde	\$1,250,000	2310	4	2	Y
16562 N 109th Wy	Trovas	Alessi	\$1,288,000	2958	4	3	Y
14405 N 110th Pl	Sienna Canyon	Catalina	\$1,365,000	2738	4+Den	3	Y
11490 E Beck Ln	Cimarron Hills	Valencia	\$1,375,000	2514	3	3	N
10943 E Winchcomb Dr	Sienna Canyon	Talavera	\$1,600,000	3801	5+Den	3	Y
<u>10587 E Bahia Dr</u>	<u>The Summit</u>	<u>Molokai</u>	<u>\$1,655,000</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>\$1,765,000</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>\$1,910,000</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
16849 N 111th St	Trovas	Francesca	\$2,145,000	3603	4+Den	3	Y
15972 N 115th Wy	100 Hills		\$2,500,000	4596	4+Den	3	Y
<u>10848 E Meadowhill Dr</u>	<u>Sonoran Estates</u>	<u>Topanga</u>	<u>\$2,525,000</u>	<u>3658</u>	<u>5</u>	<u>3</u>	<u>Y</u>
11510 E Mirasol Ci	100 Hills	Malaga	\$3,500,000	4378	3	3	Y

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

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
10540 E Firewheel Dr	The Overlook	Primrose	\$789,000	1679	3	2	N
10655 E Autumn Sage Dr	Castle Chase	Windsor	\$825,000	1936	2+Den	2	N
<u>10383 E Saltillo Dr</u>	<u>Discovery Trails</u>	<u>Sabino</u>	<u>\$850,000</u>	<u>1622</u>	<u>3</u>	<u>2</u>	<u>N</u>
10255 E Acacia Dr	Montecito	San Miguel	\$975,000	2212	3+Den	3	Y
10775 E Caribbean Ln	Cimarron Hills	Valencia	\$1,050,000	2369	3	2	N
16535 N 109th St	Vermillion Cliffs	#923	\$1,275,000	3027	3+Den	2	Y
10999 E Winchcomb Dr	Sienna Canyon	La Palma	\$1,495,000	2936	4	3	Y
10751 E Palm Ridge Dr	Sienna Canyon	La Palma	\$1,550,000	2936	4+Den	3	Y
10746 E Greenway Rd	Cimarron Hills	La Jolla	\$1,675,000	2285	3	2	Y
16065 N 111th Wy	100 Hills	Valverde	\$3,175,000	3792	4	3	Y

## AVAILABLE RENTALS

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16420 N TPP #2021	Cachet	Heritage	\$2,500	1338	2	1	N
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 #1057	Cachet	Legacy	\$3,000	1640	2+Den	2	N
10465 E Star of the Desert Dr	Discovery Trails	Sabino	\$3,150	1622	3	2	N
10453 E Pine Valley Rd	Sunset Point	#1912	\$3,200	1908	3	3	N
15745 N 104th Pl	Panorama Point	Primrose	\$3,249	2081	4	2	N
10527 E Tierra Buena Ln	The Overlook	Primrose	\$3,500	1679	3	2	Y
11475 E Helm Dr	Sunrise Point	Sierra	\$4,200	2088	3	2	N
10354 E Raintree Dr	The Preserve	Brisas	\$5,000	2132	4	2	Y
10412 E Acoma Dr	Sunset Point	#1912	\$5,750	2114	4	2	Y
10587 E Sheena Dr	Sonoran Fairways	Cholla	\$7,500	3466	4+Loft	3	Y
16469 N 113th Wy	100 Hills		\$20,000	4870	4+Den	3	Y

\*Coming soon.

## \*Pending, \*\*UCB, &amp; \*\*\*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.

**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.

# Erickson Senior Living Proposes Huge Project

Erickson Senior Living has proposed building about 12 six-story buildings that would add 1,225 living units north of Princess Boulevard, east of Scottsdale Road and west of yet-to-be built Miller Road. The six-year project calls for 975 of the units to be for senior minimal care and 250 for specialized care on about 46 acres of a 55-acre site.

