McDOWELL MOUNTAIN RANCH NEWS

Spotlight on the Community

District to Keep DCES, DCMS Open

The Scottsdale Unified School District voted 3-2 in early October to shut down Copper Ridge and Laguna Elementary schools, meaning that Redfield, Desert Canyon Elementary and Middle schools were spared the chopping block.

The closings under Option C, as the plan was called, are expected to save the district about $2.5 million and take effect in the following school year. Option C is expected to save the most money while disrupting the fewest number of students.

SUSD Superintendent Scott Menzel also asked that the governing board table a vote to combine DCES and DCMS into a

SUSD continued on Page 15

Additional News

- Master HOA dues unchanged in 2027; others go up / Page 13
- Election results / Page 14
- Deadline to Run for HOA Board Approaches / Page 15



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

CHRISTINE'S TEAM

RETSY Forbes GLOBAL PROPERTIES

Real Estate Section, Pgs. 7-12

City Grants Orangedale Permit for Live Music

The Scottsdale City Council unanimously approved Orangedale Lounge's request for a permit allowing indoor live entertainment with the stipulation that events must end by 8 p.m. Monday through Thursday and 9 p.m. on Fridays and Saturdays. The decibel level must stay below 65 outside the building, which is located near the Bashas' Center at the southwest corner of Thompson Peak Parkway and Bell Road.

The Planning Commission originally approved the permit with a stipulation allowing music to continue to 10 p.m. on Fridays and Saturdays.

While David Borland, who was representing The Ridge in McDowell Mountain Ranch, expressed concern about the possible noise levels, Scottsdale resident Todd Heroldt made a different argument: Noise from Orangedale could negatively impact the natural environment and wildlife, according to the city's agenda. Heroldt lives in MMR across the street from the Bashas' Center.

MMR and areas bordering the McDowell Sonoran Preserve falls under Planned Community Center Environmentally Sensitive Lands zoning.

- Agenda: tinyurl.com/ysysjcex
- Report: tinyurl.com/5ycnwubv

Turquoise Wine Bar to Open

The Turquoise Wine Bar is planning to open by November in the former Café au Plait location in McDowell Mountain Ranch's Desert Canyon Center, according to signs on the window and the company's website.

It is unclear when the store will open, but an event calendar reveals that Guillaume Jefferson is scheduled to perform 6-9 p.m. Nov. 14th, followed by Scott Hallock on Nov. 21st.

Other scheduled musicians:

- Brenna Dorsey: Nov. 28
- Jenny Harris: Dec. 12
- Scott Hallock: Dec. 19
- G-Man: Dec. 26

Franchise owner Ariel Sheely previously worked in law enforcement and is WSET certified. Ariel seeks to "create a welcoming, approachable place where people can gather, connect and feel comfortable discovering really great wine — whether they're longtime wine lovers or just getting started," according to a post on Facebook.

Turquoise will feature wines, such as sangria, sparkling hibiscus and Bergamot & Sicilian Lemon Spritz, and beers, such as Pedal Haus Day Drinker Lager and Deschutes Black Butte Porter.

Turquoise, which first opened in Glendale about four years ago, has Arizona franchises that have recently opened or soon plan to in Catalina Foothills, Surprise and Phoenix. Three franchises are also in development in Texas: Austin, Cypress and The Woodlands.

The food menu includes bruschetta, salads,

Odds & Ends continued on Page 4



The Scottsdale Police rescued juveniles and a dog from dangerous flooding in the McDowell Sonoran Preserve. The image is a screen grab of the video posted by the police department.

Police Team Rescues Teen, Hiker, Dog from Floods

The Scottsdale Police released a dramatic video of Bicycle Unit Officers responding to a high-priority call where officers rescued juveniles, a hiker and a dog who had gone missing on the Gateway Trailhead.

Below is the text on the post:

"Scottsdale Bicycle Unit Officers responded to a high-priority call regarding missing juveniles last seen in the Gateway Trailhead system during a severe weather event.

