

Two Dales, One Incumbent Elected to MMR Board

Dale Pavlicek and Dale Leitman garnered enough votes to join Lynn Napier on the board of directors of the McDowell Mountain Ranch Homeowners Association.

Lynn led the elections, finalized at the

Feb. 3rd annual meeting, with 639 votes, followed by Dale Pavlicek with 581 votes and Dale Leitman with 570 votes.

The board elected to keep the same officers for 2026 as 2025 at its Feb. 24th regular meeting. The officers are: Ryan

Rahaeuser, president; Margaret Neno, vice president; Carol Cowin, treasurer; and Lynn Napier, secretary.

Except in the case of early departures, three candidates run annually for the nine-seat HOA board.



Spotlight on the Community

2025 Solid for MMR, Residents

Phones are not dead yet. In fact, the McDowell Mountain Ranch Homeowners Association received 9,002 phone calls in 2025, according to a report released at the annual meeting in February.

The annual meeting has three functions: provide details on how the previous year went, reveal plans for the upcoming year and announce the election of new board members. (See above for election results.)

Probably the most important revelation is that the HOA has been doing well financially. As of the annual meeting, the funding levels of the master HOA is at a solid 96% and the risk of a special assessment is considered "Low." There are \$4.1 million in reserves, which are earmarked for expected repair and replacement costs of aging or outdated facilities and equipment.

The HOA is less than two years from paying off its 10-year loan of \$1.3 million to itself. The money paid for updating the park at the Community and Recreation centers, but it also resulted in the addition of dedicated pickleball courts. The HOA is earning back the interest it is charging itself for the loan, so no money is wasted on financial institutions.

The funding levels of the Special Use Areas are more complex because they drop precipitously to pay for repaving roads in those gated communities. The funds will be replenished after 10 years, before the cycle repeats itself.

Spotlight continued on Page 14

263 Attend Wine With Friends

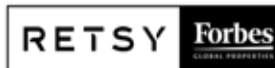
The McDowell Mountain Ranch Homeowners Association reported that 263 residents attended the Feb. 13th Wine With Friends event, which experienced great weather, food and drinks.

- More photos, Page 13
- Upcoming events, Page 15



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

Real Estate Section, Pgs. 7-12



Scottsdale Best City for Jobs, According to WalletHub

If you're hunting for a job you made a good choice choosing Scottsdale, because it was named the No. 1 city for finding employment out of 182 cities in the United States, according to WalletHub.

"Scottsdale, AZ, is the best city for jobs in 2026, in large part because it boasts one of the lowest unemployment rates in the country, which demonstrates that most residents have no trouble finding work," WalletHub wrote in its explanation. "Scottsdale ranks 16th when it comes to the prevalence of paid internship opportunities as well, so it's great for people looking for workforce experience during school."

Other strengths: Scottsdale offers high-quality and high-paying jobs with an adjusted median household income of \$101,000. Quality of Life ranks seventh, and it's the 12th-best city for families.

The next best cities in the nation were Columbia, Md.; Portland, Maine; South Burlington, Vt.; and Pittsburgh. Chandler placed 14th followed by Gilbert in 28th, Tempe in 30th and Peoria 33rd. Phoenix placed 72nd.

The WalletHub story is here: tinyurl.com/56y7frac

Redfield Earns A+ Honor from State

The Arizona Educational Foundation named Redfield Elementary an A+ School of Excellence in 2026. Although most McDowell Mountain Ranch students don't attend Redfield, some are enrolled in the gifted program there. Desert Canyon Elementary made the list in 2024, and the honor is in effect until 2027.

Anasazi and Kiva, which is an SUSD school located in Paradise Valley, were also added to the list. Other current honorees include Hohokam, Navajo, Pueblo and Cherokee schools.

SUSD announcement: tinyurl.com/y22wkfnk

AZ Has Second-Lowest Income Tax Rate

Out of states that have an income tax, Arizona has the second lowest in the nation with a flat 2.5% rate, according to Best Brokers. North Dakota has the lowest rate in the nation at 1.95% for incomes lower than \$48,475, but it goes up to 2.5% for those making more.

The states with no income tax are: Alaska, Washington, Nevada, Wyoming, South Dakota, Texas, Tennessee, New Hampshire and Florida.

The states (counting Washington, D.C.) with the highest income tax rates are: California, Oregon, D.C. and Hawaii. Tax rates for states like Minnesota, Hawaii, New Jersey, Massachusetts and New York jump up considerably for high-income earners.

The Best Brokers report is at this URL: tinyurl.com/38xrhxam

ZIPPS Reopen After Homeland Security Raid

Zipps Sports Grills and Goldie's Sports Café were temporarily shut down after Homeland Security executed search warrants at all of the company's locations in January. Several of the cafés didn't resume full operating hours and full menus until early March.

DHS agents, some wearing masks, were serving federal search warrants as part of a long-term criminal investigation, according to the U.S. Attorney Arizona office. Agents from ICE were not involved, Axios Phoenix reported at the time.

About 35 alleged undocumented immigrants using fake IDs and Social Security numbers were arrested in the Zipps operation, according to Axios Phoenix and other news sources. Four employees were also arrested under separate complaints, according to the reports. The investigation began after officials received a tip in early 2025.

Odds & Ends continued on Page 4

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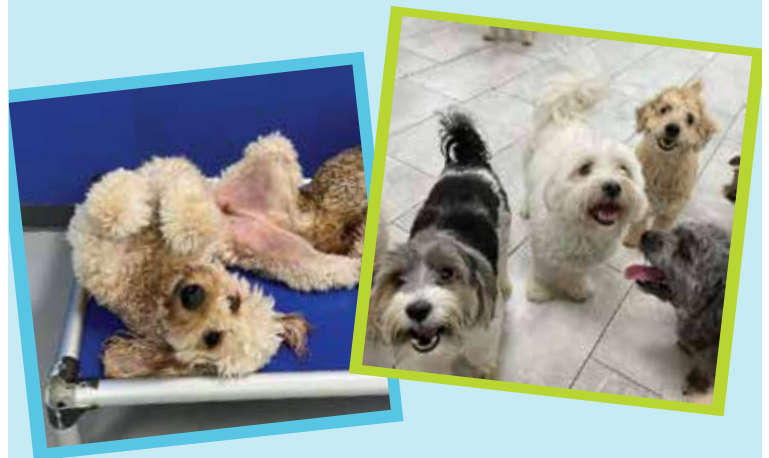


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Odds & Ends continued from Page 2

Goldie's Sports Café and several of the Zipp's are located in North Scottsdale with the one nearest to MMR at 14148 N. 100th St. That café also happened to be the last to reopen.