Erickson, which says it's the sixth-largest senior living and retirement community in the nation, has not yet purchased the land from the Arizona State Land Department (ASLD), according to its filing. The property didn't appear to be on ASLD's "Upcoming Auctions" list at the time we went to the printers.

The similar Maravilla Senior Living Community units are currently under construction or just about completed on the north side of Princess Boulevard on about 25 acres. About 115 lodge homes are expected to be completed by early 2026. Stories vary on the final count of expected units, but we think it will be 217.

Because the Erickson project has not gone to the Planning Commission or Development Review Board as of this writing, expect there to be changes in the formal proposal.

- Project plan: [tinyurl.com/yjnw5t7u](http://tinyurl.com/yjnw5t7u)
- YouTube video of project: [tinyurl.com/2s2ywwsd](http://tinyurl.com/2s2ywwsd)
- Maravilla: [tinyurl.com/39kupxm](http://tinyurl.com/39kupxm)

## City Council OKs Finish Line Auto Club, 7-0

The Scottsdale City Council voted 7-0 to amend a zoning map that would allow Finish Line Auto Club to build condominium-style auto storage spaces on 11.6 acres south of Perimeter Drive and north of Pacesetter Way near Princess Drive.

The Collector's Garage, which already has four locations in California, calls for five buildings within the industrial park. Existing buildings would be replaced by four one-story buildings and one three-story, 52,000-square-foot office building that will stand 52 feet tall on a 16.6-acre parcel. This will be Finish Line's first project outside of California, and it is expected to generate less traffic than the original buildings did, according to the project proposal.

The builders are seeking to revert zoning to a version prior to First Na-



Erickson Senior Living wants to build 1,225 living units north of Princess Boulevard, east of Scottsdale Road and west of yet-to-be built Miller Road.

tional Bank building a headquarters on the site around 2004. First National Bank was closed after "risky" real estate loans failed in 2008.

Go here to see the project report: [tinyurl.com/5czfkxvt](http://tinyurl.com/5czfkxvt)

## About 293 Acres May be Auctioned

The Arizona State Land Department plans to auction off about 293.4 acres just east of the Desert Ridge Shopping Center in the second quarter of 2026. A minimum bid has not yet been set for the parcel, located between Deer Valley Road and the Loop 101 Freeway.

- Flyer: [tinyurl.com/2tnjfaza](http://tinyurl.com/2tnjfaza)
- Phoenix Business Journal: [tinyurl.com/3hbd3278](http://tinyurl.com/3hbd3278)

## CLOSED RENTALS IN NOVEMBER & DECEMBER

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16600 NTPP #2036	The Ridge	Heritage	\$2,450	1298	2	1	N
16420 N TPP #2101	Cachet	Heritage	\$2,800	1338	2	1	N
16080 N 106th Wy	The Overlook	Primrose	\$3,000	1679	3	2	N
10431 E Morning Star Dr	Panorama Point	Mesquite	\$3,495	1548	3	2	N
<b><u>10313 E Karen Dr</u></b>	<b><u>Discovery Canyon</u></b>	<b><u>Scenic</u></b>	<b><u>\$3,550</u></b>	<b><u>1837</u></b>	<b><u>3+Den</u></b>	<b><u>2</u></b>	<b><u>Y</u></b>
10423 E Hillery Dr	The Preserve	Brisas	\$3,580	2132	3	2	N
15264 N 102nd St	Discovery Canyon	Sunrise	\$3,624	1451	3	2	Y
10278 E Tierra Buena Ln	Panorama Point	Mesquite	\$3,800	1548	3	2	N
10429 E Hillery Dr	The Preserve	Brisas	\$3,995	2132	3+Den	2	Y
10410 E Morning Star Dr	Panorama Point	Ocotillo	\$4,000	2342	4+Den	3	N
11521 E Beck Ln	Cimarron Ridge	Sevilla	\$4,500	2656	3+Den	3	P
10357 E Texas Sage Ln	The Preserve	Avalon	\$4,995	1702	3	2	Y
10591 E Firewheel Dr	The Overlook	Ironwood	\$4,999	2818	5	2	Y
16449 N 103rd Pl	Eagle Ridge	#3335	\$6,000	1998	3	2	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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Mortgage

## The Valley's Go-To Mortgage Resource

As we welcome the new year, let's collaborate to make homeownership a reality with various mortgage options. Including:

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All loans are subject to credit approval. Income and property restrictions may apply. Program guidelines are subject to change without notice. Not all products are available in all markets. Other restrictions apply.



