

SUSD Debates Fate of DCES, DCMS

The Scottsdale Unified School District has locked in on three “models” that may greatly impact Desert Canyon Elementary and Middle schools. The proposed Phase II school closures are designed to deal with declining student populations and subsequent shortfalls in state funding, which is based on enrollment levels.

The three models could result in the complete repurposing of the Desert Canyon schools in McDowell Mountain Ranch or a

sizable increase in the student population, depending on what the SUSD Board of Governors decides this fall.

Phase II, which will impact North Scottsdale schools, is expected to save at least \$1 million per year for each building, SUSD Superintendent Dr. Scott A. Menzel explained to MMR News in an email.

The Phase II Team has been weighing six “models” since March that would reconfigure a large part of the Scottsdale Unified

School district in the northern portion of our city. A seventh model was added in late April, and an eighth made the list on May 7th.

Here are the three models still under consideration:

1. Cheyenne to Copper Ridge

Model 1 calls for relocating Cheyenne Traditional School students to the Copper Ridge campus in the DC Ranch area. Stu-

SUSD continued on Page 12



Eggstatic

About 200 residents braved an early heat wave during the March 28th Spring Festival at the Community Center. Events included photos with MMR’s new Easter Bunny (See Back Page), a petting zoo, an inflatable attraction and Kona Ice. Above, a lucky resident found the Golden Egg. The winner of the Christine’s Team Easter basket is on Page 4. More photos are on Page 13.

Spotlight on the Community

Townhomes Near MMR Proposed

A developer hopes to build 46 townhouse units on nearly 5 acres behind McDowell Mountain Community Storage at the southwest corner of McDowell Mountain Ranch Road and Thompson Peak Parkway, according to project plans shared with area residents during a March 17th open house. The units for McDowell Mountain Townhomes, as the project is being called, would be three stories tall with a garage, bedroom and bathroom on the ground floor.

The project is expected to take two years to complete, though the approval process is not expected to begin for at least several months.

Units are expected to range from 1,500 to 2,300 square feet and are to be priced from the mid-\$800,000s to \$1.1 million.

McDowell Mountain Townhomes is expected to have one gated access road and to include a pool.

The property would have to be rezoned before a complex of that density would be allowed. Until a drainage report is filed, it probably will remain unclear what impact the dry Verde Canal might have on the project.

The parcel, which is technically part of Horseman’s Park East and owned by JAT

Spotlight continued on Page 15

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

Real Estate Section, Pgs. 7-12



Café Au Plait Closes After Rent Rates Set to Jump

Café Au Plait in the Desert Canyon Center has closed after the landlord sought to triple rent rates, the store's owner told us. Without the rate increases — the lower rates had been grandfathered in for some time — Café Au Plait expected to remain open, the owner said.

Landlord Az Partners (AZP) also refused to work with a potential new owner, who now holds the rights to the café's name but prefers to remain anonymous, we were told. AZP, which hasn't responded to our queries, owns dozens of Valley properties, including The Borgata, Drinkwater Plaza in Scottsdale and Sun Bowl Plaza in Sun City. The Scottsdale-based company also owns properties in Texas, California, Nevada and Colorado.

We first became alerted to the possible closure after we learned the store's equipment, tables, chairs and toys were going up for sale April 25-26. The store's furniture and equipment have since been sold and removed.

The café launched in October 2018 as the brainchild of Danielle Pyatt and her hockey star husband, Taylor, who had recently retired from professional play. "Danielle originally began looking into buying a franchise when Taylor retired from hockey at age 35, but they couldn't find anything that fit their vision of a family friendly coffee shop," we wrote in this newsletter in 2018.

The café was sold during the Covid pandemic and then once again before landing in the current owner's hands. During the entire time, the café distinguished itself from other coffee shops, including Black Rock Coffee Bar and BoSa Donuts, by offering a dedicated kid-friendly space.

AZP indicated to the Café Au Plait owners that another organization was interested in the space, but we've been unable to confirm that.

Scottsdale Is Third Happiest City in Nation

Scottsdale was ranked the third Happiest City in America by WalletHub, well ahead of other Arizona cities.

One of the top reasons was health. "More than 88% of adults in Scottsdale report having good or better health, the third-highest percentage in the country," according to WalletHub. "In addition, nearly 87% participate in physical activities."

Scottsdale also has only 14 days of adults having mentally unhealthy days per month. That's the third-lowest percentage in the United States.

Of course, high income was also a factor in being happy. "About 65% of households in the city make over \$75,000 per year, the income level that's been demonstrated to maximize happiness, and just 7% of residents reported incomes below the poverty level in the past 12 months," according to WalletHub.

The top U.S. cities were:

1. Fremont, Calif.
2. Bismark, N.D.
3. Scottsdale
4. South Burlington, Vt.
5. Fargo, N.D.

Other Arizona cities that fared well included:

9. Gilbert

14. Chandler

20. Tempe

23. Peoria

29. Mesa

56. Phoenix

75. Glendale

122. Tucson

WalletHub: [tinyurl.com/3cs8r7km](https://www.wallethub.com/3cs8r7km)

\$10.4 Million WestWorld Drainage Loan OK'd

The Water Infrastructure Financing Authority of Arizona (WIFA) has agreed to provide a \$10.4 million loan to Scottsdale for drainage improvements at WestWorld, according to a Scottsdale press release. The approval also includes \$1 million in principal forgiveness.

The city must finalize the loan terms, according to the announcement. WIFA is an independent state authority that serves as a "Bond Bank" that works to improve Arizona's water infrastructure. WIFA is funded via bond offerings, federal grants and state appropriations.

The city recently held a work-study session on a WestWorld report that called for better drainage because of flooding concerns, though we're not clear if the two matters are related. "Some respondents talked about adding permanent barns and stalls," according to a Keen Independent Research survey titled "WestWorld of Scottsdale Strategic Plan."

The Scottsdale City Council approved the WestWorld Strategic Plan at its March 24th meeting.