There are also locations in the Kierland Center and on Via de Ventura near Hayden Road.

At the time the restaurants were closed, protesters gathered at several locations, according to AZ Family. Various officials and Zipp's management encouraged residents to avoid interfering with law enforcement operations at the time.

Zipp's has been operating in the Valley since 1995.

March 28: Tour at WestWorld

There's still time to register for the March 28th Tour de Scottsdale. Riders can choose between a 50- or 100-kilometer race that starts and ends at WestWorld. The 100k race begins at 7 a.m., and the 50k race begins at 8:45 a.m.

This year's Tour de Scottsdale Prologue package features professional riders Bobby Julich, Leanda Cave and Frankie Andreu. The 25 participants, at \$1,000 each, get to ride with the pros. They also receive a reception dinner, pre-ride chat, a jersey, cycling cap and a swag bag.

- Tour home page: tinyurl.com/36y96fdd
- Tour routes: tinyurl.com/2p6jscwb

City Winery Planned

City Winery, which currently has 12 locations around the nation, plans to build a three-story, 30,000-square-foot winery, restaurant and live music venue on Salt River Pima Maricopa Indian Community land near 90th Street and the Loop 101 Freeway, according to the Phoenix Business Journal.

New York-based City Winery will open in the \$100 million, 26-acre entertainment district called The Sydney. Construction is expected to begin in the second half of 2026, and the winery is expected to open in the summer of 2027.

Other tenants that are also expected to open

in the summer of 2027 include the 168-room Reverb by Hard Rock Scottsdale, a Rustic restaurant and Pickle & Social pickleball courts.

Other City Winery locations include Atlanta, Boston, Chicago, New York, Nashville, Philadelphia, Pittsburgh and St. Louis.

Business Journal: tinyurl.com/24arybvt

The Henry Eatery to Open

The Henry, a Fox Restaurant Concepts eatery, is expected to open its third Valley location on March 18th at the southwest corner of Scottsdale Road and the Loop 101 Freeway. The other Valley locations are in the Phoenix Arcadia neighborhood and the Uptown Plaza on Central Avenue.

The new Henry will replace the recently demolished Denny's and include indoor-outdoor dining with a large fireplace, according to the Phoenix Business Journal.

Menus at the other locations include Flower Child scramble and smoked salmon bagel for breakfast. Lunches include two types of burrito bowls. Coffee, espresso, cocktails and smoothies

will also be available.

The Henry also operates in Nashville, Tenn., Dallas and the Los Angeles and Houston areas. Additional restaurants are expected to open in Illinois and Denver, Colo.

The Cheesecake Factory purchased the Fox Restaurant chain in 2019 for about \$353 million.

- The Henry: thehenryrestaurant.com
- Business Journal: tinyurl.com/5e54en8b

De Babel Ranked 33 in U.S.

De Babel, a family-owned Mediterranean restaurant in North Scottsdale, was a Yelp Top 100 restaurant for the fourth year in a row. The Halal-certified restaurant was ranked 33rd in 2026 and No. 3 in 2025.

"The perfect meal is a precisely grilled skewer of meat, a fresh, crispy flavorful salad with a dip like hummus or raita and a hot fluffy pita bread," writes Elle M from Salt Lake City. "Oh man, their pita. It has just the right amount of flavor."

Here are the four Arizona restaurants to make
Odds & Ends continued on Page 6

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ODDS & ENDS

Odds & Ends continued from Page 4
the list:

32. Tumerico in Tucson
33. De Babel in Scottsdale
41. Corazon De Agave in Phoenix
52. Taco Viva in Phoenix

If you are planning on traveling, here are the top five restaurants on the Yelp list:

1. Ci Siamo, New York, NY
2. Taste of Texas, Houston
3. NAM Kitchen, Gardena, Calif.
4. Waffle and Berry, Honolulu
5. Comfort Cafe, San Antonio, Texas

De Babel, which is closed on Sundays, is located at 14884 N. Pima Road Suite 106.

- Yelp rankings: tinyurl.com/yej7mvju
- De Babel's Yelp page: tinyurl.com/fbxhknph
- Business Journal: tinyurl.com/3tmnzze4

Scottsdale Crime Rate Falls

Scottsdale's serious crime rate fell in 2025 by more than 24% when compared with the previous year, according to a press release by the city. The crimes measured included homicide, aggravated assault, robbery and sexual assault, and major property crimes such as burglary, motor vehicle theft, arson and fraud.

Scottsdale also reported that it reduced long-standing backlogs in photo enforcement cases by 15,000. The only negative was that Scottsdale saw six homicides in 2025, which was

a five-year high. Learn more from the Scottsdale website at this URL: tinyurl.com/3mzu7kvv

Farmer's Market Icon Dies

If you were a regular attendee of Scottsdale's downtown farmers market, you probably rushed straight into the huge McClendon's Select corner filled with more than 100 varieties of organic produce, fruit, honey and bee pollen. Sadly, Bob McClendon, 82, died Feb. 7th, according to the Phoenix New Times.



"Bob found his passion and built McClendon's Select as his labor of love," McClendon's Select posted on Facebook and Instagram. "We are grateful to the community of employees, customers, chefs and friends that have become like family as he chased this dream."

McClendon's family will continue to operate farm plots in Peoria and Goodyear. McClendon's Select provides produce to about 75 restaurants in the Valley area and northern Arizona.