# SUSD Votes 3-2 to Close Pima, Echo Canyon

The Scottsdale Unified School District voted 3-2 at a Dec. 9th meeting to close Pima Elementary School and Echo Canyon K-8, according to the Scottsdale Progress. The closures are part of a plan to close or repurpose several SUSD schools as a way to cope with declining enrollment that has resulted in reduced state funding.

"The school-age population of the district is projected to decline by about 1,800 over the next 10 years," Demographer Rick Brammer of Applied Economics said at a recent SUSD board meeting.

The recent closings were part of Phase 1 of a plan developed by SUSD Superintendent Scott Menzel. Although Desert Canyon Elementary and Middle schools were slated for some sort of reorganization in Phase 1, we haven't found any information on this as of yet.

Copper Ridge and Redfield's Gifted Program may also be facing some sort of restructuring by the 2027-28 school year in Phase 2, according to the Menzel plan.

A ribbon cutting was also held to launch the

conversion of the former Tonalea Elementary School into the 68th and Oak Street Athletic Facility that will include soccer fields, sand volleyball courts and other facilities for students. A portion of Tonleaa became a middle school in 2023, according to an SUSD chart.

- Scottsdale Progress: [tinyurl.com/5keurmu4](https://tinyurl.com/5keurmu4)
- Dr. Scott A. Menzel's report and plan on school closings: [tinyurl.com/yytyxzj7](https://tinyurl.com/yytyxzj7)
- Enrollment report: [tinyurl.com/2s35c9aj](https://tinyurl.com/2s35c9aj)
- Tonleaa: [tinyurl.com/4fx69p74](https://tinyurl.com/4fx69p74)



## More Santa's Village

McDowell Mountain Ranch residents meet Santa and take train rides during its Christmas celebration.

Bottom left: Christine Espinoza, who helped sponsor the event, reveals how the Community Center windows were frosted for the holidays.

Below: Board of Director Lynn Napier.



# Shearer Takes Helm of the Preserve

Angy Shearer, who was the vice president of advancement at the Frank Lloyd Wright Foundation, became the McDowell Sonoran Conservancy's CEO on Dec. 15th.

"We are thrilled to welcome Angy's leadership and vision to the Conservancy," Melinda Xanthos, acting board chair, said via a press release. "Her proven track record in advancing nonprofit missions and engaging



Angy Shearer

communities will be invaluable as we continue to lead conservation in the McDowell Sonoran Preserve through stewardship, science and education."

Acting Interim CEO Mike Roberts will be in charge of the transition before resuming his role as a board chair.

Shearer has also served as the associate vice president of major gifts at United Way of Southern Arizona.

Go to this URL for more information: [mcdowellsonoran.org/angyshearer](http://mcdowellsonoran.org/angyshearer)

*Spotlight continued from Page 1*

when you cast your ballots via Election Buddy, an online voting system. (See Page 1 on how to cast your ballot.)

**Richard Kryzanaowski**, MMR resident for nine years: This former math teacher at Chaparral High School currently works for Salcito Custom Homes as a concierge group director managing Homeowners Associations in Silverleaf, North Scottsdale, DC Ranch and Paradise Valley.

"Being a part of the MMR community as a homeowner has been fantastic," Richard writes in his statement. "I have attended many events at the Community Center and farmers market, which are always unique to bring the community together. Since being a homeowner, I have attended the monthly HOA board meetings to stay up to date with all things related to MMR."

**Dale Leitman**, MMR resident for five years: A former technology and finance expert for Fortune 500 companies, Dale recently retired. He would like to bring his skills monitoring budgets, cost control and vendors to MMR.