- The press release, which comes from Scottsdale Mayor Lisa Borowsky, can be found here: [tinyurl.com/nd45jb3b](https://www.tinyurl.com/nd45jb3b)
- WestWorld Strategic Plan: [tinyurl.com/5azryubu](https://www.tinyurl.com/5azryubu)

Odds & Ends continued on Page 4

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Odds & Ends continued from Page 2

Jumpstart Program Offered

Desert Canyon Elementary School is offering a Jumpstart to Kindergarten program that helps incoming students adapt to their school before classes officially begin. The courses, taught by DCES teachers, will be offered 8 a.m. to noon for these three weeks:

- June 1-4
- June 8-11
- June 15-18

Students must be 5 years old by Sept. 1st and enrolled for the fall semester. There is a separate program for Mandarin learners. The program costs \$300. Sign up here: tinyurl.com/bdht9hk7

DCES Summer School Is Set

It's time to sign up students for summer school to help them prepare for their next year at Desert Canyon Elementary School. This year classes will run from 8 a.m. to noon on the following weeks:

- June 1-4
- June 8-11
- June 15-18

The cost is \$300. Go here for more information: tinyurl.com/dm6vx6cz

2 REMAX Firms Are Merging

REMAX Fine Properties, which is based in Scottsdale, is purchasing Gilbert-based REMAX Solutions, according to the Phoenix Business Journal. The merger follows the January purchase of Remax Professionals in the West Valley and Tucson.

The acquisitions will bring REMAX Fine Properties to 400 agents across 10 Arizona offices with annual sales expected to exceed \$3 billion, according to the Business Journal. The offices will operate under the name REMAX Fine Properties.

For those who have been following these pages for a long time, Helene's Team and Christine's Team



MMR Family Wins Easter Basket

McDowell Mountain Ranch mom Taylor Bailey poses with her two daughters after winning Christine's Team's Easter Basket, which was raffled off during the Spring Festival at the Community Center.

were formerly based out of the REMAX Fine Properties office on Pima Road and Thompson Peak Parkway. Christine Espinoza now operates out of the RETSY offices located at 20645 N. Pima Road. You can reach her at 602-989-7492.

Business Journal: tinyurl.com/ms54c9kr

New Costco to be Built

The Costco on Hayden Road has long been packed with shoppers, particularly during the holiday season. Some relief may be coming for Scottsdale shoppers now that the Salt River Pima-Maricopa Indian Community Council has agreed to allow Costco to build a 162,000-square-foot store, according to the Phoenix Business Journal.

The new store would be near the Salt River Auto Show, which is owned by the Indian community, just north of Indian School Road along the Loop 101 Freeway. The new Costco would have

a tire center, gas station and car wash. Construction is expected to begin in June.

Business Journal: tinyurl.com/3pu5sdkj

Scottsdale Rentals Take 3rd

Scottsdale's rentals are the third largest in size on average, according to a new Rentometer report.

"Scottsdale, AZ ranks among the top large U.S. cities for spacious single-family rentals, with a median home size of 1,998 sq ft, just shy of the 2,000 square foot mark," the report found. "What sets Scottsdale apart, however, is not just the size of its homes, but the premium lifestyle that comes with them. With a median rent of \$3,500, it is one of the more expensive markets outside of California, reflecting strong demand driven by its upscale neighborhoods, resort-style amenities, and

Odds & Ends continued on Page 5

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Rec Center Pool to be Resurfaced June 1-15

The McDowell Mountain Ranch Homeowners Association has hired CDC Pools to re-seal the Recreation Center's pool decks June 1-15. The work for the deck, which has become dirty, cracked and worn, will cost \$44,990. The Community Center Pool will remain open during this time.



low, but the process may take several days:

- 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

Odds & Ends continued from Page 4

year-round appeal.

The only cities that came ahead of Scottsdale in this report were Irvine, Calif., and Plano, Texas. Gilbert placed seventh on the list, Chandler was ninth and Glendale was 19th.

Rentometer: tinyurl.com/y4c5axm8

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 except in September, which will be 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 be-

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Mirador Resident Running for State House in District 3

Another McDowell Mountain Ranch resident is running for state political office. Julie Gable, who lives in Mirador, is running for the state House seat recently vacated by Joseph Chaplick, an MMR resident running for Congress.



Julie Gable

In the Democratic primary, Julie will be running alongside Rick Spargo, a business owner. Because there are two House seats for each legislative district, both candidates will win in the primary.

Democrat Jeff Fortney, who was a member of the Cave Creek Unified School District governing board, also faces no competition in the primary for the state Senate seat.

Julie tells us via email that she's lived in MMR since 2002 and founded BusinessWhys, an operations and strategy consulting firm that serves behavioral healthcare clients, after working for Accenture and a Scottsdale tech company.

Julie also is the CEO of a "behavioral healthcare organization that provided addiction recovery services at campuses throughout the state."

The top issue for Julie, who likes pickleball, tennis and hiking, is healthcare.

"I think our state can do better for families like ours," she writes. "I believe we need to shift our priorities — our dollars and energies — investing

more in the health and well-being of our communities through expanded access to affordable healthcare, particularly behavioral healthcare."

Other top issues include "strengthening public education, protecting our natural resources, and championing smart state-led AI policy."

Because Legislative District 3 skews heavily Republican, she'll face a challenging battle to win in the general election. Julie remains optimistic.

"I think people are more complex and nuanced than partisan politics paint us to be," she writes. "I believe when we focus on local issues that matter to all of us, we can definitely find common ground and support strong, experienced, pragmatic candidates, regardless of their party."

Reim Named to LD3 Seat

Republican Cody Reim has been chosen by the Maricopa Board of Supervisors to fill in as McDowell Mountain Ranch's state House representative after McDowell Mountain Ranch resident Joseph Chaplick stepped down from that position to run as a congressman, according to a press release.



Cody Reim

Conservatives Michelle Ugenti-Rita, a former state senator and representative who is running

for the Scottsdale City Council, and George Khalaf were considered for the open seat. Khalaf, founder of The Resolute Group, and Data Orbital, is currently running against Reim for House District 3.

Reim, a small-business owner who lives in the Rio Verde Foothills area, hopes to keep Chaplick's seat in the elections.

Jay Schlum, a Fountain Hills Realtor and former town mayor of that city, and Thomas Walsh, a retired dentist, are also running in the District 3 primary. Only two can win.

Reim was a key voice in finding water sources for unincorporated Rio Verde Foothills after Scottsdale halted water truck deliveries in 2022, according to KJZZ.

In the GOP state Senate primary, incumbent John Kavanagh will face Robert Wallace, who lives in Fountain Hills.

