

*Spotlight on the Community***MMR Plans 30th-Anniversary Events**

The McDowell Mountain Ranch Homeowners Association approved plans at its June meeting to hold a rodeo on Nov. 7th and a Turkey Trot on Nov. 21st to celebrate the community's 30th anniversary.

The HOA decided against approving an anniversary dinner because of the high cost, and it would have been limited to only 200 people. The original idea behind the dinner, which would have cost about \$16,000, was to celebrate those who have

contributed to the community.

About 300-400 residents are expected to attend the rodeo, which would cost about \$13,000. Here is a cost breakdown of proposed events:

- Corporate follies — games, photo-booth and staffing: \$6,000
- Petting zoo/pony rides: \$2,000
- Mechanical bull: \$1,850
- DJ: \$850
- Incidentals: \$300

The HOA projected that the Turkey Trot would cost about \$1,000, but it did not have an attendance estimate.

We hope to have specifics on the events in our September edition.

HOA Adapts to Ruling

Because the Arizona Court of Appeals ruled in April that all homeowners associ-

Spotlight continued on Page 13

**MMR Celebrates Mother's Day**

About 60 residents attended the Mother's Day Tea at the McDowell Mountain Ranch Community Center, and 25 attended the Father's Day Baseball Night with the Diamondbacks at Chase Field. About 80 attended the MMR Fire Safety Seminar. There will be a bingo event starting at 6 p.m. Aug. 21st at the McDowell Center. Watch MMCA.net for emails on how and when to sign up. Photo by Jan DiLoreto

SUSD Studies Cost of Closing Schools

Closing Desert Canyon Elementary and Middle schools might save the Scottsdale Unified School District \$2.725 million under what is now known as Model B, according to a new report. We reported in our May edition that Model B, then called Model 2, was one of three plans that called for closing and/or repurposing the Cheyenne Traditional School building, DCES & DCMS, or Copper Ridge. Laguna Prep would close in all three scenarios.

School Closings Survey Results: Page 12

The savings, which mostly came from Maintenance and Operations (M&O), were revealed during a June 16th meeting considering the second round of school closings triggered by declining student enrollment at SUSD. Echo Canyon K-8 and Pima Elementary schools were closed/

repurposed in Phase I.

Here is a look at the savings of the different plans, which do not include changes in the cost of transporting students to different schools.

Model A: Copper Ridge Students Move to DCES & DCMS; Redfield, Laguna Close

Plan A calls for the closing of Redfield Elementary & Laguna and relocating stu-

SUSD continued on Page 13

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

Real Estate Section, Pgs. 7-12



Amazon Begins Selling Items from Bashas' Stores

Shoppers of the Bashas' at Bell Road and Thompson Peak Parkway, which is owned by California grocery chain Raley's, can now schedule pickup or delivery through Amazon, according to the companies. Stores in Phoenix, Tempe and Tucson will also provide delivery through Amazon's shopping app, according to Progressive Grocer.

About 15,000 items from Bashas' are available on the app, including produce, bakery goods, deli items and nonfood items.

"Working with Amazon gives our customers another convenient way to shop their favorite Bashas' products — with delivery or pickup options that fit their schedule — and we're thrilled to bring this new, convenient option to communities across the Phoenix and Tucson areas," Carol Barsotti, chief communications officer at The Raley's Companies, told Progressive Grocer.

It's unclear if all stores will offer pickup in those cities, and the reports do not mention if AJ's is part of the program.

To see items from Bashas', use your Amazon app or go here via computer: amazon.com/bashas

Grocery chains elsewhere in the country will also be offering delivery via Amazon. They include Winn-Dixie in Florida; Weis Markets in New Jersey, Virginia, Pennsylvania and Maryland; New Seasons Market in Washington state; CUB in Minnesota; The Save Mart Companies in California; and Cardenas Markets in Nevada and California.

- Progressive Grocer: tinyurl.com/2tryj6hk
- Amazon store locations: tinyurl.com/dfw85jpx

Amazon Now Promising 30-Minute Delivery

Although it has been widely reported that Amazon Fresh was being discontinued, it seems the story is not as simple as first thought. We were totally surprised to learn that Amazon recently sought liquor licenses for facilities at 16087 N. 80th St. and 1302 N. Scottsdale Road under the Amazon Fresh/Prime Now name.



While liquor license requests are fairly routine, it seems that Amazon intends these stores to be used for deliveries in "30 minutes or less" under a quickly expanding program called Prime Now, according to the company's website.

With thousands of items available for ultra-fast delivery, you can get everything from groceries for dinner, to AirPods before a flight, to household essentials like laundry detergent or toothpaste delivered right to your door," said Udit Madan, senior vice president for Amazon Worldwide Operations.

The program costs Prime members \$3.99 per delivery compared with \$13.99 for those who are not Prime members. The delivery fee is higher for orders under \$15.

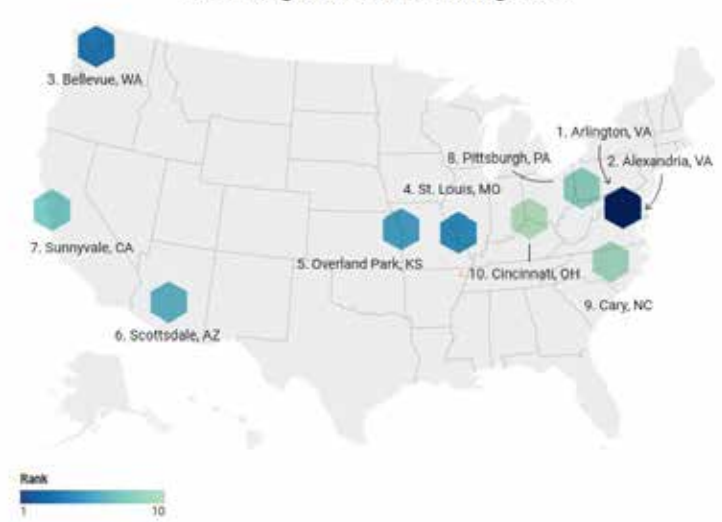
The new locations in Scottsdale and around the nation are one of the keys to making the quick deliveries possible.

Important note: You must see the "30-Minute Delivery" option on the app or home page for the delivery

option to be valid.

- Amazon News: tinyurl.com/44dbzrcu
- Liquor license request at 80th Street: tinyurl.com/3bca4knb
- Liquor license request on Scottsdale Road: tinyurl.com/43shzsj8

Top 10 Mid-Sized U.S. Cities
for Starting a Career After College 2026



Scottsdale Is 6th Best for Entry-Level jobs

Good news for recent college grads — Scottsdale boasts some of the highest entry-level hiring rates in the United States, according to Coworking Café, which bills itself as a "listing service for flex workspace solutions." Scottsdale jumped three places this year to land in sixth place for mid-sized cities, with Arlington and Alexandria, Va., vying for the top spots.

Odds & Ends continued on Page 4

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ODDS & ENDS

Odds & Ends continued from Page 2

Scottsdale's hot job market is linked to the state's rapid growth, according to Coworking Café.

Gov. Katie Hobbs recently announced that Arizona is the third-fastest-growing state, led by the private education and health services sectors that added nearly 12,000 jobs during the first quarter, a 2.2% boost over the same period last year.