Water Rates May Increase

Scottsdale is considering increasing water rates by up to 4.5% while sewer rates may increase by 3.5% by later this year. There will be a formal hearing on water rates on May 19th. Go

here for the report: tinyurl.com/4kvdavt6

2026 Bulk Waste Schedule

In 2026 bulk brush and garbage pickup will again be in Area 2 and generally begin on the first Monday of the month with three exceptions: the April pickup will begin on March 31st and May pickup will begin on April 28th. The September pickup begins on the 8th. As in previous years, homeowners are expected to separate green waste from other trash by at least 3 feet. Piles should not exceed 10 feet long and 6 feet wide and should not be higher than 4 feet.

In a policy change, homeowners should not put trash out earlier than Friday before bulk pickup dates. Pickup times in the McDowell Mountain Ranch area begin at 5 a.m. on the dates listed below, but the process may take several days:

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

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

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Peak Season Brings Solid Mortgage Rates

With interest rates continuing to hang out below 6% for the first time in roughly three years, the next three months – the peak home-sale season – should bring increased activity to McDowell Mountain Ranch and the Scottsdale area.

A 30-year conforming loan was at 5.99%, while jumbo loans, which are for those borrowing more than \$832,750, was 6% at the time we wrote this. (See chart on Page 10.)

One big benefit of lower interest rates is that homes become more affordable to those who have been waiting in the wings. Sellers benefit from not having to lower prices as much or at all.

“It’s better in the sense that buyer demand is gradually improving, but it’s the same as last year in that sellers are still in a heavily competitive market with stagnant price measures,” said Tina Tamboer, senior housing analyst for The Cromford Report.

The big unknown is how the overall economy might impact rates in the upcoming months. Besides the war with Iran and subsequent higher fuel prices, there have been many changes to the American economy in the past few months. In other words, this might be a good time to make your move, whether buying or selling, particularly if you dislike market surprises.

Modest Inventory Increases Should Keep Prices Calm

The best news for both buyers and sellers is that we’re seeing a very slight uptick in inventory in McDowell Mountain Ranch and North Scotts-

April 25: Christine’s Team Shred-A-Thon

Are old documents cluttering up the house? Christine’s Team will be sponsoring our annual FREE Shred-A-Thon for McDowell Mountain Ranch residents from 10 a.m. to noon on Saturday, April 25th, at the McDowell Center.



Drive through the McDowell Center parking lot and securely shred your documents right at the shred truck. It’s an easy and safe way to clear out old paperwork while protecting your identity.

If you would like to donate T-shirts, see our post on Page 9.



Christine Espinoza

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Scan to connect with Christine online!



continuously increase through May.

The slight increase in inventory should help keep home-price appreciation modest, which will

Christine continued on Page 9

Rental Values

pg. 10

Interest Rates

pg. 10

Our Listings & Sales

pg. 8

Buyer Needs

pg. 9

COMING SOON, FOR SALE,
PENDING & SOLD IN MMR!

Scan here for all MMR
homes for sale!



COMING SOON!



Trovas
11063 E Jasmine Drive
3 Bed+Den & Bonus Rm
3.5 Bath | 4,102 SQ FT
3-Car Garage

Popular split floor plan located in a gated community on a cul-de-sac with a chef's kitchen and backyard with a sparkling pool & gorgeous mountain views!

\$2,350,000

FOR SALE!



The Preserve
15215 N 104 th Place
3 Bed | 2 Bath | 1,222 SQ FT
2-Car Garage

Remodeled from top to bottom, open-concept layout with new stainless steel appliances, quartz countertops, Shaker-style cabinets, & new turf in the backyard!

\$750,000

FOR SALE!



Eagle Ridge
10358 E Bahia Drive
5 Bed | 3.5 Bath | 2,933 SQ FT
3-Car Garage

Remodeled with quartz countertops, SS appliances, Shaker-style cabinetry, and backyard features a pool, above-ground spa and putting green!

\$1,350,000

FOR SALE!



Cimarron Hills
10671 E Caribbean Lane
3 Bed | 3 Bath | 2,328 SQ FT
2-Car Garage

Guard-gated community on a Cul-de-Sac lot. Renovated w/ a chef's kitchen & spa-style bath. Backyard has a pool w/ a water feature, mountain & city light views!

\$1,499,000

PENDING!



Trovas
11088 E Acacia Drive
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!

\$1,525,000

PENDING!



Trovas
11047 E Verbena Lane
3 Bed+Den | 3.5 Bath
3,297 SQ FT | 3-Car Garage

Gated community on a premium lot w/ expansive city light & mountain views has hardwood flooring, backyard w/ a pool, built-in BBQ, fireplace & multiple patios!

\$1,699,900

PENDING!



Sonoran Estates
11464 E Winchcomb Drive
4 Bed+Den | 3.5 Bath
3,623 SQ FT | 3-Car Garage

Guard-gated community with sweeping mountain and city views from nearly every room, and backyard with a built-in BBQ, pool and spa!

\$2,250,000

PENDING!



Cimarron Hills
11384 E Caribbean Lane
4 Bed+Den & Flex Rm | 3.5 Bath
3,949 SQ FT | 3-Car Garage

Spectacular hillside lot with sweeping mountain views in a guard-gated community with chef-inspired kitchen & resort-style backyard has a pool & spa with a rock waterfall!

\$2,700,000

SOLD!



Discovery Trails
10383 E Saltillo Drive
3 Bed | 2 Bath | 1,622 SQ FT
2-Car Garage

Completely reimagined remodel with quartz countertops, Shaker cabinets, & 6-burner gas range in the kitchen, and new backyard turf!

\$850,000

SOLD!



The Summit
16541 N 106th Place
3 Bed+Den | 2 Bath
2,083 SQ FT | 2-Car Garage

Open floor plan, backyard features a sparkling pool, fire pit, built-in BBQ, & backs to a wash with mountain views!

\$1,235,000

SOLD!



Sienna Canyon
10966 E Palm Ridge Drive
4 Bed | 3 Bath | 2,738 SQ FT
3-Car Garage

Split bedroom floor plan, located on a private, corner lot, backing to a natural wash with beautiful mountain views! Backyard w/ a sparkling pool!

\$1,365,000

SOLD!