- Maricopa County: tinyurl.com/4v62bvub
- KJZZ: tinyurl.com/bdhmzta3

About District 3, Elections

Arizona Legislative District 3 includes all of McDowell Mountain Ranch as well as parts of Anthem, Cave Creek, Fountain Hills, New River, Scottsdale and the Fort McDowell Yavapai Nation.

The Arizona primary is scheduled for July 21st, and the general election is scheduled for Nov. 3rd.

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Upgrade Home During Summer While Out of Town

A slight increase in interest rates has done little to slow down Scottsdale's peak selling season, and by all measures this spring's results were slightly better than last year at the same time.

So rather than go into a report on the housing market, which remains essentially unchanged, we thought we'd discuss home improvements. We're not talking about those stylish upgrades that help sell your home but those that are underneath the hood.

With most McDowell Mountain Ranch homes at or approaching 30 years of age, it may be time to consider updating your plumbing, electrical and other systems.

Retirees and soon-to-retire residents should also consider upgrading their homes to reduce worries of surprise problems when you would rather be spending precious 401k money on travel, taking care of family or just enjoying the Scottsdale lifestyle.

Fortunately, the warmer months are a great time to get work done, particularly if you leave town for several months to avoid the dust and disruption that some upgrades can bring.

Plumbing

Polybutylene piping. These type of pipes were banned in 1995, because they are known to leak or crack. Fortunately, the vast majority of homes in MMR were built after this date. If your house does have this type of plumbing, consider having them replaced with PEX or copper plumbing, according to Watters Plumbing. This will increase

your home's resale value and give you peace of mind if you are retired or are about to do so.

Update supply lines. Those flexible supply lines under sinks and behind toilets have rubber parts that can become brittle. Another problem we've seen are corroded valves that can break when you try to turn them on or off. Consider replacing these if they are over 20 years in age.

Water heater replacement. If you haven't been flushing your water heater over the last 10 years, it's time to replace it or at least have it inspected. Anode rods and the bottom of tank-style water heaters can corrode. Get your water heater tank checked before it dumps 50 gallons of water on your garage floor. Tankless water heaters may be a good option, particularly if natural gas lines are available in the garage, but installation costs can run twice that of the device. Even tankless water heaters, which can last up to 50 years, need regular maintenance and inspections. Consider energy efficiency when you update your system.

Water softeners. Unfortunately we do not have access to soft water like those who live around Lake Michigan. That means we need water softeners. If you have an original water softener, it's likely time to replace. These systems can run thousands of dollars, but newer ones will help protect your in-house plumbing, dishwashers and washing machines from calcium deposits.

Appliances. Newer appliances, such as a water-saving front-loading clothes washer and a quieter dishwasher may be worth the upgrade.

Other thoughts. Consider having a plumber inspect your systems to look for hidden problem areas, such as low water pressure, low water quality and outdated, wasteful fixtures. This is a good time to consider a drinking-water filtration system.

If you haven't replaced your toilet in 20 years, the wax seal may be leaking or the mounting bracket may have rusted. Consider installing a more water-efficient commode. Also, be sure to



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have the outside plumbing inspected, particularly the master valve, which may have grown weak or corroded.

Christine continued on Page 9

Sales by Community

pg. 10

Interest Rates

pg. 10

Our Listings & Sales

pg. 8

Buyer Needs

pg. 9

FOR SALE, UNDER CONTRACT
& SOLD IN MMR!

Scan here for all MMR
homes for sale!



FOR SALE!



Sienna Canyon
10742 E Palm Ridge Drive
4 Bed | 2.5 Bath | 2,738 SQ FT
3-Car Garage
Impeccably maintained home with a split primary floor plan backs to a wash and features a PebbleTec pool, grassy play area, mountain & city light views!
\$1,299,900

FOR SALE!



Cimarron Hills
11543 E Caribbean Lane
4 Bed+Den+Bonus Rm
3.5 Bath | 3,922 SQ FT
3-Car Garage
Exceptional mountainside home with a casita in a guard-gated community has a designer kitchen & resort backyard w/ heated pool & spa, fire pit & built-in BBQ!
\$2,500,000

UNDER CONTRACT!



Trovas
11063 E Jasmine Drive
3 Bed+Den & Flex Rm | 3.5 Bath
4,065 SQ FT | 3-Car Garage
Popular split floor plan located in a gated community on a cul-de-sac with a chef's kitchen, backyard sparkling pool and gorgeous mountain views!
\$2,299,000

SOLD!



Cachet
16420 N TPP #1059
2 Bed+Den | 2.5 Bath
1,640 SQ FT | 2-Car Garage
Gated community with a pool, spa & fitness room. Primary suite w/balcony overlooking the desert and mtn views! SS appliances, plantation shutters!
\$525,000

SOLD!



The Preserve
15215 N 104th Place
3 Bed | 2 Bath | 1,222 SQ FT
2-Car Garage
Remodeled from top to bottom, open-concept layout with new SS appliances, quartz counter tops, shaker-style cabinets, & new turf in the backyard!
\$735,000

SOLD!



Eagle Ridge
10358 E Bahia Drive
5 Bed | 3.5 Bath | 2,933 SQ FT
3-Car Garage
Remodeled with quartz counter tops, SS appliances, shaker-style cabinetry, and backyard features a pool, above-ground spa and putting green!
\$1,350,000

SOLD!



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!
\$1,445,000

SOLD!



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 and built-in BBQ!
\$1,450,000

SOLD!



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 & mtn views has hardwood flooring, backyard w/ a pool, built-in BBQ, fireplace & multiple patios!
\$1,614,000

SOLD!



Cimarron Ridge
11320 E Autumn Sage Drive
6 Bed | 4.5 Bath | 3,642 SQ FT
3-Car Garage
Guard-gated community! Exceptional, mountainside home boasts a detached casita & expansive, open floor plan. Elevated spa & fire pits in the backyard!
\$1,735,000

SOLD!



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!
\$2,230,000

SOLD!



Cimarron Hills
11384 E Caribbean Lane
4 Bed+Den & Flex Rm | 3.5 Bath
3,949 SQ FT | 3-Car Garage
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!
\$2,685,000

Buyer Needs



Household of 4, current MMR residents have grown out of their current home and want something larger. They are looking in MMR and also Horseman's Park. Must have at least 3,000 SF, 4 Bedrooms + den or loft (space to set up 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. Price range up to \$1.2 Mil.