The unemployment rate for 20- to 29-year-olds is just 1.8% in Scottsdale, the lowest of any city on its list, with median incomes in that age group topping \$90,000 a year. For big cities, Atlanta, San Francisco and Seattle led the pack.

Other mid-sized cities in Coworking Café's rankings:

1. Arlington, Va.
2. Alexandria, Va.
3. Bellevue, Wash.
4. St. Louis, Mo.
5. Oakland Park, Kan.
6. Scottsdale

Story: tinyurl.com/at66n3dd



AquaFit Updates Schedule

AquaFit, where you can burn 350-425 calories per workout, has a new schedule. Classes include Aquatic HIIT, yoga, barre, circuit sets and other water-based exercises led by certified instructors.

- Class options:
 - » Tuesday: 6 p.m.
 - » Wednesday: Noon
 - » Thursday: Varies
 - » Friday: Varies

- » Saturday: 10/11 a.m.
- » Sunday: 10/11 a.m.
- Location: 105th Street Pool & Recreation Center in McDowell Mountain Ranch at 10550 E. Queens Wreath Lane, Scottsdale
- Details: [instagram.com/mmr_aquafit](https://www.instagram.com/mmr_aquafit)
- Provided equipment: water weights, noodles, bands and wrist & ankle weights
- Price: \$10 per class via Venmo or cash

15 Asian Eateries Planned

While there are a number of excellent Asian restaurants in Scottsdale, residents in the know often travel to north Mesa when they're searching for authentic fare. Think the area around H Mart and Mekong Plaza, which are on Dobson Road and Main Street. Diners can try multiple styles of Asian cuisine at respective food halls or at individual restaurants in this area of Mesa.

McDowell Mountain Ranch and North Scottsdale residents will soon be able to enjoy similar hall-style dining just a few miles from home. That's because Atashi Yokochi plans to open 15 Japanese eateries at the Sydney, an entertainment/retail center under construction at the Loop 101 and 90th Street, according to the Phoenix Business Journal.

Atashi Yokochi, created by restaurateur Huy Truong, will include 14,000 square feet of space inside the \$100-million Sydney, a 26-acre shopping and entertainment center on the Salt River Pima-Maricopa Indian Community.

The restaurant hall is expected to open in late 2027 or early 2028. Reverb by Hard Rock Scottsdale and City Winery are also planning to open at the Sydney.

Business Journal: tinyurl.com/442t9s69

Desert Ridge ScreenX Opens

AMC Desert Ridge 18 now boasts Arizona's only ScreenX, a massive, immersive theater experience that projects from side to side, according to

Odds & Ends continued on Page 5



Bonfire Craft Kitchen & Tap House will be moving into the Zipps located on Frank Lloyd Wright.

Bonfire to Replace Zipps

Shortly after we posted on Facebook that Zipps Sports Grill at Frank Lloyd Wright Boulevard and 100th Street had closed its 5,400-square-foot restaurant, we learned a few things from a commenter: 1. The Zipps landlord decided against renewing the lease and 2. Bonfire Craft Kitchen & Tap House would be taking over the space.

"Bonfire is known for its chef-crafted BBQ, burgers, wings, pizza, craft beer, cocktails and family-friendly sports bar atmosphere," according to Ignite Commercial Real Estate on Instagram. Ignite owns the Centennial Marketplace where Zipps was located.

Bonfire, which also announced the coming Scottsdale restaurant, operates locations in Tempe and Surprise. A store photo indicates that arcade games are available.

- Ignite post: tinyurl.com/mw887vaj
- Bonfire's Scottsdale page (Note: Bonfire's website was considered not secure by web browsers when we visited it.): tinyurl.com/3w65h8wr

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25 Years Experience | References Available

Odds & Ends continued from Page 4

to ABC15. ScreenX offers viewers 270-degree panoramic views thanks to projectors mounted on the theater's side walls and ceiling.

Viewers can recline in their seats as they take in additional visuals playing on either side of the main action on the 53-foot-wide screen. The theater plans more than two dozen films across multiple genres this year, ABC15 reports.

- ABC15: tinyurl.com/3ctampmh
- Tickets: tinyurl.com/urt9puau

Council OKs Rivian Facility

The Scottsdale City Council approved 6-0 a zoning request that would allow Rivian Automotive, an electric car manufacturer, to create a service and delivery facility on about 5.4 acres inside the Mack 101 project at the northeast corner of the Loop 101 Freeway and Bell Road.

The project will take over 65,000 square feet in a building already under construction.

Report: tinyurl.com/ysam552e

Drain Project Approved

The Scottsdale City Council approved a \$3.3 million contract to reduce WestWorld flooding at its June 9th meeting.

The WestWorld Bahia Storm Drain Project calls for the construction of a 96-inch drainpipe from the intersection of 94th Street and Bahia

Drive that would run along Bahia Drive until it connects with Reata Wash, according to city documents.

Blucor Contracting's bid came in well below the anticipated \$6.7 million price tag.

Report: tinyurl.com/b67mbmys

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 below, but the process may take several days:

- 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



The Fender building is being demolished and will be replaced with a 140-square-foot Finish Line Auto facility.

Finish Line Approaching

The former Fender building, a few miles from McDowell Mountain Ranch, is expected to be demolished over the next two months to allow for the construction of a Finish Line Auto Club, according to the Phoenix Business Journal. The Southern California-based company purchased the 10-acre property for \$20.7 million from California-based Tryperion Holdings.

The 140,000-square-foot car condo is expected to be completed in early 2028. Finish Line will also include a 20,000-square-foot clubhouse, meeting rooms, lounge and coffee shop.

The project was approved by the Scottsdale Planning Commission and City Council in 2025.

Business Journal: tinyurl.com/2vrt2a83

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Primary Candidates Compete in MMR, N. Scottsdale

With the 2026 Arizona primary elections coming on July 21st, we are providing a short list/summary of the candidates that are specific to residents of McDowell Mountain Ranch and North Scottsdale.

We do not have space to look at Maricopa County or state-level candidates for the primary. McDowell Mountain Ranch News does not take sides in elections, and we do not endorse candidates.

Scottsdale City Council

Nonpartisan — three winners

- **Solange Whitehead** (incumbent) — City Council for two terms, Sonoran Preserve Commission for six years. solangeforscottsdale.com
- **Raoul Zubia** — Human Services Commission chair and Protect, Preserve Scottsdale Task Force vice chair. zubiaforscottsdale.com
- **Crystal Carroll** — Krispy Kreme franchise owner, tech business owner and real estate investor. crystalforcouncil.com
- **Barry Graham** (incumbent) — City Council for one term, Planning Commissioner, Certified Public Accountant. barrygrahamresidentsfirst.com
- **Ethan Knowlden** — DC Ranch Community Council president, Scottsdale Industrial Development Authority president. ethanforscottsdale.com
- **Bob Littlefield** — City Council for two terms, Council Subcommittee on Water Issues chairman, NetXpert Systems founder. boblittlefield.com
- **Eric Sloan** — Sloan Lyons Public Affairs CEO, Blue Blazers Squadron for Fighter Country Partnership founding member. ericsloan.com
- **Michelle Ugenti-Rita** — Arizona State Senate, 2019-23, Arizona House of Representatives, 2011-19. electmichelle.com