"My objective is to listen, learn, and look for opportunities for our homeowners to benefit and enjoy their time here," Dale writes in his statement. "I will share information on a timely basis, but with an eye on brevity and a focus on the action needed. I will watch for budget forecasting and cost control, monitor vendor commitment and delivery, and demonstrate consistency and integrity in my performance on your behalf."

**Lynn Napier**, MMR resident for eight years: Currently the secretary for the Homeowners Association Board of Directors, Lynn has been a human resources consultant at a financial institution for 18 years, and she regularly volunteers at MMR and church. Lynn also volunteers at the Mothers of McDowell Mountain Ranch group.

"I would be honored to continue working alongside my fellow members of the board to enhance and strengthen our community, preserve our property values, and ensure that McDowell Mountain Ranch remains a beautiful and exceptional place to live," Lynn writes in her statement.

**Dale Pavlicek**, MMR resident for 30 years: Dale served on the board in 2024 to fill in for another member and still serves on the MMR Design Review Committee. Dale is a real estate

broker and manager with 31 years of experience.

"I have a robust understanding of the local market dynamics and what contributes to long-term property values," Dale writes in his statement. "I intend to leverage this insight to help the Board make sound fiscal decisions and prioritize maintenance and improvements that offer a substantial return on investment for all homeowners. I am committed to serving all residents' best interests and bringing a positive, business-minded approach to the board's responsibilities."

## When Does MMR Hit 30?

Lately we've heard this question: Is McDowell Mountain Ranch 30 years old? Well, it depends on how you look at things. Construction of homes actually began in 1995, but planning goes all the way back to 1992. The City Council approved the building of MMR in 1994.

But before you think any of those years should be set as the anniversary date, consider that it took several years to build 3,800 residential units across 3,200 acres. Homes in Panorama Point, Arizona Highlands and The Summit began going up in 1995, while construction on Cimarron Hills began around 1998. And the Cimarron Community Center wasn't completed until 2002.

If you want to learn more about the history of your specific community, go to this URL and click on the map: [tinyurl.com/35stwc3n](http://tinyurl.com/35stwc3n)

Another historic date would be the approval of the Homeowners Association's Articles of Incorporation. Ironically we've already missed that 30th birthday, because it would have been in 2024. In fact, the Articles of Incorporations are dated Oct. 7th or Oct. 11th, 1994, depending on which timestamp you're looking at.

On the other hand, if you use the start of this newsletter as the date MMR should celebrate its anniversary, you'll have to wait until next year when we celebrate our 30th birthday. Don't worry, we're not (entirely) serious about that one.

There are plenty other keystone dates that could be used to celebrate MMR's 30th anniversary, but we don't want to confuse everyone too much. But there is one other date we find interesting: MMR was officially considered sold out in 2003, which was only 23 years ago.



## Looking Back...

### Just 5 Years Ago\*

**January 2021** — Scottsdale purchased 7.29 acres from Arizona that became Reata Fields near McDowell Mountain Ranch. ... The 2021 Holiday Lights Drive-Thru doubled as a fundraiser during the Covid pandemic. ... SUSD announced plans to phase in the reopening of schools.

### Only 10 Years Ago\*

**January 2016** — Residents were asked to vote on adding pickleball courts to the Community Center. ... Scottsdale was about to allocate \$1.7 million for hiring an architect to develop the Desert Discovery Center. ... Desert Canyon Elementary School added a pre-K program. ... The Vig announced plans to move into the Bashas' Center. ... HonorHealth opened a medical group in the Desert Canyon Center.

### 15 Years Ago\*

**January 2011** — Classic Cooking Academy in the Desert Canyon Center won Native American Culinary Arts accreditation. ... Great Hearts Academies purchased the building that now houses the Scottsdale Preparatory Academy.

### 20 Years Ago\*

**January 2006** — Scottsdale purchased two parcels from the state near WestWorld. ... The Scottsdale Unified School District considered keeping Desert Canyon Elementary students at Desert Canyon Middle School instead of sending them to Copper Ridge Middle School.