Trovas
11075 E Acacia Drive
3 Bed+Den | 3.5 Bath
3,468 SQ FT | 3-Car Garage

Located in a gated community with stunning mountain views, a chef-inspired kitchen, and backyard with a pool & spa and built-in BBQ!

\$1,899,000

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 want a second/winter home in MMR. Must have at least four bedrooms on a single level (no steps) with a master-split floor plan and at least 3,000 square feet. Outdoor living space is most important. Must have a pool, privacy and views facing south or west. Sonoran Estates would be ideal as they prefer space between neighbors. Their timing is flexible and the buyers are open to cosmetic remodeling if the home is dated. Price range up to \$4 million.

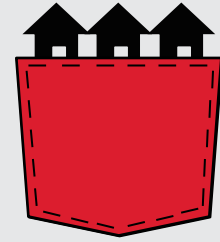


Household of two, looking for a second/winter home in MMR. Must be single level with at least 3 bedrooms and 3 bathrooms, between 2,400-3,400 square feet. Back yard must have a view and/or privacy, a place to truly enjoy outdoor living in Arizona! They would love a home that has been recently remodeled and turn-key, but are willing to remodel if the lot has great views! They are pre-approved and very flexible on timing with a price range up to \$1.7 million.



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 \$2.5 million.

Want to Be Our Pocket Listing?



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

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

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

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

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

Are you struggling to find a home in MMR because of the lack of inventory? In fact, I have several listings coming on to the market in the next two months. If you're interested, call me at [602-989-7492](tel:602-989-7492) for exclusive access to my pocket listings and off-market inventory.



T-Shirt Donation Drive!

Giving Back by Christine Espinoza

In the spirit of giving back, we're inviting neighbors to bring new or gently used T-shirts that we will donate to individuals in need throughout the Phoenix area.

Donation boxes will be located at the McDowell Center and the Community Center through the end of April. We look forward to your donations!

Christine continued from Page 7

benefit buyers and sellers alike. Rapidly increasing prices would deplete the pool of buyers who are finally entering the market because of the lower interest rates.

Inventory figures for the 85255 ZIP Code revealed 474 homes for sale on March 1st, which is up from 389 on Jan. 1st. Listed homes jumped for all of Scottsdale from 1,229 on Jan. 1st to 2,708 on March 1st.

The inventory increases match what is being seen around the state, according to the Cromford Report.

For example, the number of homes for sale increased from 23,934 last year to 25,502 this year, a jump of 6.6%.

"So far, contract activity is up 4% over 2025 and supply is up 5.1%" for the Phoenix area, said Tamboer from The Cromford Report.

Home prices are expected to increase slowly throughout the area, just as we expect in McDowell Mountain Ranch.

The Cromford Report predicts that the price per square foot has increased by about 0.9% over the past year.

Buyers Should Not Wait for Better Market Conditions

Considering all the factors, we think it would be a mistake for buyers to wait. There is no solid evidence that rates will drop lower. More importantly, this is a rare moment while prices are steady if not soft. If interest rates come down, buyers can expect heavy upward pressure on home prices particularly at the lower end of the luxury market.

A price war triggered by lower interest rates will not benefit buyers, but today's slightly squishier pricing levels coupled with reasonably low interest rates offer buyers a rare opportunity to get the best deal possible.

Christine continued on Page 10

Christine continued from Page 9

Sellers Should Not Wait for Better Market Conditions

Oddly enough, the current market may also be the best of all conditions for home sellers. That's because buyers aren't running away from deals killed by high interest rates.

Solid home prices also offer sellers the ability to get close to their asking price.

Even more importantly, the best months to sell a home are from March to May. It's not like the other months are bad, but Snowbirds, who are no longer distracted by WestWorld and the TPC golf tournament, have time to hunt for homes. If nothing else, there usually is more inventory this time of the year.

The one thing that sellers should take into consideration is the condition of their homes. That's because with the market still slightly favoring buyers, a fixed-up house will sell more easily than

RENTAL VALUES BY PRICE RANGE (JAN.-DEC. 2025)

Rental Values	# Rented	Avg Rent	Avg SF	DOM	\$/SF
\$2,000 - \$2,499	3	\$2,398	1328	51	\$1.81
\$2,500 - \$2,999	19	\$2,813	1562	53	\$1.80
\$3,000 - \$3,499	13	\$3,207	1818	51	\$1.76
\$3,500 - \$3,999	18	\$3,727	2124	44	\$1.76
\$4,000 - \$4,499	7	\$4,164	2502	53	\$1.66
\$4,500 - \$4,999	7	\$4,820	2637	62	\$1.83
\$5,000 - \$5,499	3	\$5,266	2825	72	\$1.86
\$5,500 - \$5,999	4	\$5,649	3280	63	\$1.72
\$6,000 - \$6,999	3	\$6,167	2920	44	\$2.11
\$7,000 & Up	2	\$7,750	3397	12	\$2.28
The Ranch	79	\$3,857	2135	51	\$1.81

one that needs a lot of work.

And with more homes on the market, a buyer may choose a home needing less work even if it costs just a tiny bit more.

Rental Market Reveals That It's 'Steady as She Goes!'

In March, we swap out our usual total MMR sales chart called "Rental Values by Price Change" to take a look at how rentals did the previous year. (See above.) For the most part, little has changed from 2024 to 2025, though there seemed to be a bit more demand for less expensive rentals.

For example, 19 homes between \$2,500-\$2,900 were rented in 2025 compared with 13 in 2024. But the same number of homes — 31 to be exact — were rented at the \$3,000-\$3,999 price point in 2025 and 2024.

But as a whole, the McDowell Mountain Ranch

rental market barely budged with 79 homes rented out in 2025 and 77 in 2024.

This is in contrast to national rent growth, which has been declining across the nation, according to Zumper's National Rent Report.

Since about October 2025, national rent prices have dropped by nearly 2%. Rents for a two-bedroom had risen by nearly 4% in February of last year.

Scottsdale was ranked having the 23rd-highest rents out of 100 cities. an average one-bedroom rented for \$1,680 while the average two-bedroom rented for \$2,500.