Resources

- Overview: scottsdaleaz.gov/elections
- Election and candidate information pamphlet: tinyurl.com/3w4rtcnr

U.S. House — District 1

Republicans

- **Joseph Chaplik** (MMR resident) — Arizona House of Representatives, 2021-26, Joseph Bernard Investment Real Estate founder. josephchaplik.com
- **John Trobough** — JLA Advisors founder & managing partner, Narus Inc. president and CEO, Presidential Innovation Fellow. troboughforaz.com
- **Thomas “Jay” Feely IV** — NFL and college football player, CBS analyst, Feely Family Foundation co-founder, soccer coach. jayfeelyforcongress.com

Democrats

- **Marlene Galán-Woods** — Broadcast journalist, Mesa Arts Academy founder and former school board president. marleneforcongress.com
- **Amish Shah** — Arizona House of Representatives, 2019-24, ER & NFL physician, 2024 Jacob K. Javits Public Service Award. amishforarizona.com
- Mark Robert Gordon (withdrawn)
- **Rick McCartney** — InBusiness PHX publisher, InMedia president & CEO, Gannett Custom Publishing Group manager. mccartneyforcongress.com
- **Jonathan Treble** — WithMe founder & chairman, GrubHub Inc. project manager & business analyst, Tagkast, product manager. trebleforaz.com
- Victor Wintraub (withdrawn)

* NOTE: Withdrawn candidates may still show on ballots.

Resources

- Voter education guide: tinyurl.com/2puwfsct
- Arizona ballot: tinyurl.com/5c8bk2sb

Arizona House District 3

Republicans — two winners

- **Cody Reim** (appointed incumbent) — Small-business owner, fought Scottsdale for Rio Verde Foothills water rights. reimforaz.com
- **George Khalaf** — Maricopa County deputy chief of staff, Resolute Group managing partner, First Day partner, Data Orbital, president. georgekhalaf.com
- **Jay Schlum** — Fountain Hills mayor & councilman, Fountain Hills Chamber

of Commerce chairman, Four Peaks Rotary president. voteschlum.com

- **Thomas M. Walsh II** — U.S. Air Force Captain, dentist, small-business owner, precinct committeeman. tomwalshaz.com

Democrats — two winners

- **Julia Gable** (MMR resident) — BusinessWhys chief executive officer, Buena Vista Health & Recovery Centers chief executive officer. juliegable.com
- **Richard Spargo** — Personnel Solutions president and founder, Arizona Sons of the American Revolution state president, electspargo.com

Resources

- Voter education guide: tinyurl.com/2puwfsct
- Ballotpedia: tinyurl.com/3zb55unf

Arizona Senate District 3

Republicans — one winner

- **John Kavanagh** (incumbent) — Arizona State Senate, 2015-19, 2025-now, Arizona House of Representatives, 2007-15, 2019-23. electkavanagh.com
- **Robert Wallace** — Turning Point Action Ballot Chase regional manager, HomeSmart, agent, Gays Against Groomers AZ chapter lead. robert4you.com

Democrats — one winner

- **Jeff Fortney** — Cave Creek Unified School District governing board member, Metropolitan Arts Institute special education. electfortney.com

Resources

- Voter education guide: tinyurl.com/2puwfsct
- Ballotpedia: tinyurl.com/5eabr3y4

Election information

- Arizona Secretary of State: azsos.gov/elections/voters
- Clean Elections home page: azcanelections.gov

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Your McDowell Mountain Ranch Real Estate Expert

Steady Inventory & Rates Predict Calm Market

Now that the spring selling season is over, we thought we'd take a look at how the market behaved compared with last year, while taking a look at how the market might behave over the next few months. At first glance, McDowell Mountain Ranch's 2026 inventory seemed lower than in 2025. Take a look at these comparisons:

MMR Homes for Sale

Month	2025	2026
January	28	26
March	36	30
May	51	35
July	45	21

But those results might be a bit deceptive, because the number of homes sold during the key months were actually higher in 2026.

MMR Homes Sold

Month	2025	2026
Jan.-Feb.	28	36
March-April	29	51
May-June	28	45

So what's going on here? One guess would be that homes in 2025 were taken off the market, but in a high-demand community like MMR that is generally not the case. Most homes sell here and

are rarely taken back off the market.

Instead, it's likely that lower spring interest rates empowered buyers, resulting in homes being snapped up faster in 2026 than they appeared on the "for sale" chart.

Note how low the inventory was by July of 2026. Buyers came in and aggressively purchased most of the inventory.

Up to now, this has been good news for sellers, because homes have not been sitting on the market long, and they're getting good prices for their properties.

Scottsdale also saw an increase in sales during the late spring months, according to the Cromford Report. For example, there were 6,188 sales in June 2025 compared with 6,482 in June of this year. Other spring months saw similar increases in Scottsdale compared with last year.

Along the same lines, there was an increase in completed sales in the 85255 ZIP Code. For example, there were 1,131 completed sales in May 2025 compared with 1,200 in May 2026.

The Cromford Demand Index also reveals that buyers were more interested this year over 2025. For example, peak demand for single family homes in 2025 peaked around 87 during the spring compared with 100.5 in 2026.

Minor Interest Rate Changes Hints at Steady Market

Whether sales numbers continues to go up is a tricky question. First off, the entire Valley market slows down during the hot summer months. Secondly, low inventory could bring down the number of completed sales. And finally, interest rates continue to creep up, but not consistently.

Analysts in fact, expect rates to continue fluctuating between 6% and 6.5% for the foreseeable future, according to AZ Family. Find the story here: tinyurl.com/yc5xswue



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Scan to connect with Christine online!



"It seems unlikely that mortgage rates are going to shoot significantly higher," Bankrate's Jeff Ostrowski told AZ Family. "But on the other hand,

Christine continued on Page 9

Sales by Community

pg. 10

Interest Rates

pg. 10

Our Listings & Sales

pg. 8

Buyer Needs

pg. 9



Under Contract, Pending & Sold in MMR!

SALE PENDING!



Cimarron Hills
11543 E Caribbean Ln
4 Bed+Den+Bonus Rm | 3.5 Bath | 3,922 SQ FT | 3-Car Garage
 Situated at the top of a guard-gated community with spectacular city light & mountain views, this home features a casita, designer kitchen with quartzite surfaces and modern cabinetry. Resort-like backyard with a heated pool, spa, fire pit & built-in BBQ!
\$2,399,000

RENTAL PENDING!



The Summit
10531 E Bahia Dr
4 Bed | 2 Bath | 2,199 SQ FT | 3-Car Garage
 Beautifully updated home with luxurious wood-look tile, stunning granite countertops and subway tile backsplash accents. Private backyard oasis boasts a sparkling pool, built-in BBQ and serene views of the wash and breathtaking desert sunsets!
\$5,200 per Month

SOLD!



The Preserve
10357 E Texas Sage Ln
3 Bed | 2 Bath | 1,702 SQ FT | 2-Car Garage
 Beautifully updated home on a premium lot with mountain views, a sparkling pool and spa! Light & bright throughout with wood-look tile flooring, & chef's kitchen with white cabinetry, quartz countertops, subway tile backsplash & stainless-steel appliances!
\$856,000

SOLD!



Sienna Canyon
10742 E Palm Ridge Dr
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! The kitchen features granite countertops with stacked stone backsplash, and a center island.
\$1,250,000

SOLD!