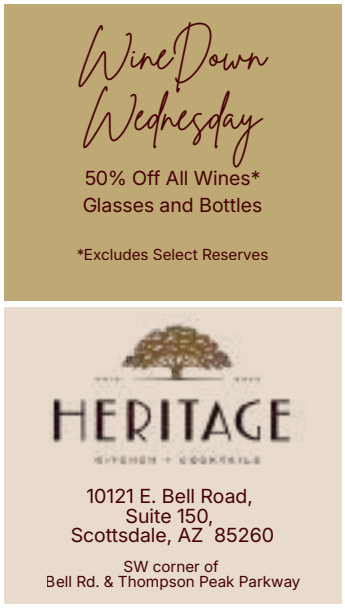
"Operating in hazardous terrain and rapidly worsening weather conditions, bike officers navigated the trail network and successfully located the missing party — which included two 14-year-old juveniles who were shirtless and entirely unprepared for the storm, along with one other hiker and his dog.

"With the group trapped by extreme flash flooding, officers executed a critical swift-water rescue using a human daisy chain to extract all individuals and the dog safely before conditions deteriorated further."

- Instagram: tinyurl.com/yb2ak2rw
- Facebook: tinyurl.com/4z2z5xtb











$50 OFF
ANY REPAIR
OVER $300
EXPIRES 12/31/26

Google GUARANTEED
★★★★★ REVIEWS

Com. Lic. # ROC173907
Res. Lic. # ROC166909

602-805-6485
RelianceAC.com

A/C • HEATING • SERVICE • INSTALLATION

*Qualifying purchase amount must be on one receipt. Discounts may result in the qualifying purchase amount not being satisfied. No interest will be charged. and equal monthly payments are required on promo purchase until it is paid in full. The payments equal the initial total promo purchase amount divided by the number of months in the promo period, rounded up to the next whole dollar. These payments may be higher than the payments that would be required if this purchase was a non-promo purchase. During the last month(s) of the promo period the required monthly payment may be reduced due to the prior months' rounding. Regular account terms app/y to non-promo purchases. New Accounts as of 8/29/25: Purchase APR 26.99%. Min Interest Charge $2. One-time Account Activation Fee of $29 charged at time first purchase posts to account. Existing cardholders: See your credit card agreement terms. Subject to credit approval.

Odds & Ends continued from Page 2

pizza paninis and desserts.

- Turquoise Wine Bar: turquoisewinebar.com
- For construction progress pages, see their Facebook page here: tinyurl.com/3b64c9jv

Mack Ready to Start Phase 2

Mack Real Estate Group is getting ready to erect two single-story buildings at its huge industrial park just a few miles from McDowell Mountain Ranch, according to Scottsdale records.

Building A, at 97,205 square feet, is expected to have a $10.2 million valuation, while Building B, at 169,190 square feet, is expected to be worth nearly $17.8 million.

The two buildings mark the second phase of the 124-acre Mack Innovation Park project at the northeast corner of Bell Road and the Loop 101 Freeway. The completed project, which has been in the works since 2022, will be more than a million square feet when completed.

- Building A: tinyurl.com/2nchdecy
- Building B: tinyurl.com/ybuce56v
- Business Journal: tinyurl.com/md5w92z6



We Goofed on Bike Tour Date

Correction: Two months ago we announced the date of the Tour de Scottsdale incorrectly. The correct event date is April 10, 2027. The tour, which benefits the McDowell Sonoran Conservancy, also recently announced that the registration fee has been lowered.

The 2027 Scottsdale Prologue event will feature Bobby Julich, Leanda Cave and Frankie Andreu.



Scottsdale posted this photo of the Thompson Peak Parkway bridge groundbreaking.

Thompson Peak Bridge Construction Begins

Scottsdale broke ground on the second Thompson Peak Parkway bridge that will go over Reata Wash in the D.C. Ranch area, according to a city press release.