Household of 2-5 looking for a second/winter home in MMR. Must have at least 4 bedrooms, single-level (no steps), master-split floorplan, with at least 3,000 SF. Outdoor living space is most important: must have POOL, PRIVACY AND BIG VIEWS! They prefer a south or west facing backyard to enjoy the AZ sunshine in the winter months. Sonoran Estates would be ideal as they prefer space between neighbors. Their timing is flexible and are open to cosmetic remodeling if the home is dated. Cash buyers, price range up to 4 Million.



Household of 2, looking for a second/winter home in MMR. MUST HAVE MOUNTIAN VIEWS!! 3+ bedrooms, 2,400+ SF, prefer no pool, and gated community. Cimarron Hills/Ridge is their 1st choice for neighborhood. (Open to updating at a lower price point.) Price range up to \$1.7Mil.



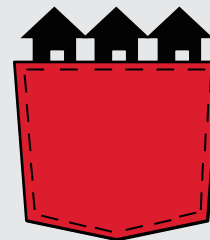
Household of 4, moving to Arizona for a full-time residence and MMR is their 1st neighborhood of choice! They must have at least 3 bedrooms + an office, but prefer 4 bedrooms + office, 3,000+ SF. Must have a pool and play area in the backyard and 3-car garage. Price range up to \$1.5 MIL. Cash buyers, flexible on closing date.



INVESTORS interested in purchasing a home in original condition in MMR to remodel. The ideal home would be single level and original inside, or even distressed. A private backyard, or one with a VIEW would be ideal! At least 3 bedrooms and 2 bathrooms, price range up to 2.5 Mil.

If you don't want to hassle with getting your home ready for sale, showing the property to buyers or making repairs, THEY WILL PAY CASH AND ACCEPT YOUR HOME IN AS-IS CONDITION-ZERO HASSLE. Super flexible on timing, and could even allow you to stay in the home after closing for up to 30 days for free.

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 due to the lack of inventory? MY buyers get exclusive, first access to my "pocket listings". (In fact, I have several homes COMING ON THE MARKET IN THE NEXT 2 MONTHS! If you'd like to hear more about how I can help YOU find YOUR next home in McDowell Mountain, call me at 602-989-7492.**



Update on Donations

Giving Back by Christine Espinoza

Thank you for everyone who participated in Christine's Team annual Shred-A-Thon this April. We had over 80 residents drive through and shred their documents at the McDowell Center.

We also collected more than 200 T-shirts that will be donated to those in need this spring/summer!

Christine continued from Page 7

Be sure to employ a skilled, licensed plumber who has experience with your type of home.

Electrical

Believe it or not, even a 25-year-old home may have trouble keeping up with 2026 energy demands, because homes typically use up to 70% more electricity than previously, according to the Southwest Public Power District. If you're seeing flickering lights, the electrical panel is warm to the touch (on a cool day) or circuit breakers trip frequently, it might be time to update some aspects of your home.

Electrical panel. Homes in MMR probably have 100-amp or 150-amp panels. Some larger homes may have bigger panels, but if you have an electrical vehicle charger or home theater, it might be time to upgrade to a 200-amp or even larger panel. The panels are not expensive, but it would be wise to choose a certified electrician to

replace panels.

GFCI & AFCI outlets. If your outlets trip frequently, they may be getting old. Consider having an electrician update them.

Standard outlets and light switches. Standard household outlets are designed to keep your plugs from falling out. If plugs are sitting loosely in the socket, it might be time to replace the outlet. One option is to install AC/USB outlets. Similarly, light switches can wear out from constant use. If the switch sticks or is mushy, it should probably be replaced.

Air conditioning. We're putting updated air conditioning under electrical because cooling systems are essentially electricity based. With newer cooling systems often lasting only 10 years, many MMR residents are on their second or even third system. Finding the most energy-efficient systems can lower electricity costs while reducing demand on your in-house electrical system.

Electric vehicle chargers and high-demand

Christine continued on Page 10

REAL ESTATE NEWS

Christine continued from Page 9

appliances. Electric vehicle and high-energy appliance vendors will generally confirm whether your home meets the requirements of their products, but don't hesitate to ask if they don't. Vehicle charging systems often require major changes to a home's electrical system or panel.

Many homes already have custom outlets for appliances, such as electric laundry dryers, that use 240 volts, but if you are switching from gas to electric for the first time in 30 years, having the line inspected by a certified electrician makes sense.

Other considerations. This might be the time to update to smart thermostats, energy-efficient appliances, smart LED lights while adding outlets where needed.

Outside of plumbing and electrical updates: Consider replacing your roof's underlayment, which prevents leaks and improving insulation if it's more than 25 years old. Also: replace or caulk older windows, doors and trim. Get your house repainted and consider replacing irrigation systems.

Contact Me!

Making home improvements can increase the value of your home, though some more than others. If you any questions about selling your home reach out anytime to me at: 602-989-7492.

MORTGAGE INTEREST RATES

Conforming* Loans

30 Year	6.125%
20 Year	5.875%
15 Year	5.625%
5-Year ARM	5.875%
7-Year ARM	5.990%
10-Year ARM	6.000%

Jumbo* Loans

30 Year	6.125%
20 Year	6.125%
15 Year	6.000%
5/6-Year ARM.	5.875%
7/6-Year ARM.	5.990%
10/6-Year ARM.	6.000%

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

Rates effective 4/24/2026

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

DOM = Days on Market

% Change = The change in the value per square foot since 01/01/2025

SALES BY COMMUNITY (JAN.-APRIL 2026)