Cimarron Hills
11050 E Beck Ln
3 Bed+Den | 2.5 Bath | 2,673 SQ FT | 2-Car Garage
 Located in a guard-gated community with a premium view lot, this light and bright home features stunning mountain views! The private backyard with a covered patio is perfectly positioned to take in the desert scenery!
\$1,550,000

SOLD!



Cimarron Hills
10952 E Kora Ln
4 Bed | 3 Bath | 2,787 SQ FT | 3-Car Garage
 Stunning mountain views in a guard-gated community. Updates include hardwood flooring, interior paint, crown molding, and chef's kitchen. Backyard boasts a heated pool & spa, extended covered patio & travertine pavers!
\$1,800,000

SOLD!



Trovas
11063 E Jasmine Dr
3 Bed+Den & Flex Rm | 3.5 Bath | 4,065 SQ FT | 3-Car Gar
 Located in a gated community on 1/3 acre, cul-de-sac lot, this home boasts an updated gourmet kitchen with an extended center island & gas cooktop. The backyard features a pool, spa, built-in BBQ, fireplace & spectacular mtn views!
\$2,250,000

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 MOUNTAIN 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.



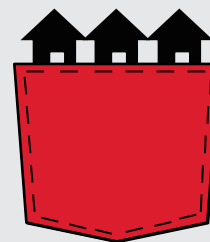
Household of 4, moving to Arizona for a full-time residence and MMR is their 1st neighborhood of choice! They must have at least 3 bedrooms + an office, but prefer 4 bedrooms + office, 3,000+ SF. Must have a pool and play area in the backyard and 3-car garage. Price range up to \$1.5 MIL. Cash buyers,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



T-Shirt Donation Drive!

Giving Back by Christine Espinoza

Christine's Team will continue to collect T-shirts that will be donated to individuals in need throughout the Phoenix area.

Donation boxes are located at the McDowell Center and the Community Center. Thank you for your continued donations!

Christine continued from Page 7

it doesn't seem likely that mortgage rates are going to be falling below 6% in the near future, so I think the consensus is they're probably going to stay in this range between 6% and 6.5% for the foreseeable future."

Fannie Mae is more optimistic, predicting that rates might drop to 5.7% by year's end.

The Market Is in Something of a Healthy Stalemate

Despite the consistent turnover of homes in MMR and North Scottsdale, buyers may be more reluctant to buy in the coming months for a simple reason: Home prices have not been rising much.

While that sounds a bit counterintuitive — often buyers jump in when prices are moving up quickly to get into the market before it's out of reach — they also are worried that home prices won't go up much after they buy. Another prob-

lem is that home buyers may be reluctant to lock in a mortgage at a rate over 6%, primarily because there are few signs that they might be able to refinance in the near future.

That creates a sort of stalemate in the market. There is not enough buyer momentum to force a drop in home prices and sellers, who are increasingly entering their retirement years, are less and less inclined to sell or lower the sales price.

Rental Market Remains Balanced for Five Years

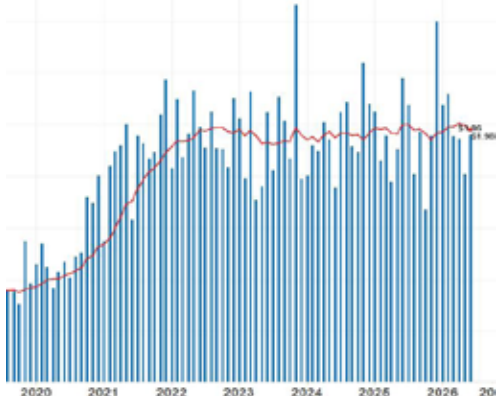
While we don't talk about the rental market as much here, we've noticed that it has been mirroring the stability of home sales. That's because the monthly rental price in Scottsdale has remained in a range of about \$1.90 a square foot since a huge jump in 2021.

Home rentals in Scottsdale shot up from the

Christine continued on Page 10

REAL ESTATE NEWS

Christine continued from Page 9



\$1.40 a square-foot range in 2019 and 2020 to the \$1.90 range of today.

Rents are slightly higher in the 85255 ZIP Code, generally floating around \$1.98 a square foot, which translates to \$3,960 a month for a 2,000-square-foot home. MMR rentals can run considerably higher, depending on the community.

Note that the rental rates discussed above do not include vacation rentals.

Contact Me!

If you any questions about selling your home reach out anytime to me at: 602-989-7492.

MORTGAGE INTEREST RATES

Conforming* Loans

30 Year	6.250%
20 Year	5.990%
15 Year	5.750%
5-Year ARM	5.990%
7-Year ARM	5.990%
10-Year ARM	6.115%

Jumbo* Loans

30 Year	6.250%
20 Year	6.125%
15 Year	6.000%
5/6-Year ARM	6.000%
7/6-Year ARM	6.000%
10/6-Year ARM	6.125%

FHA 30-Year fixed	6.000%
VA 30-Year fixed	5.875%

Rates effective 6/24/2026

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.-JUNE 2026)

Community	# Sold	Avg Price	Avg SF	DOM	\$/SF	% Change
Cimarron Hills	10	\$1,662,500	2910	54	\$567.01	9.74%
The Preserve	9	\$794,444	1643	41	\$491.53	16.10%
The Overlook	8	\$974,188	2169	28	\$454.13	0.42%
Sienna Canyon	8	\$1,488,875	3022	41	\$496.50	-6.65%
Trovas	7	\$2,051,714	3634	33	\$564.14	-1.46%
100 Hills	7	\$2,462,929	3750	54	\$614.30	1.51%
Castle Chase	6	\$924,167	1822	60	\$505.71	9.56%
Discovery Trails	5	\$756,180	1534	25	\$492.55	8.29%
Sunrise Point	5	\$832,800	1800	21	\$464.02	0.22%
Panorama Point	5	\$837,000	1828	55	\$457.77	-0.59%
Desert Cliffs	5	\$1,604,650	2853	35	\$577.50	16.82%
Cimarron Ridge	5	\$1,822,000	3325	17	\$547.87	-1.05%
The Ridge	4	\$537,500	1491	73	\$362.48	8.00%
Discovery Canyon	4	\$783,928	1622	146	\$484.52	6.89%
Arizona Highlands	4	\$1,115,000	2708	42	\$414.10	-19.04%
Sonoran Estates	4	\$2,705,000	3828	21	\$691.56	15.39%
Sunset Point	3	\$1,011,667	2273	77	\$452.40	4.14%
Arizona Vintage	2	\$721,250	1897	88	\$392.21	-10.36%
Montecito	2	\$1,053,565	2491	53	\$423.93	-0.62%
The Summit	2	\$1,167,500	1969	49	\$593.10	17.15%
Cachet	1	\$525,000	1640	33	\$320.12	-10.72%
Sonoran Fairways	1	\$1,050,000	1994	105	\$526.58	5.82%
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	111	\$1,324,410	2510	48	\$509.00	5.16%

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VALUE HERE



Finding your dream home
has never been easier.



SCAN HERE TO SEARCH FOR HOMES!