See the rent report here: tinyurl.com/4fj2hebn

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 anytime to me at: 602-989-7492.

MORTGAGE INTEREST RATES

Conforming* Loans

30 Year	5.990%
20 Year	5.625%
15 Year	5.490%
5-Year ARM	5.750%
7-Year ARM	5.875%
10-Year ARM	5.990%

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 3/3/2026

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

\$/SF = Average rental price per square foot

DOM = Days on Market

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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	2	2	N
10208 E Firewheel Dr	Arizona Vintage	Bordeaux	\$679,900	1478	3	2	Y
*11444 E Raintree Dr	Sunrise Point	Saguaro	\$745,000	1430	2	2	N
<u>15215 N 104th Pl</u>	<u>The Preserve</u>	<u>Sontera</u>	<u>\$750,000</u>	<u>1222</u>	<u>3</u>	<u>2</u>	<u>N</u>
15687 N 104th St	Panorama Point	Mesquite	\$800,000	1548	3	2	N
10290 E Hillery Dr	Discovery Canyon	Catalina	\$825,000	1504	3	2	Y
10788 E Betony Dr	Castle Chase	Windsor	\$875,000	1936	3	2	N
*10340 E Caribbean Ln	Discovery Canyon	Sunset	\$899,000	1700	3	2	Y
10226 E Pine Valley Rd	Discovery Canyon	Scenic	\$919,990	1837	4	2	N
11475 E Helm Dr	Sunrise Point	Sierra	\$925,000	2088	3	2	N
10357 E Texas Sage Ln	The Preserve	Avalon	\$950,000	1702	3	2	Y
10453 E Acoma Dr	Sunset Point	#1912	\$1,035,000	1908	3+Den	2	Y
16290 N 105th Wy	Arizona Highlands	Santan	\$1,050,000	2161	3+Den	3	Y
15981 N 111th Pl	100 Hills	Sevilla	\$1,100,000	2629	3+Den	2	N
10796 E Betony Dr	Castle Chase	Windsor	\$1,299,000	1936	3	2	N
10695 E Caribbean Ln	Cimarron Hills	Valencia	\$1,350,000	2369	3	2	N
<u>10358 E Bahia Dr</u>	<u>Eagle Ridge</u>	<u>#3355</u>	<u>\$1,350,000</u>	<u>2933</u>	<u>5</u>	<u>3</u>	<u>Y</u>
<u>10671 E Caribbean Ln</u>	<u>Cimarron Hills</u>	<u>La Jolla</u>	<u>\$1,499,000</u>	<u>2328</u>	<u>3</u>	<u>2</u>	<u>Y</u>
16332 N 108th Wy	Vermillion Cliffs	932-5	\$1,500,000	3248	5	3	Y
*11245 E Greenway Rd	Cimarron Hills	Escalante	\$1,500,000	3376	4+Den	3	Y
11157 E Greenway Rd	Cimarron Ridge	San Rafael	\$1,750,000	3393	4+Den	3	N
11308 E Autumn Sage Dr	Cimarron Ridge	Escalante	\$1,795,000	3375	4+Den	3	Y
11312 E Greenway Rd	Cimarron Ridge	San Rafael	\$1,849,900	3393	4+Den	3	Y
11456 E Blanche Dr	Cimarron Ridge	Sevilla	\$1,850,000	2900	4	3	Y
10975 E Kora Ln	Cimarron Hills	San Rafael	\$1,850,000	3393	5	3	Y
10674 E Butherus Dr	Desert Cliffs	#6090	\$1,875,000	3924	5+Loft	3	Y
*10788 E Raintree Dr	Desert Cliffs	#6060	\$2,075,000	2647	4	3	Y
11429 E Le Marche Dr	100 Hills	Custom	\$3,750,000	6161	5+Den	4	Y
11550 E Paradise Ln	100 Hills	Custom	\$4,000,000	5588	6	3	Y
11475 E Paradise Ln	100 Hills	Custom	\$4,499,000	6782	5+Den	5	Y

*Coming soon.

CLOSED SALES IN JANUARY & FEBRUARY

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
10457 E Karen Dr	The Preserve	Sontera	\$680,000	1222	3	2	N
10367 E Saltillo Dr	Discovery Trails	Catalina	\$699,900	1504	2+Den	2	Y
10799 E Autumn Sage Dr	Castle Chase	Carlisle	\$715,000	1489	3	2	N
10656 E Penstamin Dr	The Overlook	Primrose	\$725,000	1679	3	2	Y
10367 E Morning Star Dr	Panorama Point	Mesquite	\$755,000	1548	3	2	N
10234 E Karen Dr	Discovery Canyon	Sunset	\$765,000	1642	3	2	N
10572 E Tierra Buena Ln	The Overlook	Primrose	\$780,000	1679	3	2	Y
10219 E Le Marche	Arizona Vintage	Chablis	\$782,500	2316	4+Den	3	N
10389 E Raintree Dr	The Preserve	Avalon	\$787,500	1702	3	2	N
10540 E Firewheel Dr	The Overlook	Primrose	\$789,000	1679	3	2	N
10306 E Morning Star Dr	Panorama Point	Mariposa	\$800,000	1963	4	2	N