Community	# Sold	Avg Price	Avg SF	DOM	\$/SF	% Change
Cimarron Hills	7	\$1,714,286	3030	73	\$559.80	8.34%
The Overlook	6	\$925,250	1972	29	\$469.98	3.92%
The Preserve	5	\$764,300	1510	35	\$514.37	21.49%
Trovas	5	\$1,877,400	3616	26	\$513.79	-10.25%
100 Hills	5	\$2,897,300	4267	49	\$633.33	4.66%
Discovery Trails	4	\$763,975	1534	25	\$497.68	9.42%
Sienna Canyon	4	\$1,488,750	2887	48	\$515.47	-3.08%
Cimarron Ridge	4	\$1,677,500	3176	22	\$531.85	-3.94%
Desert Cliffs	4	\$1,708,750	2905	37	\$609.65	23.33%
Sonoran Estates	4	\$2,705,000	3828	21	\$691.56	15.39%
Panorama Point	3	\$773,333	1686	63	\$463.15	0.58%
Castle Chase	3	\$858,333	1787	43	\$480.31	4.06%
Sunrise Point	3	\$913,000	1829	10	\$497.83	7.52%
The Ridge	2	\$542,500	1486	44	\$367.34	9.45%
Arizona Vintage	2	\$721,250	1897	88	\$392.21	-10.36%
Discovery Canyon	2	\$741,000	1573	124	\$471.31	3.97%
Arizona Highlands	2	\$915,000	2523	40	\$372.90	-27.09%
Montecito	2	\$1,053,565	2491	53	\$423.93	-0.62%
Cachet	1	\$525,000	1640	33	\$320.12	-10.72%
Sonoran Fairways	1	\$1,050,000	1994	105	\$526.58	5.82%
Sunset Point	1	\$1,075,000	2797	42	\$384.34	-11.53%
The Summit	1	\$1,235,000	2083	29	\$592.89	17.11%
Vermillion Cliffs	1	\$1,240,000	3027	136	\$409.65	-9.85%
Armonico	1	\$1,247,000	2413	54	\$516.78	12.41%
Eagle Ridge	1	\$1,350,000	2933	39	\$460.28	0.00%
Mirador	1	\$2,222,000	3710	3	\$598.92	-1.27%
The Ranch	75	\$1,388,627	2584	44	\$514.93	6.39%

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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 #2085	The Ridge	Heritage	\$500,000	1318	2	2	N
16420 N TPP #2141	Cachet	Heritage	\$525,000	1338	2	1	N
16420 N TPP #1122	Cachet	Legacy	\$650,000	1640	2+Den	2	N
16420 N TPP #1043	Cachet	Monarch	\$675,000	1659	3	2	N
11444 E Raintree Dr	Sunrise Point	Saguaro	\$680,000	1430	2	2	N
10420 E Salt Bush Dr	Panorama Point	Mesquite	\$745,000	1548	3	2	N
10212 E Betony Dr	Arizona Vintage	Chardonay	\$765,000	1744	3	2	N
*10482 E Karen Dr	The Preserve	Avalon	\$775,000	1702	3	2	N
10392 E Penstamin Dr	Discovery Trails	Coronado	\$800,000	1451	3	2	N
10788 E Betony Dr	Castle Chase	Windsor	\$870,000	1936	3	2	N
*10345 E Texas Sage Ln	The Preserve	Brisas	\$875,000	2132	4	2	Y
10382 E Hillery Dr	The Preserve	Brisas	\$952,000	2132	4	2	Y
10320 E Pine Valley Dr	Sunset Point	#1912	\$1,165,000	2114	3+Den	2	N
16093 N 107th St	The Overlook	Ironwood	\$1,175,000	2701	4	3	N
10649 E Le Marche Dr	The Overlook	Mesquite	\$1,190,000	1972	3	3	Y
10796 E Betony Dr	Castle Chase	Windsor	\$1,195,000	1936	3	2	N
16321 N 105th Wy	Arizona Highlands	Picacho	\$1,195,000	2395	4+Den	2	N
10443 E Sheena Dr	Sonoran Fairways	Palo Verde	\$1,199,000	2294	3+Den	2	Y
10563 E Bahia Dr	The Summit	Samoa	\$1,199,999	1854	3	3	N
<u>10742 E Palm Ridge Dr</u>	<u>Sienna Canyon</u>	<u>Catalina</u>	<u>\$1,299,900</u>	<u>2738</u>	<u>4</u>	<u>3</u>	<u>Y</u>
11028 E Betony Dr	100 Hills	Sevilla	\$1,370,000	2629	4	2	N
16484 N 108th Pl	Castle Chase	Centex	\$1,375,000	2994	4+Den	3	Y
16332 N 108th Wy	Vermillion Cliffs	932-5	\$1,395,000	3248	5	3	Y
11050 E Beck Ln	Cimarron Hills	Frontera	\$1,495,000	2673	3+Den	2	N
10652 E Acacia Dr	Arizona Highlands	Picacho	\$1,549,900	3390	4+Den	3	Y
10937 E Betony Dr	100 Hills	La Jolla	\$1,590,000	2285	3	2	N
11157 E Greenway Rd	Cimarron Ridge	San Rafael	\$1,695,000	3393	4+Den	3	N
10531 E Conieson Rd	Sonoran Fairways	Cholla	\$1,750,000	3466	5	3	Y
*10875 E Mirasol Ci	Armonico	#912	\$1,780,000	3213	4+Loft	3	Y
10975 E Kora Ln	Cimarron Hills	San Rafael	\$1,849,900	3393	5	3	Y
*10980 E Winchcomb Dr	Sienna Canyon	Catalina	\$1,950,000	2937	4+Den	3	Y
16562 N 109th Wy	Trovas	Caprino	\$1,999,900	3043	4	3	Y
<u>11543 E Caribbean Ln</u>	<u>Cimarron Hills</u>	<u>Andorra</u>	<u>\$2,500,000</u>	<u>3922</u>	<u>4+Den</u>	<u>3</u>	<u>Y</u>
11550 E Paradise Ln	100 Hills	Custom	\$4,000,000	5588	6	3	Y
11475 E Paradise Ln	100 Hills	Custom	\$4,399,000	6782	5+Den	5	Y

*Coming soon.