McDowell Mountain Ranch Homes App
for your smartphone or tablet



HOMES CURRENTLY FOR SALE

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16420 N TPP #1043	Cachet	Monarch	\$675,000	1659	3	2	N
15806 N 107th Pl	Castle Chase	Carlisle	\$750,000	1489	3	2	N
10224 E Firewheel Dr	Arizona Vintage	Zinfandel	\$750,000	1603	3	2	N
10212 E Betony Dr	Arizona Vintage	Chardonnay	\$765,000	1744	3	2	N
15734 N 102nd St	Arizona Vintage	Bordeaux	\$800,000	1478	3	2	Y
10788 E Betony Dr	Castle Chase	Windsor	\$870,000	1936	3	2	N
15984 N 106th Wy	The Overlook	Mesquite	\$875,000	1972	3+Den	3	Y
*10614 E Meadowhill Dr	Sonoran Fairways	Mesquite	\$1,000,000	1994	3	2	N
10649 E Le Marche Dr	The Overlook	Mesquite	\$1,100,000	1972	3	3	Y
10304 E Rosemary Ln	Eagle Ridge	#3375	\$1,190,000	3462	5	3	N
10262 E Jasmine Dr	Montecito	San Miguel	\$1,345,000	2212	3+Den	3	Y
14109 N 109th St	Sienna Canyon	Catalina	\$1,395,000	2738	4+Den	3	Y
10766 E Palm Ridge Dr	Sienna Canyon	La Palma	\$1,575,000	2936	4	3	Y
10304 E Acacia Dr	Montecito	Santa Barbara	\$1,799,000	2770	4+Den	3	Y
10975 E Kora Ln	Cimarron Hills	San Rafael	\$1,800,000	3393	5	3	Y
10857 E Butherus Dr	Desert Cliffs	#6090	\$1,849,900	3924	5	3	Y
16562 N 109th Wy	Trovas	Caprino	\$1,999,900	3043	4	3	Y
11221 E Greenway Rd	Cimarron Hills	Laredo	\$2,150,000	2788	4	3	Y
10931 E Bahia Dr	Vermillion Cliffs		\$2,210,000	5745	7+Den	3	Y
*11023 E Mirasol Ci	100 Hills	Palma Expanded	\$3,695,000	3409	4	3	Y
11550 E Paradise Ln	100 Hills	Custom	\$4,000,000	5588	6	3	Y

*Coming soon.

CLOSED SALES IN MAY & JUNE

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16600 N TPP #2085	The Ridge	Heritage	\$490,000	1318	2	2	N
16600 N TPP #1083	The Ridge	Legacy	\$575,000	1674	2	2	N
11444 E Raintree Dr	Sunrise Point	Saguaro	\$650,000	1430	2	2	N
10420 E Salt Bush Dr	Panorama Point	Mesquite	\$650,000	1548	3	2	N
10373 E Penstamin Dr	Discovery Trails	Catalina	\$725,000	1536	3	2	Y
10482 E Karen Dr	The Preserve	Avalon	\$770,000	1702	3	2	N
11477 E Raintree Dr	Sunrise Point	Sierra	\$775,000	2083	2+Den	2	N
10290 E Hillery Dr	Discovery Canyon	Catalina	\$790,000	1504	3	2	Y
10456 E Raintree Dr	The Preserve	Avalon	\$827,500	1702	3	2	Y
10588 E Autumn Sage Dr	Castle Chase	Stirling	\$830,000	1701	3	2	N
<u>10357 E Texas Sage Ln</u>	<u>The Preserve</u>	<u>Avalon</u>	<u>\$856,000</u>	<u>1702</u>	<u>3</u>	<u>2</u>	<u>Y</u>
10226 E Pine Valley Rd	Discovery Canyon	Scenic	\$863,712	1837	4	2	N
10382 E Hillery Dr	The Preserve	Brisas	\$875,000	2132	4	2	Y
10453 E Acoma Dr	Sunset Point	#1912	\$895,000	1908	3+Den	2	Y
10846 E Salt Bush Dr	Castle Chase	Windsor	\$1,000,000	1936	3	2	Y
10320 E Pine Valley Dr	Sunset Point	#1912	\$1,065,000	2114	3+Den	2	N
10563 E Bahia Dr	The Summit	Samoa	\$1,100,000	1854	3	3	N
16321 N 105th Wy	Arizona Highlands	Picacho	\$1,100,000	2395	4+Den	2	N
10620 E Tierra Buena Ln	The Overlook	Ironwood	\$1,102,000	2818	5	2	N
10796 E Betony Dr	Castle Chase	Windsor	\$1,140,000	1936	3	2	N
16093 N 107th St	The Overlook	Ironwood	\$1,140,000	2701	4	3	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 MAY & JUNE

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
14892 N 107th Wy	Desert Cliffs	#6050	\$1,188,250	2647	4	3	Y
10659 E Palm Ridge Dr	Sienna Canyon	La Palma	\$1,200,000	3156	4+Den	2	Y
10543 E Betony Dr	Panorama Point	Ironwood	\$1,215,000	2534	4	3	Y
<u>10742 E Palm Ridge Dr</u>	<u>Sienna Canyon</u>	<u>Catalina</u>	<u>\$1,250,000</u>	<u>2738</u>	<u>4</u>	<u>3</u>	<u>Y</u>
11028 E Betony Dr	100 Hills	Sevilla	\$1,254,000	2629	4	2	N
10649 E Blanche Dr	Cimarron Hills	La Jolla	\$1,275,000	2425	3	2	N
10937 E Betony Dr	100 Hills	La Jolla	\$1,500,000	2285	3	2	N
10652 E Acacia Dr	Arizona Highlands	Picacho	\$1,530,000	3390	4+Den	3	Y
<u>11050 E Beck Ln</u>	<u>Cimarron Hills</u>	<u>Frontera</u>	<u>\$1,550,000</u>	<u>2673</u>	<u>3+Den</u>	<u>2</u>	<u>N</u>
10785 E Gelding Dr	Sienna Canyon	Talavera	\$1,556,000	3801	5+Den	3	Y
<u>10952 E Kora Ln</u>	<u>Cimarron Hills</u>	<u>Laredo</u>	<u>\$1,800,000</u>	<u>2787</u>	<u>4</u>	<u>3</u>	<u>Y</u>
10980 E Wincomb Dr	Sienna Canyon	Catalina	\$1,950,000	2937	4+Den	3	Y
<u>11063 E Jasmine Dr</u>	<u>Trovas</u>	<u>Medici</u>	<u>\$2,250,000</u>	<u>4065</u>	<u>4+Den</u>	<u>3</u>	<u>Y</u>
11344 E Caribbean Ln	Cimarron Ridge	Andorra	\$2,400,000	3922	4+Den	3	Y
16341 N 109th Wy	Trovas	Dante	\$2,725,000	3297	4	3	Y