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

CLOSED SALES IN JANUARY & FEBRUARY

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
10655 E Autumn Sage Dr	Castle Chase	Windsor	\$810,000	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>
16632 N 105th Wy	Arizona Highlands	Picacho	\$870,000	2885	5+Loft	2	Y
11593 E Raintree Dr	Sunrise Point	Acacia	\$889,000	1886	3	2	N
10689 E Le Marche Dr	The Overlook	Primrose	\$900,000	2007	3+Den	2	N
10255 E Acacia Dr	Montecito	San Miguel	\$957,130	2212	3+Den	3	Y
10775 E Caribbean Ln	Cimarron Hills	Valencia	\$1,010,000	2369	3	2	N
10913 E Salt Bush Dr	Castle Chase	Windsor	\$1,050,000	1936	2+Den	2	N
10559 E Sheena Dr	Sonoran Fairways	Mesquite	\$1,050,000	1994	3	2	Y
10937 E Betony Dr	100 Hills	La Jolla	\$1,150,000	2285	3	2	N
<u>16541 N 106th Pl</u>	<u>The Summit</u>	<u>Samoa</u>	<u>\$1,235,000</u>	<u>2083</u>	<u>3+Den</u>	<u>2</u>	<u>Y</u>
16535 N 109th St	Vermillion Cliffs	#923	\$1,240,000	3027	3+Den	2	Y
<u>10966 E Palm Ridge Dr</u>	<u>Sienna Canyon</u>	<u>Catalina</u>	<u>\$1,365,000</u>	<u>2738</u>	<u>4</u>	<u>3</u>	<u>N</u>
10747 E Greenway Rd	Cimarron Hills	Sevilla	\$1,400,000	2823	4	3	Y
10746 E Greenway Rd	Cimarron Hills	La Jolla	\$1,460,000	2285	3	2	Y
11221 E Greenway Rd	Cimarron Ridge		\$1,475,000	2788	3+Den	3	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	\$1,520,000	2936	4+Den	3	Y
11095 E Verbena Ln	Trovas	Francesca	\$1,650,000	3618	4+Den	3	Y
<u>11075 E Acacia Dr</u>	<u>Trovas</u>	<u>Dante</u>	<u>\$1,899,000</u>	<u>3468</u>	<u>3+Den</u>	<u>3</u>	<u>Y</u>
10729 E Acoma Dr	Mirador	Ladera	\$2,222,000	3710	4+Den	3	Y
16065 N 111th Wy	100 Hills	Valverde	\$3,000,000	3792	4	3	Y
11573 E Winchcomb Dr	Sonoran Estates	Custom	\$4,250,000	4205	5+Den	3	Y
16094 N 113th Wy	100 Hills	Custom	\$6,175,000	6470	4+Den	3	Y

PENDING, UCB * & CCBS** TRANSACTIONS

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16600 N TPP #2013	The Ridge	Legacy	\$600,000	1674	3	2	N
15072 N 102nd St	Discovery Canyon	Catalina	\$710,000	1504	3	2	Y
10457 E Star of Desert Dr	Discovery Trails	Catalina	\$719,000	1504	3	2	N
11448 E Raintree Dr	Sunrise Point	Mesquite	\$759,000	1535	2	2	N
10459 E Hillery Dr	The Preserve	Avalon	\$825,000	1702	3	2	Y
10419 E Helm Dr	Sunset Point	#3097	\$1,075,000	2797	5+Loft	3	Y
11245 E Butherus Dr	Sunrise Point	Sierra	\$1,095,000	2067	3	2	N
10579 E Salt Bush Dr	The Overlook	Mesquite	\$1,150,000	1972	3+Den	3	Y
10304 E Acacia Dr	Montecito	Santa Barbara	\$1,249,900	2770	4+Den	3	Y
10532 E Firewheel Dr	The Overlook	Ironwood	\$1,250,000	2818	5	2	Y
16299 N 108th Pl	Armonico	Tierra	\$1,275,000	2413	3+Den	3	Y
10460 E Meadowhill Dr	Sonoran Estates	Cholla	\$1,350,000	3552	4+Loft	3	Y
<u>11088 E Acacia Dr</u>	<u>Trovas</u>	<u>Alessi</u>	<u>\$1,525,000</u>	<u>2958</u>	<u>4+Den</u>	<u>3</u>	<u>Y</u>
14176 N 107th St	Sienna Canyon	La Palma	\$1,595,000	2936	4	3	Y
<u>11047 E Verbena Ln</u>	<u>Trovas</u>	<u>Dante</u>	<u>\$1,699,900</u>	<u>3297</u>	<u>3+Den</u>	<u>3</u>	<u>Y</u>
10912 E Butherus Dr	Desert Cliffs	#6040	\$1,850,000	2351	3	3	Y
<u>11464 E Winchcomb Dr</u>	<u>Sonoran Estates</u>	<u>Santana</u>	<u>\$2,250,000</u>	<u>3623</u>	<u>4+Den</u>	<u>3</u>	<u>Y</u>

UCB & CCBS continued on Page 12

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

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

Scottsdale Studies Plan to Boost WestWorld Income

The Scottsdale City Council held a work-study session on the WestWorld Strategic Plan, created by the organization's management team and Keen Independent Research, at its Tuesday, Feb. 24th, meeting. WestWorld lost \$382,165 in the 2022-23 fiscal year and \$301,503 in 2023-24 when looking at its annual operations, the 168-page report notes. But WestWorld lost \$4.596 million and \$4.201 million when debt service and one-time repairs were calculated in.

While the report noted that WestWorld has many strengths — such as generating \$164 million for the local economy in 2024, maintaining flexible facilities, hosting a diverse range of events, and providing ample parking — the roughly 40-year old facility faces many challenges, including:

- Deferred maintenance
- Weak branding

- Communication gaps
- Food/beverage restrictions
- Lack of consistent operating procedures
- High staff turnover
- Bidding, contracting and marketing restrictions
- Complaints regarding noise and traffic from WestWorld's neighbors (such as Horseman's Park and McDowell Mountain Ranch)

The report calls for seeking out the best type of programming for WestWorld. The idea is to reorganize the schedule to allow for more high-priority events.