CLOSED SALES IN MARCH & APRIL

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16600 N TPP #2056	The Ridge	Heritage	\$500,000	1298	2	1	N
<u>16420 N TPP #1059</u>	<u>Cachet</u>	<u>Legacy</u>	<u>\$525,000</u>	<u>1640</u>	<u>2+Den</u>	<u>2</u>	<u>N</u>
16600 N TPP #2013	The Ridge	Legacy	\$585,000	1674	3	2	N
10208 E Firewheel Dr	Arizona Vintage	Bordeaux	\$660,000	1478	3	2	Y
15072 N 102nd St	Discovery Canyon	Catalina	\$717,000	1504	3	2	Y
10457 E Star of the Desert Dr	Discovery Trails	Catalina	\$726,000	1504	3	2	N
<u>15215 N 104th Pl</u>	<u>The Preserve</u>	<u>Sontera</u>	<u>\$735,000</u>	<u>1222</u>	<u>3</u>	<u>2</u>	<u>N</u>

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 MARCH & APRIL

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
11448 E Raintree Dr	Sunrise Point	Mesquite	\$758,000	1535	2	2	N
15687 N 104th St	Panorama Point	Mesquite	\$765,000	1548	3	2	N
10335 E Saltillo Dr	Discovery Trails	Catalina	\$780,000	1504	3	2	Y
10459 E Hillery Dr	The Preserve	Avalon	\$807,000	1702	3	2	Y
10290 E Mallow Ci	The Preserve	Avalon	\$812,000	1702	3	2	N
16290 N 105th Wy	Arizona Highlands	Santan	\$960,000	2161	3+Den	3	Y
10419 E Helm Dr	Sunset Point	#3097	\$1,075,000	2797	5+Loft	3	Y
11245 E Butherus Dr	Sunrise Point	Sierra	\$1,092,000	2067	3	2	N
10579 E Salt Bush Dr	The Overlook	Mesquite	\$1,107,500	1972	3+Den	3	Y
15981 N 111th Pl	100 Hills	Sevilla	\$1,111,500	2629	3+Den	2	N
10304 E Acacia Dr	Montecito	Santa Barbara	\$1,150,000	2770	4+Den	3	Y
16299 N 108th Pl	Armonico	Tierra	\$1,247,000	2413	3+Den	3	Y
10532 E Firewheel Dr	The Overlook	Ironwood	\$1,250,000	2818	5	2	Y
10679 E Raintree Dr	Desert Cliffs	#6060	\$1,280,000	2698	3+Den	3	Y
10460 E Meadowhill Dr	Sonoran Estates	Cholla	\$1,340,000	3552	4+Loft	3	Y
<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>\$1,445,000</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>\$1,450,000</u>	<u>2958</u>	<u>4+Den</u>	<u>3</u>	<u>Y</u>
11245 E Greenway Rd	Cimarron Hills	Escalante	\$1,500,000	3376	4+Den	3	Y
14176 N 107th St	Sienna Canyon	La Palma	\$1,575,000	2936	4	3	Y
<u>11047 E Verbena Ln</u>	<u>Trovas</u>	<u>Dante</u>	<u>\$1,614,000</u>	<u>3297</u>	<u>3+Den</u>	<u>3</u>	<u>Y</u>
<u>11320 E Autumn Sage Dr</u>	<u>Cimarron Ridge</u>	<u>Escalante</u>	<u>\$1,735,000</u>	<u>3642</u>	<u>6</u>	<u>3</u>	<u>N</u>
11456 E Blanche Dr	Cimarron Ridge	Sevilla	\$1,750,000	2900	4	3	Y
11308 E Autumn Sage Dr	Cimarron Ridge	Escalante	\$1,750,000	3375	4+Den	3	Y
10912 E Butherus Dr	Desert Cliffs	#6040	\$1,775,000	2351	3	3	Y
10674 E Butherus Dr	Desert Cliffs	#6090	\$1,780,000	3924	5+Loft	3	Y
10788 E Raintree Dr	Desert Cliffs	#6060	\$2,000,000	2647	4	3	Y
<u>11464 E Winchcomb Dr</u>	<u>Sonoran Estates</u>	<u>Santana</u>	<u>\$2,230,000</u>	<u>3623</u>	<u>4+Den</u>	<u>3</u>	<u>Y</u>
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>\$2,685,000</u>	<u>3949</u>	<u>4+Den</u>	<u>3</u>	<u>Y</u>
11146 E Verbena Ln	Trovas	Custom	\$2,774,000	4737	3+Den	3	Y
11368 E Winchcomb Dr	Sonoran Estates	Saguaro	\$3,000,000	3933	5	3	Y
11429 E Le Marche Dr	100 Hills	Custom	\$3,050,000	6161	5+Den	4	Y

PENDING, UCB * & CCBS** TRANSACTIONS

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16600 N TPP #1083	The Ridge	Legacy	\$599,900	1674	2	2	N
10373 E Penstamin Dr	Discovery Trails	Catalina	\$750,000	1536	3	2	Y
10290 E Hillery Dr	Discovery Canyon	Catalina	\$825,000	1504	3	2	Y
10456 E Raintree Dr	The Preserve	Avalon	\$835,000	1702	3	2	Y
10226 E Pine Valley Rd	Discovery Canyon	Scenic	\$869,900	1837	4	2	N
10357 E Texas Sage Ln	The Preserve	Avalon	\$875,000	1702	3	2	Y
10453 E Acoma Dr	Sunset Point	#1912	\$975,000	1908	3+Den	2	Y
10846 E Salt Bush Dr	Castle Chase	Windsor	\$1,000,000	1936	3	2	Y

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.

SUSD continued from Page 1

dents from Copper Ridge would then be redistributed to DCES and DCMS. K-5 Redfield and Laguna students would move to the Cheyenne Campus. The Redfield and Laguna buildings would then be repurposed. Anasazi would remain unchanged, while Cheyenne might eventually expand to a traditional K-12 school.

2. DCES/DCMS Students to Copper Ridge

Model 2 would result in repurposing DCES and DCMS after the students are moved to Copper Ridge. Laguna students would move to Redfield under this plan. It's unclear at this point how the three schools would be reinvented, though one consideration is to eventually relocate Cheyenne's program to Desert Canyon, which has a larger combined campus. Otherwise Cheyenne and Anasazi would remain unchanged.

8. Laguna to Redfield; Copper Ridge to DCES/DCMS

Model 8, which was added only a few weeks ago, would result in Laguna students going to Redfield and Copper Ridge students going to a merged K-8 Desert Canyon school. No changes would be made to Cheyenne or Anasazi. Copper Ridge and Laguna campuses would be repurposed.