When the $14.2 million project, which will add two car lanes, a bike lane and a sidewalk, is complete, drivers and cyclists will no longer be forced to merge onto the existing bridge.

Although the groundbreaking was held Oct. 28th, work was expected to begin Monday, Nov. 2nd, weather permitting, and take about a year to complete. The city plans on saving and relocating native plants while moving underground utilities and drilling shafts for bridge support.

The bridge is being funded by capital bonds approved by voters in 2019, and it is the culmination of an agreement between the city and D.C. Ranch that was made when the community was first built.

Press release: tinyurl.com/42xm3xa4

Tribe Buys Princess Resort

A Southern California Native American tribe has purchased the Fairmont Scottsdale Princess resort, the host of the WM Phoenix Open, on Oct. 1st through an investment arm called the San Manuel Investment Authority, according to a press release posted by the Yuhaaviatam of San Manuel Nation. The 750-room property, which sits on 65 acres, was purchased for an undisclosed amount.

The Princess, only five miles from McDowell Mountain Ranch, generated about $32 million in "bed taxes" for Scottsdale in 2025 and $3.2 million for the 99-year lease the resort pays to the

Odds & Ends continued on Page 5



Odds & Ends continued from Page 4

city. The resort employs more than 760 workers.

The Yuhaaviatam of San Manuel Nation owns the Palms Casino Resort and Yaamava' Resort & Casino. In recent years, the tribe has been purchasing nongaming properties, such as the Waldorf Astoria Monarch Beach and Bear Springs Hotel in California, and The Draftsman in Charlottesville, Va.

- Yuhaaviatam of San Manuel Nation press release: tinyurl.com/y2k9yhwr
- Business Journal: tinyurl.com/y2k9yhwr

Farmer's Market Moves

If you were looking for the Old Town Scottsdale Farmer's Market in October, we wanted to let you know that it has relocated to the city hall parking lot at 3939 N. Drinkwater Blvd. One advantage of the new location is that two solar shade canopies have been erected, according to the Scottsdale Progress.

Scottsdale is spending $20 million to add two parking stories to the former market location at First and Brown. The project, funded by the 2019 bond election, is expected to be completed by summer 2027 and will add 185 parking spaces to the existing lot.

Parking for the new market location is available at 7469 E. Indian School Road and at the Civic Center Library Parking Structure. The market will be open 8 a.m. to 1 p.m. Saturdays until June.

- Farmer's Market: tinyurl.com/4jkmkrnt
- Scottsdale Progress: tinyurl.com/dxzvyvkz

2026 Bulk Waste Schedule

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:

- Dec. 8th

Note: Details are subject to change.

Bulk and regular waste pickup information: tinyurl.com/y43dvm3w







City Plans Flock Replacement

The Scottsdale City Council approved 7-0 a multi-point plan that could make it illegal for government officials to misuse Flock-like technology, which are also known as Automated License Plate Readers (ALPR).

The plan also indicates that the Flock system will be dropped and replaced with another system as soon as the city can safely exit its contractual obligations.

The plan, proposed by Councilwoman Solange Whitehead and includes additional amendments from other council members, instructs the city auditor to conduct an annual review of the city's use of ALPR technology. The first audit must be released at the Dec. 1st City Council meeting.

City staff was also instructed to study other ALPR vendors that preserve city "control over data ownership, privacy, security, and data sharing." The goal would be to keep the benefits of the technology with a company other than Flock, which has been under increasing scrutiny following reported misuse of that company's technology. Other factors the city staff has been asked to investigate:

- Costs and penalties of terminating the Flock contract.
- Return, transfer or destruction of city data held by Flock.
- A transition plan designed to minimize surveillance disruptions.
- A timeline for the process of changing vendors.
- City staff should exclude Flock funding in the 2027-28 budget.