PENDING, UCB * & CCBS** TRANSACTIONS

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16600 N TPP #2051	The Ridge	Heritage	\$500,000	1298	2	1	N
16600 N TPP #1068	The Ridge	Legacy	\$649,000	1674	2	2	N
10354 E Raintree Dr	The Preserve	Brisas	\$895,000	2132	4	2	Y
16024 N 111th Pl	100 Hills	La Jolla	\$1,295,000	2285	3	2	N
16332 N 108th Wy	Vermillion Cliffs	932-5	\$1,395,000	3248	5	3	Y
10875 E Mirasol Ci	Armonico	#912	\$1,780,000	3213	4+Loft	3	Y
16420 N TPP #1122	Cachet	Legacy	\$625,000	1640	2+Den	2	N
10272 E Mallow Ci	The Preserve	Palomino	\$799,000	1358	3	2	Y
10345 E Texas Sage Ln	The Preserve	Brisas	\$885,000	2132	4	2	Y
10638 E Betony Dr	The Overlook	Mesquite	\$950,000	1972	4+Den	3	N
<u>11543 E Caribbean Ln</u>	<u>Cimarron Hills</u>	<u>Andorra</u>	<u>\$2,399,000</u>	<u>3922</u>	<u>4+Den</u>	<u>3</u>	<u>Y</u>

AVAILABLE RENTALS

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16420 N TPP #1132	Cachet	Monarch	\$2,625	1737	2+Den	2	N
16420 N TPP #2036	Cachet	Heritage	\$2,750	1338	2	1	N
14875 N 103rd St	The Preserve	Palomino	\$2,850	1358	3	2	N
14862 N 103rd St	The Preserve	Brisas	\$3,200	2132	4	2	Y
15806 N 107th Pl	Castle Chase	Carlisle	\$3,700	1489	3	2	N
10655 E Acacia Dr	The Summit	Catalina	\$4,000	2478	3+Den	3	Y
10318 E Tierra Buena Ln	Panorama Point	Mariposa	\$4,200	1963	4	2	N
10335 E Rosemary Ln	Eagle Ridge	#3344	\$4,200	2367	3+Den	3	Y
14892 N 107th Wy	Desert Cliffs	#6060	\$5,000	2647	4	3	Y
16449 N 103rd Pl	Eagle Ridge	#3335	\$6,000	1998	3	2	Y

Available Rentals continued on Page 12

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

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

SUSD Releases Survey on School Closings

The Scottsdale Unified School District released its May 15-July 1 surveys of parents and staff on plans to adopt one of three models for closing schools in North Scottsdale — including Desert Canyon Elementary and Middle schools — to cope with declining enrollment.

Out of all the questions, the responses on one that should greatly concern SUSD leaders: **“If your current school is repurposed or closed, which reflects what you will do?”**

Forty-four percent of DCES parents and 32% of DCMS parents said they would leave SUSD altogether, ostensibly for a charter or private school. Another 32% of DCES and DCMS parents said they would probably send their children to a school in the district other than the one SUSD chooses.

Distance to a new campus and specific programs, such as gifted and Mandarin, were cited as the two factors in which they would determine where their children would attend if DCES and DCMS were closed. For example, 42% of DCES and 39% of DCMS parents cited distance as their top factor while 37% of DCES parents and 34% of DCMS cited a specific program as the key indicator.

In a broader question, 72 DCES and 52 DCMS parents said strong academic programs and opportunities were the No. 1 factor in choosing a school followed by 66 parents at DCES and 33 at DCMS favoring proximity to home. Another 39 parents at DCES and 30 parents at DCMS noted that their top factor was “Least Disruption to families.”

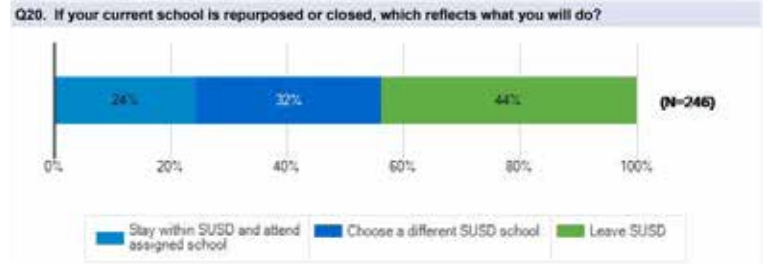
While there is far too much information to cover in this space, we’ve chosen some relevant highlights.

Desert Canyon Elementary School Parents

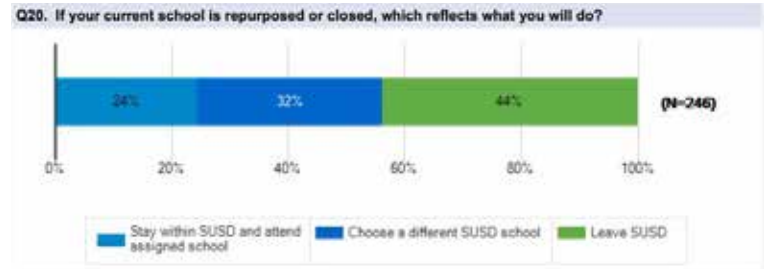
If you had to choose, which would matter more when selecting a school for your student? 57%: A school close to home; 43%: A school with a preferred program (even if it is farther away).

If your student’s current school were to close, would your transportation

Desert Canyon Elementary School



Desert Canyon Middle School



tion needs change? 59%: Yes; 41%: No transportation is needed.

What is the maximum one-way travel time you would consider acceptable for your student to attend your preferred school?

- Under 20 minutes: 46%
- 15-20 minutes: 35%
- 20-30 minutes: 10%
- 20-30 minutes: 5%

What is the maximum one-way bus ride time you would consider acceptable for your student to attend your preferred school? (Bus ride time may include multiple stops and indirect routing)

- Under 20 minutes: 52%
- 20-30 minutes: 17%
- 30-45 minutes: 5%

Desert Canyon Middle School Parents

If you had to choose, which would matter more when selecting a school for your student? 53%: A school close to home; 47%: A school with a preferred program (even if it is farther away).

If your student’s current school were to close, would your transportation needs change? 61%: Yes; 39%: No transportation is needed.

What is the maximum one-way travel time you would consider acceptable for your student to attend your preferred school?

- Under 20 minutes: 46%
- 15-20 minutes: 33%
- 20-30 minutes: 13%
- 20-30 minutes: 5%

What is the maximum one-way bus ride time you would consider acceptable for your student to attend your preferred school? (Bus ride time may include multiple stops and indirect routing)

- Under 20 minutes: 44%
- 20-30 minutes: 29%
- 30-45 minutes: 9%

Another big takeaway is that about 90% of DCES parents and 94% of DCMS parents plan to send their children to Desert Mountain High School.

Resources

- Phase II Parent Survey: tinyurl.com/yc4b2np8
- Phase II Staff Survey: tinyurl.com/3u55cc8a
- Phase II home page: tinyurl.com/yp4arr54

Available Rentals continued from Page 11

AVAILABLE RENTALS

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
10872 E Raintree Dr	Desert Cliffs	#6090	\$6,500	3924	5+Loft	3	Y
16589 N 109th St	Vermillion Cliffs	#923	\$7,900	2835	3+Den	3	Y
10458 E Karen Dr	The Preserve	Brisas	\$8,000	2200	4	2	Y
11416 E Autumn Sage Dr	Cimarron Ridge	Escalante	\$11,000	3377	4+Den	3	Y

CLOSED RENTALS IN MAY & JUNE

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
10438 E Star of the Desert Dr	Discovery Trails	Coronado	\$2,200	1451	3+Den	2	N
16600 NTPP #2010	The Ridge	Heritage	\$2,800	1354	2	2	N
10474 E Morning Star Dr	Panorama Point	Primrose	\$3,100	1874	3	2	N
10394 E Morning Star Dr	Panorama Point	Mesquite	\$3,475	1548	3	2	N
10476 E Hillery Dr	The Preserve	Brisas	\$3,500	2132	4+Den	2	N
10441 E Hillery Dr	The Preserve	Brisas	\$3,600	2132	4	2	N
11183 E Beck Ln	Cimarron Hills	Parada	\$4,600	2911	5	3	N
11312 E Greenway Rd	Cimarron Hills	San Rafael	\$6,500	3393	4+Den	3	Y
11047 E Mirasol Ct	100 Hills		\$8,000	3721	5	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.