### 25 Years Ago\*

**January 2001** — Scottsdale expanded the reservoir water tanks (now rebuilt) by 2.5 million gallons at Bell Road and 108th Street. ... AJ's announced that it planned to open in the new shopping center at the southeast corner of Frank Lloyd Wright Boulevard and Thompson Peak Parkway.

\*As reported in this newsletter



# TAAAZE Plans to Continue Fight Despite Axon Deal

The leader of Taxpayers Against Awful Apartment Zoning Exceptions (TAAAZE) vows to continue the organization's fight against Axon Enterprise's 1,200-unit housing project in North Scottsdale, according to a column he wrote for the Phoenix Business Journal. The project, which started as a proposed headquarters before being expanded to include a housing and multi-use campus, has been in the news for the southeast intersection of Hayden Road and the Loop 101 Freeway since at least 2020.

TAAAZE will primarily focus on a lawsuit against Senate Bill 1543 that makes it difficult to change zoning that has been approved by a City Council, writes former Scottsdale Councilman Bob Littlefield for the organization.

"The first hearing on the state law is set for late January," Littlefield wrote. "Scottsdale's approval is based on the state law. If found unconstitutional, Scottsdale's Axon approval is meaningless and there will be no apartments to subsidize their controversial development plans."

The Scottsdale City Council approved 4-3 the smaller Axon and housing campus during a special Nov. 17th meeting. The new plan reduced the number of housing units allowed on the 72-acre parcel from 1,882 to 1,200, a number that has come down several times. When completed, half will be apartments and half will be condominiums.

The City Council also voted 4-3 to repeal a zoning change that allowed for the bigger project, according to the Phoenix Business Journal.

The agreement also requires Axon, which makes personal and professional safety and law enforcement equipment, to provide Scottsdale with a state-of-the-art Real-Time Crime Center for five years.

TAAAZE filed a Demand Letter on Dec. 8th explaining the reasons that the organization believes Scottsdale's Memorandum of Understanding (MOU) is improper and should be rescinded.

We should add that TAAAZE is also looking at other avenues to fight the Axon project including a Scottsdale "Gift Clause" rule that would be applied to how Axon purchased the land from the Arizona State Land Department (ASLD), Littlefield wrote in his column.

- Business Journal: [tinyurl.com/53yt6x8h](https://tinyurl.com/53yt6x8h)
- Demand Letter: [tinyurl.com/7nstt2wk](https://tinyurl.com/7nstt2wk)
- AZ Mirror: [tinyurl.com/cdx4jatn](https://tinyurl.com/cdx4jatn)

## City Council Approves ASM Adjustments

Although most attention has focused on Optima McDowell Mountain and Axon, the sizable Dutch-based Advanced Semiconductor Materials (ASM) project continues to rise from the desert along the Loop 101 Freeway. When completed, the project will include a 230,000-square-foot, a three-story office building and a 180,000-square-foot, two-story lab on about 21 acres. The new facility will become ASM's new North American headquarters, which will be twice as big as its Phoenix office.

Although ASM has facilities worldwide, the Scottsdale location will focus on state-of-the-art fabrication and testing laboratories," according to the company's project plans. "ASM has carefully chosen this site (in Scottsdale) for its flagship facility to be in the heart of a growing technology and

research hub around the city of Scottsdale Airport community," ASM wrote.

The Scottsdale Development Board recently approved 4-0 some changes to the project, including an expansion of a service yard and how it will be screened.

- Project report: [tinyurl.com/2zk84xdk](https://tinyurl.com/2zk84xdk)
- Scottsdale Progress: [tinyurl.com/2vv9p8cf](https://tinyurl.com/2vv9p8cf)

## Council OKs \$6.7 Million Water Line Project

The Scottsdale City Council approved a \$6.7 million contract to build 4,200 feet worth of water lines to serve the ongoing construction near Hayden Road and the Loop 101 Freeway. TF Contracting outbid seven other companies seeking the contract, and the bid came in lower than the original estimated project cost. The council meeting is expected to begin at 5 p.m., Dec. 1st, City Hall Kiva Forum, 3939 N. Drinkwater Blvd.

City report: [tinyurl.com/mr3vj3kf](https://tinyurl.com/mr3vj3kf)



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