While we don't have space for all of ALPR plan here, other key elements include:

- Creation of a technology transparency page.
- Creation of a limited list of staff who can access ALPR technology.
- Creation of rules regarding federal access to any Scottsdale ALPR system, except in the event of terrorist and emergency investigations.
- Requirement of annual training on the use of Scottsdale's ALPR system.
- Implementation of a shorter data retention period — currently 185 days — of ALPR data.

MEDICARE
Questions Answered
Problems Solved

Clearly understand your benefits to choose the plan that is best for you.

- Independent, representing all major plans
- Local resident providing personal service
- Friendly, expert advice from a licensed agent at no cost to you

Mike Ripley
Medicare Benefits Advisor
480-321-9698
mike.ripley@getamba.com



Open your camera
Scan the QR code
Request a meeting

AMBA

Not affiliated with or endorsed by any government agency, or the Medicare program.

TRANSFORM YOUR HOME WITH
PROFESSIONAL
HOUSE & CABINET PAINTING

- Interior & Exterior Painting
- Cabinet Refinishing & Painting
- Stucco and Drywall Work
- Epoxy Coating
- Affordable Quality with Durable Finishes
- Detailed Prep Work, Clean & Professional





15% OFF
ANY HOME PROJECT!
For New and Returning Customers





RIGHT CHOICE PAINTING

ROC317015 · ROC345989

*This offer cannot be used with any other offer.

CHRISTINE'S TEAM
Building Relationships One Home at a Time

RETSY Forbes GLOBAL PROPERTIES

Your McDowell Mountain Ranch Real Estate Expert

Jump in Interest Rates Doesn't Scare Scottsdale

While recent headlines that the Valley and national housing markets are crashing because of high interest rates, there continues to be two exceptions: Scottsdale and Paradise Valley. These two cities remain sellers' markets, according to the Nov. 5th Cromford report.

At the same time, supply is growing across most cities, including Scottsdale, which has seen a 17% increase. The supply increase in the 85255 ZIP Code was smaller than the city as a whole, and the jump in inventory was smaller than 2023, a relatively good year for MMR home sales. In fact, 85255 was ranked the fifth-best market in the Valley by the Cromford report.

The report found that our ZIP Code saw a 4.7% increase in median home prices since last year and a whopping 947 closings, higher than nearly all others, excluding super-hot ones in Peoria, Queen Creek, San Tan Valley, Goodyear, Surprise, Maricopa and Buckeye.

Demand remains flat, according the report, most likely because of interest rates that jumped into the mid-7% range in October before dropping closer to 7% at the beginning of November.

Interest rates will likely remain volatile in light of a wildly gyrating stock market, up-and-down economic reports and a change of congressional leadership that is expected to kick in this January following the Nov. 3rd general election.

Luxury Market Buoys Sellers

One reason Scottsdale's market keeps defying trends elsewhere is the luxury market. "The top of the market (in the Phoenix area) and the rest of



the market are having very different experiences," according to the Cromford Report. "Closings of $2 million or more totaled 178 this October, up from 176 last October. Closings under $1 million were 4,564, down from 5,606, an 18.6% decline."

Closings of homes worth $2 million or more rose from 150 to 178 from September to October, which indicates that wealthier buyers are not as deeply impacted by the higher mortgage rates.

MMR Inventory Up Slightly

While McDowell Mountain Ranch has seen a slight increase in inventory — 35 homes were for sale at the time of this writing compared with 30 in 2025 — it's nothing compared with other areas. While there were only 21 homes for sale in September, that's mostly because homeowners in the Sonoran desert wait for cooler months before putting their homes on the market.

The number of days of MMR homes on the market has actually been declining all year, originally at 38 in January but 25 in October.

Still, we would like to caution those looking to sell but are taking a wait-and-see position; it's difficult to know how a changing economy and higher interest rates might impact our community in the long run.