Now that the Top 3 models have been identified, the Phase II Design Advisory Team plans to meet four times, June through August, to continue working to develop "a deeper analysis of the financial impact of each option," SUSD Superintendent Dr. Scott A. Menzel wrote. A first public hearing has

UCB & CCBS continued from Page 11

PENDING, UCB * & CCBS TRANSACTIONS**

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
10620 E Tierra Buena Ln	The Overlook	Ironwood	\$1,125,000	2818	5	2	N
10543 E Betony Dr	Panorama Point	Ironwood	\$1,250,000	2534	4	3	Y
14892 N 107th Wy	Desert Cliffs	#6050	\$1,290,000	2647	4	3	Y
10649 E Blanche Dr	Cimarron Hills	La Jolla	\$1,325,000	2425	3	2	N
10785 E Gelding Dr	Sienna Canyon	Talavera	\$1,600,000	3801	5+Den	3	Y
11063 E Jasmine Dr	Trovas	Medici	\$2,299,000	4065	4+Den	3	Y
11344 E Caribbean Ln	Cimarron Ridge	Andorra	\$2,400,000	3922	4+Den	3	Y
16341 N 109th Wy	Trovas	Dante	\$2,850,000	3297	4	3	Y

AVAILABLE RENTALS

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16420 N TPP #2036	Cachet	Heritage	\$2,650	1338	2	1	N
16420 N TPP #1132	Cachet	Monarch	\$2,650	1737	2+Den	2	N
1660 N TPP #2010	The Ridge	Heritage	\$2,850	1354	2	2	N
10438 E Star of the Desert Dr	Discovery Trails	Coronado	\$2,995	1451	3+Den	2	N
10474 E Morning Star Dr	Panorama Point	Primrose	\$3,200	1874	3	2	N
10290 E Mallow Ci	The Preserve	Avalon	\$3,400	1702	3	2	N
11183 E Beck Ln	Cimarron Hills	Parada	\$4,600	2911	5	3	N
10655 E Acacia Dr	The Summit	Catalina	\$6,000	2478	3+Den	3	Y
10872 E Raintree Dr	Desert Cliffs	#6090	\$6,900	3924	5+Loft	3	Y
10458 E Karen Dr	The Preserve	Brisas	\$7,000	2200	4	2	Y
16589 N 109th St	Vermillion Cliffs	#923	\$7,900	2835	3+Den	3	Y
11047 E Mirasol Ci	100 Hills		\$8,000	3721	5	3	Y
11071 E Evans Rd	Sienna Canyon	Catalina	\$10,000	3377	5+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.

been scheduled Sept. 22nd.

A survey designed to solicit feedback from the community is expected to launch around May 15th. Another survey is being planned to get feedback from SUSD staff members.

Demographic Cliff Hitting SUSD, Nation

A demographic student cliff has been forcing SUSD, and school districts around the nation, to consider or make similar cuts.

SUSD continued on Page 13

CLOSED RENTALS IN MARCH & APRIL

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
10413 E Raintree Dr	The Preserve	Palomino	\$2,850	1358	3	2	N
10245 E Penstamin Dr	Discovery Trails	Cholla	\$2,950	1093	2	2	N
16600 N TPP #2060	The Ridge	Heritage	\$2,950	1318	2	2	N
15745 N 104th Pl	Panorama Point	Primrose	\$3,199	2081	4	2	N
11489 E Raintree Dr	Sunrise Point	Mesquite	\$3,400	1534	2	2	N
15693 N 103rd Wy	Panorama Point	Mariposa	\$3,400	1963	3	2	Y
10429 E Hillery Dr	The Preserve	Brisas	\$3,795	2132	3+Den	2	Y
10695 E Caribbean Ln	Cimarron Hills	Valencia	\$4,500	2369	3	2	N
10263 E Acacia Dr	Montecito	San Miguel	\$5,000	2437	4+Den	2	Y
10559 E Sheena Dr	Sonoran Fairways	Mesquite	\$6,500	1994	3	2	Y
10587 E Sheena Dr	Sonoran Fairways	Cholla	\$6,500	3466	4+Loft	3	Y
10271 E Jasmine Dr	Montecito	Presidio	\$6,500	3642	6	4	Y

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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 continued from Page 12

“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 Governors Board meeting.

The demographic cliff — with nationwide school enrollment falling more than 6% — began before the pandemic, largely because of declining fertility, according to The New York Times. Charter and private school vouchers may also be responsible for some of the demographic dip, but they account for only a small percentage of the overall drop in young students. The drop in

student numbers is expected to continue at least through 2030.

SUSD student enrollment is already lower at North Scottsdale schools. Nearly 300 students currently attend DCES and nearly 600 attend DCMS, according to an SUSD document. DCES can support 730 students, while the middle school can hold 949 students.

Copper Ridge K-5 can support 950 students but has 236 students enrolled. The middle school, which can support 578 students, has 186 enrolled.

Cheyenne has 621 in its elementary school with a capacity of 725. The

SUSD continued on Page 14



Fun With Balloons & Easter Eggs



Top: Christine’s Team sponsored a balloon wrangling station at this year’s Spring Festival. At left, an MMR resident collects a copious number of eggs. Above, Christine shows off the Easter basket. Winners, Page 4.

SUSD Considers \$350-\$475 Million Bond Question for November Ballot

The Scottsdale Unified School District is expected to approve putting a bond question worth hundreds of millions of dollars onto the November ballot, Superintendent Dr. Scott A. Menzel wrote in an email to MMR News.

The bond request, the first since 2016, would be for capital improvements to fix buildings, air-conditioning failures and address other equipment needs. The bond is different than an override election, which allows school districts to spend above state-mandated limits.

Some of bond money might be used to maintain vacated schools before they are repurposed but not for making significant renovations.

SUSD completed a study to weigh support for a \$350 million or \$475 million bond onto the Nov. 3rd ballot, according to the Scottsdale Progress. The smaller option had significantly more support, according to the poll.

About 67% of 408 likely voters indicated they would support the \$350-million proposal compared with about 54% supporting the \$475-million proposal.

lion proposal.

SUSD held 59 capital planning meetings with campus staff and parents, according to a special SUSD board meeting April 28th. Top requests ranged from the repair of plumbing and air conditioning to upgrades to security and bathrooms.

Other highly supported projects include: cafeteria upgrades, bathrooms, technology updates and repairs to leaky roofs. Shaded parking spaces, installation of parking gates and updated furniture also rated highly.

An upgrade to aging buses may be especially important if SUSD closes additional schools that require significantly more buses to accommodate students traveling to schools that are farther away. (See story, Page 1.)

The school board, which will consider the items at a May 12th meeting while this newsletter will be at the printer, must complete the wording by June 8th.

- SUSD meeting video: tinyurl.com/bderyf8s
- Scottsdale Progress: tinyurl.com/y9px6a8v

SUSD continued from Page 13

middle school, which can support 349 students, has just over 300 enrolled. Redfield, which can support up to 794 students, has an enrollment of 376 students.