SUSD continued from Page 1

dents to the Cheyenne campus. Cheyenne Traditional School students would be relocated to Copper Ridge, whose students would relocate to the Desert Canyon community, for a total savings of \$2.591 million.

Model B: DCES & DCMS Close and Students Move to Copper Ridge; Laguna Also Closes

Under Model B, DCES & DCMS students would move to Copper Ridge for a savings of \$2.725 million. Laguna students would move to Redfield, leaving the Cheyenne program unchanged. There has been speculation that Cheyenne students might relocate to the Desert Canyon community once the two schools have closed, but it's unclear when such a decision would be made.

Model C: Copper Ridge Closes and Students Move to DCES & DCMS

Under Model C, Copper Ridge students would move to DCES and DCMS, which would become a combined campus, according to SUSD Superintendent Dr. Scott A. Menzel, for the largest savings of the three models, totaling an estimated \$2.766 million. Under this plan, the closure of Laguna would mean those students would move to Redfield. Cheyenne would not be impacted under this plan.

MMR HOA Considers Options

The McDowell Mountain Ranch Homeowners Association decided at its June meeting to take a wait-and-see approach as the process at SUSD moves forward. The board members agreed to empower Community Manager Chris Richardson to begin penning a letter to SUSD and City of Scottsdale leadership if they decide such action is warranted.

Dr. Menzel Speaks to HOA

Regardless if the Desert Canyon schools continue via Model A or Model C, they should be merged for efficiency sake, Dr. Menzel told the McDowell Mountain Ranch Homeowners Association at the May meeting. Reducing duplicated administrative staff and the number of principals would result in better efficiency and less cost, said Menzel, who is also an MMR resident.

"Over the years, they've tried to combine principals but kept it as two separate schools," Dr. Menzel said. "Very inefficient model."

The Desert Canyon community has several advantages over other campuses, including the fact that it's the biggest after the high schools.

DCES and DCMS combined educated 868 students in the 2025-26 school year, while Copper Ridge K-8 had 479 enrolled. Cheyenne Traditional School had 952 students enrolled during the same year.

"DCES and DCMS are built on the same property," Dr. Menzel said. "They share some common spaces on that campus, including the library, so there would be no way, for example, to close

Initial Projections of Cost Savings With M&O

Model A Savings			
School	Description	Savings - M&O	Savings - All Funds
Cheyenne Program to Copper Ridge	Location Change Only	\$ -	\$ -
Copper Ridge to Desert Canyon	CR/DC Merger	\$ (1,236,318.39)	\$ (1,321,664.46)
Redfield & Laguna to Cheyenne Campus	Redfield/Laguna Merger	\$ (856,533.52)	\$ (877,984.73)
Savings from Closing Redfield and Laguna Campus		\$ (424,461.70)	\$ (424,461.70)
Moving Costs - \$250 per teacher stipend		\$ 29,082.20	\$ 32,374.72
Transportation Costs			
Total Savings Model A		\$ (2,488,231.41)	\$ (2,591,736.16)

Model B Savings			
School	Description	Savings - M&O	Savings - All Funds
Laguna to Redfield	Laguna moves to Redfield	\$ (1,031,311.73)	\$ (1,052,762.94)
Desert Canyon to Copper Ridge	DC moves to CR	\$ (1,620,051.65)	\$ (1,705,397.72)
Moving Costs - \$250 per teacher stipend		\$ 29,082.20	\$ 32,374.72
Transportation Costs			
Total Savings Model B		\$ (2,622,281.18)	\$ (2,725,785.93)

Model C Savings M&O ONLY			
		Savings-M&O	Savings All Funds
Laguna to Redfield	Laguna moves to Redfield	\$ (1,031,311.73)	\$ (1,052,762.94)
Copper Ridge to Desert Canyon	CR moves to DC	\$ (1,660,688.81)	\$ (1,746,034.91)
Moving Costs - \$250 per teacher stipend		\$ 29,082.20	\$ 32,374.72
Transportation Costs			
Total Savings Model B		\$ (2,662,918.34)	\$ (2,766,423.12)

Courtesy Scottsdale Unified School District



Dr. Scott A. Menzel, SUSD superintendent, speaks to McDowell Mountain Ranch residents.

down Desert Canyon Middle School and merge it with Mountainside (Middle School.)"

One problem arising from all three models will be the need to redraw school boundaries that mean new, longer bus routes and higher costs of getting students to different facilities.

Another problem caused by all three models is where students will eventually go to high school. Currently students who attend the Desert Canyon schools generally go to Desert Mountain High School, while Copper Ridge students go to Chaparral High School.

That problem is still being studied by the Phase II committee.

Menzel Discusses Decline

Dr. Menzel explained that there are multiple causes for declining enrollment, which include charter schools, vouchers and declining birth rates.

"This is a 15-year-plus problem in the making, so there's no more road to kick the can down," Dr. Menzel said.

"If we're gonna be responsible with taxpayer resources and make sure that our kids have the best opportunity, we can't continue to put money in under-enrolled schools, and I think there's a way to get there that honors the voice of the community and is as least disruptive as possible."

There is also a chance that the situation could reverse in the future. "I could see 20-25 years from now a resurgence in student population."

What Comes Next?

The Phase II committee plans to meet again on July 15th to discuss updates on the school facilities, the cost of closing the schools, the three models and how school boundaries will change. On July 29th, the committee will continue looking at school boundaries and finalize the report that will go to SUSD's board of directors sometime in August or September. A final determination is expected in October, because open enrollment — for parents who want to send students to different SUSD schools — usually begins in November and ends in December.

Resources

- June 10 meeting: tinyurl.com/yu2dy6bf
- June 16 meeting: tinyurl.com/4m37wjus

Scottsdale Approves Buying Water Rights for \$8.2 Million

Scottsdale approved spending \$8.2 million to buy 15,000 acre feet of water credits, which are held in the Harquahala Non-Expansion Area, from the Vidler Water Company at its June 23rd meeting. Homebuilder D.R. Horton owns the Vidler Water Company, which owns land and water rights in the Harquahala Valley, California, Idaho, Nevada, New Mexico and Utah.

Scottsdale already holds 277,691 long-term storage credits through the Arizona Department of Water Resources system that allows them to be earned by storing water via underground recharging. The purchase expands Scottsdale's water-source options outside of the Phoenix Arizona Department of Water Resources system.

Credits allow a city to reclaim water when needed on a one-time basis when there are Colorado River water shortages. Credits can be purchased or earned by recharging Central Arizona Project Water or recharging effluent water in underground aquifers. Credits can also be sold to other parties.

Scottsdale receives about 70% of its water from the Central Arizona Project, a 336-mile system that delivers Colorado River water to Valley and Tucson-area cities. A final decision on how much CAP water Scottsdale will lose has not been announced yet.