On the other hand, projects that will provide thousands of high-paying jobs in the area — think ASM's soon to be completed chip facilities and the new Banner Hospital — demand for North Scottsdale homes is expected to remain strong regardless of the economy as a whole.



Christine Espinoza
Selling Scottsdale for 26 years!
602.989.7492
mmrhomes.com

CHRISTINE'S TEAM | RETSY Forbes

Scan to connect with Christine online!

Contact Me!

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

Sales by Community	Interest Rates	Our Listings & Sales	Buyer Needs
pg. 10	pg. 10	pg. 8	pg. 9

REAL ESTATE NEWS

LISTINGS FOR SALE & SOLD IN MMR

Scan here for all MMR homes for sale!

SCAN ME

FOR SALE!

Castle Chase

10631 E Autumn Sage Drive

2 Bed + Den | 2 Bath | 1,701 SQ FT | 2-Car Garage

Located in a gated community, this well-maintained home backs to an expansive desert wash offering picturesque mountain views, natural desert scenery, and a peaceful setting! The spacious, low-maintenance backyard offers endless possibilities to create your own private desert oasis and enjoy Arizona's incredible outdoor lifestyle! Just a short walk away, residents of Castle Chase enjoy their own heated pool, spa, and fitness room. (Quality built with block construction offering lasting strength & efficiency!)

$899,000



FOR SALE!

Cimarron Ridge

15056 N 114th Way

4 Bed | 3.5 Bath | 2,810 SQ FT | 3-Car Garage

Located in a guard-gated community on an exceptional, premium lot with city light and mountain views! This stunning home with a private courtyard entrance and separate casita access opens to a dramatic, coffered entry foyer. Freshly painted interior throughout. The updated kitchen features stainless Bosch appliances, quartz counters, and double ovens. Resort-style landscaping front and back frames the backyard retreat with a heated pool and spa, cascading waterfalls built-in BBQ, fire pit and putting green! The rec center is nearby with tennis courts, pool, spa and fitness center.

$1,500,000



FOR SALE!



Cimarron Hills

11135 E Beck Ln

4 Bed+Den | 3.5 Bath | 3,448 SQ FT | 3-Car Garage

Completely remodeled in 2022! Located in a guard-gated community with city light & mountain views! The chef's kitchen boasts a quartz island, custom shaker cabinetry, gas cooktop, & a separate bar with a wine chiller & waterfall-edge counters. The backyard features a pond with a waterfall, fireplace & a built-in BBQ!

$1,699,900

SOLD!



The Preserve

10284 E Mallow Circle

3 Bed | 2.5 Bath | 1,504 SQ FT | 2-Car Garage

Light & bright home located on a cul-de-sac street, backing to a wash with stunning mountain views! In the kitchen you'll find granite counters & breakfast bar, white custom cabinetry & beverage fridge. All bathrooms were remodeled in 2023! Private, low-maintenance backyard with synthetic grass!!

$775,000

Buyer Needs

1.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, looking for a second/winter home in MMR. Single level, 3 Bedrooms + Office area, must back to a wash/have view fencing! Cash buyers, flexible on closing date: ideal closing time in winter or spring of 2027. Price range up to $1,250,000.

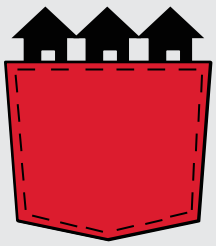
Household of 2 looking for a 2nd/winter home in MMR to eventually become their full-time residence after retirement. Must be single level, 3+ bedrooms and office or 4th bedroom, 2,400+ SF, open floor plan and VIEWS! They are open to remodeling at a lower price or an already remodeled property up to $1,800,000. They are flexible on closing date … anytime in 2026 or spring of 2027.

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 back yard and 3 Car Garage. Price range up to $1.5 Mil. Cash buyers, who would like to close in the spring of 2027.

ORIGINAL CONDITION properties wanted! We have investors & end-users who are interested in purchasing a home in original condition in MMR so they can remodel to their own taste. 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 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." 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.