Through 2031, all SUSD schools are expected to see enrollment declines similar to those expected nationally.

What Are the Next Steps?

The changes to North Scottsdale schools will be the second round of a major realignment. The first round, which becomes effective this fall, calls for closing Pima Elementary and Echo Canyon K-8 at the end of the 2025-26 school year. Phase I is expected to save about \$2.5 million a year.

While SUSD is not expected to make any decisions until the fall, the changes would not take effect until after the 2026-27 school year.

SUSD has not yet discussed how Phase II schools might get repurposed, but the committee will consider general options during the summer.

The Desert Canyon community poses unique challenges, according to Dr. Menzel, who is also an MMR resident.

"One of the unique variables for DCES and DCMS is that they really cannot be de-coupled," he writes. "While they are two schools from the state's perspective, they share one footprint and that is a relevant factor in considering next steps."

HOA Learns About Phase II

During the April MMR HOA meeting, directors were introduced to six of the eight models and how they might impact Desert Canyon schools.

Rejected Models

While Model 3 would have had no impact on the Desert Canyon community, Model 5 called for DCES/DCMS to be repurposed. Model 4 would have moved Redfield students to DCES and Model 6 would have moved Copper Ridge students to DCES. Model 7 would have moved DCES students to Copper Ridge, but then Cheyenne Traditional School would relocate at Desert Canyon.

Concern was expressed over how the school closings might impact residents with children in those schools.

One director pointed out that the MMR Facilities tax, which residents only just finished paying recently, may have in part funded the building of Desert Canyon Elementary and Middle schools.

While the two schools share a unique campus that includes the Arabian Library and Desert Mountain Aquatic Center, there are no deed restrictions on DCES or DCMS, Dr. Menzel said.

Sources:

- Phase II Design and Advisory Team and meeting schedule: tinyurl.com/yp9ybn2n
- First seven proposed Models for updating North Scottsdale schools: tinyurl.com/nhcz2976
- Model 8: tinyurl.com/4cr5kptp
- Full report on SUSD student demographics: tinyurl.com/23nxpr2d
- SUSD School Repurposing & Enrollment Review: tinyurl.com/ytyxjz7
- The New York Times: tinyurl.com/4v3edj9u



Looking Back...

Just 5 Years Ago*

May 2021 — Thompson 105 announced plans to take over the vacated Twisted Lizard space in the Desert Canyon Center. ... Covid vaccinations were offered at WestWorld. ... Scottsdale announced plans to lengthen Bell Road turn lanes at Thompson Peak Parkway.

Only 10 Years Ago*

May 2016 — Groundbreaking for Foothills Animal Rescue began. ... Desert Canyon Elementary School began teaching Mandarin. ... The MMR Homeowners Association identified the location of what would become new pickleball courts, and directors began planning what became a million-dollar remodel of our two parks.

15 Years Ago*

May 2011 — Golf star Phil Mickelson purchased the Sanctuary Golf Course for \$2.2 million before he renamed it the McDowell Mountain Golf Club. ... Texas-based Whitestone REIT purchased the Desert Canyon Center. ... The now defunct Frostberry yogurt shop opened in the Bashes' shopping center.

20 Years Ago*

May 2006 — About 48% of polled residents supported the use of photo radar on the Loop 101 Freeway, while 31% were opposed. ... Chase Bank applied to build a new branch in the Bashes' parking lot, while Circle K had resumed an effort — but eventually failed — to win permission to build a store adjacent to where the bank branch was eventually built.

25 Years Ago*

May 2001 — Giant, now the Shell gas station at Thompson Peak Parkway and MMR Road, planned to open an Auto Wash, but that deal fell through.

*As reported in this newsletter

Spotlight continued from Page 1

Dove Capital, would be built at 9975 E. McDowell Mountain Ranch Road.

Several previous attempts to build on properties behind the Shell Gas Station and Community Storage facility have failed to materialize. Equestria Villas, proposed in 2003 and again in 2005, called for up to 69 townhomes that would have stood up to three stories tall but were never built. An adjacent project called Windstar failed to win City Council support, and both were rejected by the Planning Commission in 2003. The 2005 project was withdrawn, according to Scottsdale's website.

- Proposals from 2003-05: tinyurl.com/3jzh657u
- 2005 City Council report: tinyurl.com/jk233kaw

Fire Space Around Homes May Double

The Scottsdale Planning Commission postponed a vote on a plan that would double the recommended safe fire perimeter around many properties adjacent the McDowell Sonoran Preserve, including McDowell Mountain Ranch.

Originally slated for April 22nd, a new date for the proposal to be considered had not been determined by the time we went to the printer.

The new rules would require that many homeowners, business owners and power companies to keep vegetation 10 feet away from most structures. The goal is to limit the risk of a fire spreading to the structures and vice versa. The rules would not apply within the Preserve.

The proposed rules also call for certain grasses and invasive plants to be kept up to 30 feet away from structures. Dead vegetation up to 40 feet from structures should also be removed.

The proposed rule change essentially focuses on defensible space in the Natural Area Open Spaces (NAOS), which covers most North Scottsdale properties. NAOS rules generally require that one-third of developments are kept open and natural.

Examples in MMR include washes and natural desert areas found throughout the community.

Dale Leitman, one of our new members on the board of directors, explained the proposed changes during the April 28th Homeowners Association meeting. Scottsdale will also be conducting drone analysis of the affected areas, he said.

One Hundred Hills created a useful website to share information about Firewise, as the program to mitigate natural fires is called. One Hundred Hills hopes to be labeled Firewise this year.

- The website can be found here: 100hills.com/firewise.
- Project narrative: tinyurl.com/yhv3chpz
- Video explainer of proposed rules: tinyurl.com/6rukp586

HOA OKs Painting Utility Boxes, Railings

The McDowell Mountain Ranch Homeowners Association unanimously approved paying Allstar Painting \$25,905 to paint utility boxes and railings. The last time they were painted was about eight years ago. White boxes, which include traffic controls and are sensitive to heat, will not be painted.



Tour Rolls Through Scottsdale

The bikes will be gone for another year now that the Tour de Scottsdale, which began at WestWorld, is over. This year's winner was John Thomas, followed by Thiago Azeredo and Rob Barish. Find the results here: tinyurl.com/yjhru95e



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