In all, the report includes nine pages of improvements that WestWorld could make to the facility and operations. They include:

- Streamlining event contracts
 - Considering a revision of the food and beverage model currently in use
 - Completing priority upgrades as soon as possible
 - Upgrading WestWorld's PA system
 - Creating a training program for staff
 - Providing quarterly WestWorld updates to the City Council
 - Allowing the city to use WestWorld meeting space when available
 - Notifying nearby communities of events that may increase traffic or noise
 - Increasing drive-by visibility, such as permitting signs that announce events
 - Improving WestWorld's long-term asset and capital plans
 - Evaluating event fee, staffing and strategic plans
 - Strengthening risk and emergency preparedness plans
- Find the WestWorld report at the URL: tinyurl.com/5azryubu

UCB & CCBS continued from Page 11

PENDING, UCB * & CCBS** TRANSACTIONS

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
11540 E Caribbean Ln	Cimarron Hills	Montilla	\$2,500,000	4082	4+Den	3	Y
<u>11384 E Caribbean Ln</u>	<u>Cimarron Hills</u>	<u>Montilla</u>	<u>\$2,700,000</u>	<u>3949</u>	<u>4+Den</u>	<u>3</u>	<u>Y</u>
11368 E Wincomb Dr	Sonoran Estates	Saguaro	\$2,995,000	3933	5	3	Y

AVAILABLE RENTALS

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16420 N TPP #2036	Cachet	Heritage	\$2,650	1338	2	1	N
16600 N TPP #2060	The Ridge	Heritage	\$3,100	1318	2	2	N
10367 E Saltillo Dr	Discovery Trails	Catalina	\$3,250	1504	3	2	Y
16420 N TPP #1043	Cachet	Legacy	\$3,500	1659	3	2	N
11475 E Helm Dr	Sunrise Point	Sierra	\$3,800	2088	3	2	N
10655 E Acacia Dr	The Summit	Catalina	\$6,000	2478	3+Den	3	Y
10559 E Sheena Dr	Sonoran Fairways	Mesquite	\$6,500	1994	3	2	Y
10271 E Jasmine Dr	Montecito	Presidio	\$6,500	3642	6	4	Y
10587 E Sheena Dr	Sonoran Fairways	Cholla	\$7,000	3466	4+Loft	3	Y
10872 E Raintree Dr	Desert Cliffs	#6090	\$7,500	3924	5+Loft	3	Y
16589 N 109th St	Vermillion Cliffs	#923	\$12,500	2835	3+Den	3	Y

CLOSED RENTALS IN JANUARY & FEBRUARY

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16420 N TPP #2031	Cachet	Heritage	\$2,250	1338	2	1	N
16420 N TPP #2021	Cachet	Heritage	\$2,300	1338	2	1	N
10453 E Pine Valley Dr	Sunset Point	#1912	\$2,998	1908	3	3	N
10307 E Caribbean Ln	Discovery Canyon	Scenic	\$2,999	1837	4	2	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
10527 E Tierra Buena Ln	The Overlook	Primrose	\$3,500	1679	3	2	Y
15741 N 104th St	Panorama Point	Mariposa	\$3,500	1963	4	2	N
10623 E Acacia Dr	The Summit	Aruba	\$4,500	2161	4+Den	2	Y
10412 E Acoma Dr	Sunset Point	#1912	\$5,900	2114	4	2	Y
16469 N 113th Wy	100 Hills	Custom	\$20,000	4870	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.



The Valley's Go-To Mortgage Resource

As we embrace the spring mortgage market, let's work together to turn the dream of homeownership into a reality with a range of mortgage options.

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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.

Chaplik Steps Down for Run; Kolodin Seeks Secretary of State

McDowell Mountain Ranch resident Joseph Chaplik, R-Scottsdale, stepped down from his State House seat on March 2nd to focus on his campaign for the U.S. District 1 Congressional seat, according to reports. Chaplik had announced recently that he would run for U.S. Rep. David Schwiekert's seat after the long-term Con-

gressman announced he was running for Arizona governor. It's unclear when a replacement for Chaplik will be named.

In the meantime, MMR will still be represented by state House Rep. Alexander Kolodin, R-Scottsdale. But no matter how things turn out, MMR will have two new state representatives in 2027,

because Kolodin is running for Arizona secretary of state. The primaries are set for July 21st.

Each state district has two representatives and one senator. It's unclear if John Kavanagh, who is the current state senator from District 3, will be running for re-election.

AZ Mirror story: tinyurl.com/yc57m6az



MMR Enjoys Wine, Food & Friends



There seemed to be a lot of new residents attending this year's annual McDowell Mountain Ranch Wine With Friends at the Community Center's Great Lawn.

Reserves

Special Use Area	YTD Balance	YTD Expenses	FF Amount	% FF
Sonoran Estates	\$ 447,914	\$ 15,813	\$ 622,635	72%
Sonoran Estates II	\$ 251,428	\$ -	\$ 299,197	84%
Trovas	\$ 551,833	\$ 13,642	\$ 975,808	57%
Desert Cliffs	\$ 512,674	\$ 56,543	\$ 722,094	71%
Mirador	\$ 324,989	\$ 12,000	\$ 441,019	74%
Sonoran Fairways	\$ 254,247	\$ 30,000	\$ 379,597	67%

Spotlight continued from Page 1

While the HOA continues to make improvements to the community, residents continue to update their own properties. The Design Review Committee considered 667 requests to make various changes to their homes, ranging from house paint colors to new garage doors.

About 145 residents, however, received compliance letters regarding outside paint. Painting was the second-highest category after 837 trash-can violations. In all, MMR's HOA sent out 2,119 compliance letters. (See adjacent chart)

Other categories include lighting (94 violations), wall paint and other violations (94), landscaping (77) and improper signage (62).

The HOA completed a number of projects and accomplished a variety of repairs, including:

- Community Center and McDowell Center roofs were replaced;
- The Community Center pool deck's surface was painted and sealed to extend the life of the amenity;
- Pickleball, tennis and basketball courts were resurfaced;
- New windscreens were installed at the Recreation Center tennis courts;
- Wall and fence painting was completed at The Preserve, Sunset Point, Discovery Canyon and Sonoran Estates III;
- Concrete repairs were made to trails and walkways;
- 468 work orders were completed.

Possible projects coming up for 2026 include:

- Work on Recreation Center pool decking and waterline tile replacement;
- Replacing backboards and basketball courts at the Community and Recreation centers;
- Researching shade options at the Community and Recreation centers;
- Identifying entrances to non-gated communities that need desert landscaping updates;
- Working with Scottsdale to replace trail lighting;
- Utility box painting;
- Wall and fence painting for Sonoran Fairways, The Overlook and Desert Cliffs.

Patrol Changes Considered

The McDowell Mountain Ranch Homeowners Association may make changes to the way it patrols the community.