Hoodie Drive!

Giving Back by Christine Espinoza

As the winter approaches, we're asking our generous neighbors to help support Hope 4 Phoenix, which serves meals every Sunday to individuals experiencing homelessness. If you have new or gently used hoodies you can spare, it would be greatly appreciated. Donations can be dropped off at the Community Center or the McDowell Center through the end of November. Thank you for always being such a generous and caring community!





Image by Copilot

MMR Timeline Continued

Continued from Page 1

July 2003 — The budget for McDowell Mountain Ranch Park & Aquatic Center was approved.

July 2003 — WestWorld trailhead opened.

September 2003 — The Desert Canyon Center was sold.

January 2004 — An open house was held to introduce designs for McDowell Mountain Ranch Park & Aquatic Center.

February 2004 — The McDowell Mountain Ranch Homeowners Association voted to proceed with improvements to the McDowell Center.

June 2004 — The Preserve Initiative passed, securing funds for the Gateway Center Development.

February 2005 — The newly renovated McDowell Center opened.

May 2005 — Scottsdale broke ground on the Aquatic Center.

February 2006 — The Sonoran Preserve Gateway Center plans were unveiled.

May 2006 — Scottsdale completed the construction of an unpaved trail through Castle Chase, Trovas and 100 Hills to connect the existing Quartz Trail to the Desert Canyon schools.

August 2006 — Formal groundbreaking for the Arabian Library was held.

October 2006 — The Thompson Peak Parkway grand opening was held.

January 2007 — McDowell Mountain Park and Aquatic Center unofficially opened.

April 2007 — The McDowell Mountain Ranch Park & Aquatic Center officially opened.

September 2007 — Arabian Library opened.

January 2008 — A court ordered Scottsdale to pay Toll Brothers $82 million to acquire a 383-

Timeline continued on Page 10

REAL ESTATE NEWS

Timeline continued from Page 9

acre parcel that the company purchased for $34 million from the state. The land became a part of the McDowell Sonoran Preserve.

February 2009 — The effort to develop the Desert Discovery Center in the Preserve was shelved.

May 2009 — The Gateway Access Area to the McDowell Sonoran Preserve held its grand opening on May 2nd.

September 2009 — The new half-mile Bajada Nature Trail in The Preserve opened. It was built to Americans with Disabilities Act (ADA) standards.

November 2009 — The recently reconstituted Desert Discovery Center Planning Committee asked the Scottsdale City Council to authorize $500,000 to hire a consultant to develop architectural and business plans needed to convert the Gateway Center into a major tourist destination.

June 2010 — The MMR Homeowner's Association decided against renewing a contract with Cox Communications that provided MMR residents with "basic cable" as part of the HOA fees. Dues dropped $100 a quarter.

July 2010 — MMR Vendors, the new business networking group servicing our MMR community, had its first membership-only meeting.

July 2010 — John Sather of Swaback Partners

Timeline continued on Page 12

MORTGAGE INTEREST RATES

*Conforming** Loans

30 Year	7.125%
20 Year	6.750%
15 Year	6.500%
5-Year ARM	7.000%
7-Year ARM	7.000%
10-Year ARM	7.000%

*Jumbo** Loans

30 Year	6.250%
20 Year	6.250%
15 Year	6.250%
5/6-Year ARM	6.250%
7/6-Year ARM	6.250%
10/6-Year ARM	6.375%

FHA 30-Year fixed	6.750%
VA 30-Year fixed	6.625%

Rates effective 10/30/2026
Fees vary by lender

*Rates lower with points. In Scottsdale, *Conforming* refers to loans up to $845,000 and *Jumbo* from $845,001 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.-OCT. 2026)