Report: tinyurl.com/3juzs97u

TAAAZE to Appeal Ruling

Taxpayers Against Awful Apartment Zoning Exemptions (TAAAZE) plans to appeal a judge's trial court ruling that favored a state law designed to allow the Axon headquarters and housing project to move forward, according to AZ Mirror. The law came about after TAAAZE collected enough signatures to force a referendum on the Scottsdale City Council's approval of the project.

Another lawsuit by TAAAZE, which focuses on a revised Axon project that was negotiated with Scottsdale, is still working its way through the courts.

The new plan reduces the number of housing units that will be allowed on a 72-acre portion of the property from 1,882 to 1,200, a number that has come down several times. When completed, half of the units will be apartments and half will be condominiums.

AZ Mirror: tinyurl.com/yv9yvzeh

Council Updates ASM Deal

The Scottsdale City Council updated its agreement with ASM America, which is building a national headquarters, for more than \$300 million, at the northwest corner of Mayo Boulevard and Miller Road. The changes were designed to keep

the project eligible for a state rebate on infrastructure costs. The rebate was changed under new state legislation signed in June. Scottsdale needed to make the changes before a June 30th deadline to remain eligible.

Scottsdale expects to spend \$110 million on related infrastructure improvements. The state fund allows for a city to be reimbursed up to 80% of those costs, but Phoenix, Queen Creek and Chandler have already drawn down the funding pools two times.

Report: tinyurl.com/5eeryyex

Scottsdale Limits E-Bikes

Scottsdale is banning e-bikes and motorized devices in designated pedestrian safety zones, such as Chaparral, Mountain View and Scottsdale Ranch parks, according to a press release. The new zones are in response to residents who have reported near misses with the powered devices in crowded areas frequented by families, children and walkers.

"Under the program, designated safety zones will be clearly marked with signs and located in areas where pedestrian traffic is most concentrated," according to the press release. "The city also plans to provide bicycle and e-bike parking near no-riding areas and support the rollout with public education and outreach efforts."

Last year the City Council banned "anyone under the age of 16 from operating class 3 e-bikes, electric motorcycles and similar high-speed devices on city property." Electric bikes on public roadways must also be registered with the state.

- Announcement: tinyurl.com/muc4jynz
- Scottsdale Progress: tinyurl.com/58ta3nj4

Kasai Expansion Planned

Kasai Japanese Steakhouse, originally co-founded by McDowell Mountain Ranch resident Joseph Popo under the name Sapporo, may go national now that it's under new ownership, according to the Phoenix Business Journal. The teppanyaki and sushi restaurant on Scottsdale Road was purchased by EDGI, a Scottsdale-based restaurant company run by Robert Stidham for an undisclosed amount.

"We'd like to franchise this business, and we're already working with two groups that have an interest in bringing Kasai into their portfolio," Stidham told the Business Journal. EDGI specializes in franchises, according to their website.

The Popo family currently owns Sophia's Kitchen and Stone & Vine Urban Italian under the corporate name of JGP Concepts. Kasai is located at 14344 N. Scottsdale Road.

Business Journal: tinyurl.com/4ydz5ff



Looking Back...

Just 5 Years Ago*

July 2021 — Scottsdale reveals plans for what is now Reata Fields. ... The Homeowners Association considers updating lighting at the McDowell, Community and Recreation centers. ... Arcis wins Scottsdale's OK to take over the McDowell Mountain Golf Club from Phil Mickelson's White Buffalo Golf company.

Only 10 Years Ago*

July 2016 — MMR's HOA hired Dig Studio to begin developing a remodel of the Community Center and 105th Street parks. ... Pascal and Donna Dionot decided against selling Classic Cooking. ... Chris Richardson became MMR's general manager following Mike Woolington's retirement.

15 Years Ago*

July 2011 — Whitestone REIT opened a sales office in the Desert Canyon Center shortly after its purchase. ... The developers of Windgate Crossing purchased the 9-acre site plus 11 acres adjacent to the property from the Arizona State Land Department for \$3.49 million. ... WestWorld announced plans to demolish Brett's Barn.

20 Years Ago*

July 2006 — Scottsdale Mayor Mary Manross and Councilman Jim Lane attended the Arabian Library groundbreaking ceremony. ... The campaign for Prop. 106, which would have set aside Arizona State Land for the McDowell Conservancy, failed.

25 Years Ago*

July 2001 — The MMR Homeowner's Association successfully acquired the former Information Center — now known as the McDowell Center — from Sunbelt Holdings following a positive vote.

*As reported in this newsletter

Spotlight continued from Page 1

ation decisions must be made during public meetings, McDowell Mountain Ranch has resumed holding executive meetings before the general meeting, usually held on the fourth Tuesday of each month. (The board usually doesn't meet in July.)

The main issue is that MMR's HOA used to make decisions on resident appeals — generally for appeals of fines — during the executive meeting. Going forward the HOA will discuss private aspects of a homeowner appeal during the executive meeting before voting publicly during the regular meeting.

Under the new schedule, executive meetings are expected to begin at 5:30 p.m. followed by the regular meeting at 6 p.m.

The Appeals Court ruled that formal decisions can only be made during the public meeting and that only certain topics can be discussed during the closed executive meeting. Those items include: "legal advice, pending litigation, or personal/financial information about individual members."

HOAs must also provide a generalized agenda of when such items come up for discussion in executive session. Private details do not have to be revealed.

- Find general information at Snell & Wilmer Law: tinyurl.com/vte29j4w
- Visit FindLaw for more details: tinyurl.com/na6zhyy

MMR Repairs About 60 Trail Lights

Because Scottsdale officials told the McDowell Mountain Ranch Homeowners Association that it would not be allowed to replace or add any lighting to the trails around the community, repairs — beyond replacing light bulbs — were made instead. Scottsdale said the lights shouldn't even be on the trails, according to the HOA, but the city couldn't stop the repair effort. The good news is that the HOA was able to repair the 60 or so existing lights for less than \$3,000, which is a significant savings over replacing them.

Light Holders Added to Community Center

The McDowell Mountain Ranch Homeowners Association installed special sleeves around the Community Center that makes it easier to put up temporary string lights on the Great Lawn. The lighting is needed for events that leave some areas of the facility too dark at night. The sleeves let the HOA use its own lights rather than renting them.

HB 2342 Has Limited Impact on MMR

Although House Bill 2342 — which was signed into law in May but probably won't take effect until September — makes it difficult for homeowners associations to block shade structures in the back yard, the change is not expected to have a major impact on McDowell Mountain Ranch. That's because the law allows HOAs to place some restrictions on the style, placement and size of shade structures.

MMR, which allows back yard shade structures, already has policies in place that match the law's requirements, according to MMR Community Manager Chris Richardson.

The new law was instituted by Rep. Stacey Travers (D-Chandler) because one of her constituents was forced to remove a pergola by their HOA, according to KJZZ. "We live in one of the hottest states and the fact that the HOA has the power to regulate how much shade is adequate for our family makes me feel like I failed my kid," the constituent wrote, according to Rep. Travers. Go here for the KJZZ story: tinyurl.com/3j3n3w52

HOA OKs Contract to Trim, Remove Trees

The McDowell Mountain Ranch Homeowners Association approved a \$19,995 contract to trim trees throughout the community. The HOA plans to replace some of the trees that were no longer viable.

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