Under the current contract, which is expected

2025 Compliance Letters

Trash can, 837, 39.50%
Paint House, 145, 6.84%
Lighting - Other, 94, 4.44%
Wall - Other, 94, 4.44%
Trim Landscape, 77, 3.63%
Remove Sign, 62, 2.93%
Holiday Decorations, 58, 2.74%
Other, 50, 2.36%
Items Left Out, 48, 2.27%
Landscape Maintenance, 47, 2.22%
Bulk Trash, 41, 1.93%
Installed Requires Approval, 37, 1.75%
Trim Landscape - Common Area, 37, 1.75%
Overnight Street Parking, 36, 1.70%
Parked On Landscape, 29, 1.37%
String Lights, 28, 1.32%
Weeds, 27, 1.27%
Prohibited Vehicle, 25, 1.18%
Window Coverings - Other, 21, 0.99%
Garage Door, 20, 0.94%
Other

to cost \$120,000 for 2026, GardaWorld ensures residents vacate MMR's pools by 10 p.m. and patrol the common areas. GardaWorld is supposed to look for HOA violations – such as cars being improperly parked on roads after midnight – while it is onsite 9:30 p.m. to 4:30 a.m. That doesn't always happen. It should also be noted that despite the company's reputation, the HOA does not contract with GardaWorld to monitor homes for criminal activity.

The annual cost could be brought down to \$45,264 – a \$74,736 savings – if Oversii patrols MMR communities for code violations while its sister company, Deetur, monitors the pools with AI-powered cameras. The proposal, if enacted, would result in Deetur-branded cameras warning residents that the pools are closed at 10 p.m. The camera system would also generate a report for MMR staff.

Deetur is a technology-driven Arizona security camera surveillance company. Oversii is a sister company that focuses on CC&R compliance and parking enforcement.

HOA Buys Patio Furniture

The McDowell Mountain Ranch Homeowners Association approved spending \$22,886 on new patio furniture to replace aging equipment. Items include 13 new chaise lounges, five relaxed dining chairs, five round tables and three dining umbrella tables.



Looking Back...

Just 5 Years Ago*

March 2021 – Construction began on McDowell Mountain Community Storage at McDowell Mountain Ranch Road and Thompson Peak Parkway. ... The Scottsdale Unified School District voted to resume in-person classes as the Covid-19 pandemic waned. ... Scottsdale considered two new sports parks in the MMR area that were paid for by the Capital Projects Improvement fund.

Only 10 Years Ago*

March 2016 – Scottsdale approves spending \$1.69 million for developing the Desert Discovery Center, a project that was eventually defeated at the ballot. ... Honor Health opened a primary physicians office in the Desert Canyon Center.

15 Years Ago*

March 2011 – A rumor that Whitestone REIT had purchased the Desert Canyon Center turned out to be true. ... The Temple Bar, now called Sophia's Kitchen, upgraded its liquor license after a difficult fight. ... Stan Koczka, Jay Leopold and Barry Werblow were elected to three-year terms on the HOA board.

20 Years Ago*

March 2006 – Scottsdale admitted it was unsure how to utilize 80 acres north of Bell Road near 94th Street it purchased for \$47.2 million. ... Desert Canyon Elementary School students were channeled into Desert Canyon Middle School.

25 Years Ago*

March 2001 – Plans were revealed for the MMR Aquatic Center that would have included tennis and volleyball courts, a playground and picnic ramadas. ... MMR sales formally entered their "close out" phase as the oldest properties approached six years of age.

*As reported in this newsletter

Numerous Events Keep MMR Residents Busy

McDowell Mountain Ranch has long supported a large range of activities designed for a broad range of audiences. In 2025, the Homeowners Association sponsored 29 community events and emailed 40 lifestyle newsletters. Eight fitness classes and 16 clubs/game groups also operated out of MMR.

A big change this year is that there will no longer be single-sponsored events. Instead, the new Community Supporter program will recognize a team of organizations providing support for events.

While we don't have room for everything, here are turnouts for some of the more recent events:

- Dec. 5, 2025 — MMR Bingo: 112 attendees
- Dec. 12, 2025 — Santa's Village: About 400 attendees; sponsored by Christine Espinoza
- Jan. 8 — Open Mic Night: 50 attendees and eight performers
- Jan. 16 — Trivia Night: 54 attendees
- Jan. 31 — Bayou Bash: 54 attendees
- Feb. 6 — Bingo: 35 attendees
- Feb. 12 — Wine With Friends: 263 attendees

Two Farmers Markets Remain Before June

Only two free McDowell Mountain Ranch Community Markets remain before the hot summer kicks in. The 10 a.m.-2 p.m. events on the Community Center parking lot will include 100+ vendors, two local farmers, honey, food trucks and a kids' zone. The two remaining events are planned for April 5th and May 3rd. (Note: Double check event times if hot weather is expected.)

Plenty of Events Are Planned for 2026

Here are some of the events that have already happened or will be coming up in 2026:

- Six Bingo games — the next is set for May 15th
- Mother's Day Tea — scheduled for May 15th. Watch for McDowell Mountain Ranch Community Association emails for details.

- | | |
|--------------------------------|--|
| • Bayou Bash | • Spring & Fall Garage Sales |
| • Trivia Night - three games | • Father's Day Event |
| • Monthly Open Mic | • July 4th at MMGC |
| • Story Time | • Casino Night |
| • Community Seminar Series | • 30th anniversary celebration |
| • Wine with Friends | • Halloween Trunk-or-Treat & Pet Costume Contest |
| • 5k Fun Run (tentative) | • MMR Art Show |
| • Auto Show | • Santa's Village |
| • Egg Hunt and Spring Festival | |

While this seems like a lot of events, there are actually others that are not included, including the large health fitness event for children called Shape Up Us and an art sale at the Community Center.

Spring Fest: March 28



This year the McDowell Mountain Ranch Spring Fest and Easter Egg Hunt will be 2-4 p.m. March 28th at the McDowell Mountain Ranch Community Center.

While it was too early to get a list of all the planned events, we can confirm there will be photos with the Easter Bunny, a petting zoo, an inflatable attraction and Kona Ice. Matthew Figueroa will DJ the event. Keep an eye out for HOA emails for details.



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