Community	# Sold	Avg Price	Avg SF	DOM	$/SF	% Change
The Preserve	14	$803,143	1687	41	$485.60	14.69%
Cimarron Hills	14	$1,709,214	2991	66	$568.64	10.05%
The Overlook	12	$941,958	2158	28	$441.87	-2.29%
100 Hills	11	$2,637,773	3810	46	$670.44	10.79%
Sienna Canyon	9	$1,459,556	2991	39	$491.04	-7.67%
Trovas	8	$2,041,500	3560	43	$574.55	0.36%
Castle Chase	7	$890,714	1805	52	$491.41	6.47%
Sunrise Point	7	$908,429	1875	20	$483.15	4.35%
Cimarron Ridge	7	$1,750,214	3253	15	$536.62	-3.08%
The Ridge	6	$545,000	1489	69	$367.30	9.44%
Discovery Trails	6	$753,067	1529	21	$492.18	8.21%
Panorama Point	6	$872,500	1966	53	$447.38	-2.84%
Desert Cliffs	6	$1,633,875	3032	41	$556.86	12.65%
Arizona Highlands	5	$1,222,000	2743	40	$445.67	-12.87%
Montecito	5	$1,265,426	2475	58	$510.46	19.67%
Arizona Vintage	4	$733,750	1719	75	$438.86	0.30%
Discovery Canyon	4	$783,928	1622	146	$484.52	6.89%
Sunset Point	4	$1,028,750	2205	67	$474.30	9.18%
Sonoran Estates	4	$2,705,000	3828	21	$691.56	15.39%
Sonoran Fairways	3	$931,667	1994	65	$467.24	-6.10%
Cachet	2	$567,500	1640	53	$346.04	-3.50%
The Summit	2	$1,167,500	1969	49	$593.10	17.15%
Eagle Ridge	2	$1,202,610	3198	55	$382.54	-22.20%
Armonico	2	$1,228,500	2704	88	$460.46	0.16%
Vermillion Cliffs	2	$1,232,500	3138	152	$393.40	-13.42%
Mirador	1	$2,222,000	3710	3	$598.92	-1.27%
The Ranch	**153**	**$1,320,877**	**2501**	**48**	**$509.75**	**5.32%**

CHECK YOUR HOME'S 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

GET IT ON Google Play

Download on the App Store

HOMES CURRENTLY FOR SALE

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16420 N TPP #1043	Cachet	Monarch	$675,000	1659	3	2	N
10212 E Betony Dr	Arizona Vintage	Chardonnay	$725,000	1744	3	2	N
10289 E Karen Dr	Discovery Canyon	Catalina	$809,000	1504	3	2	N
10631 E Autumn Sage Dr	Castle Chase	Stirling	$899,000	1701	2+Den	2	N
10215 E Hillery Dr	Discovery Canyon	Scenic	$899,000	1837	4	2	Y
10607 E Autumn Sage Dr	Castle Chase	Nottingham	$899,000	1881	3	2	N
*10319 E Saltillo Dr	Discovery Trails	Highline	$949,000	2004	4	2	Y
10583 E Tierra Buena Ln	The Overlook	Mesquite	$950,000	1972	4	3	N
10295 E Hillery Dr	Discovery Canyon	Scenic	$959,000	1837	3	2	Y
10339 E Texas Sage Ln	The Preserve	Brisas	$975,000	2132	4	2	Y
10649 E Le Marche Dr	The Overlook	Mesquite	$1,025,000	1972	3	3	Y
16142 N 102nd Wy	Discovery Trails	Highline	$1,045,000	2197	4	2	Y
11257 E Butherus Dr	Sunrise Point	Estrella	$1,050,000	1797	2+Den	2	N
15088 N 114th Wy	Sunrise Point	Valencia	$1,250,000	2398	3	3	N
10548 E Firewheel Dr	The Overlook	Ironwood	$1,250,000	2613	4	3	Y
10550 E Sheena Dr	Sonoran Fairways	Palo Verde	$1,270,000	2310	3+Den	2	Y
10637 E Blanche Dr	Cimarron Hills	La Jolla	$1,285,000	2285	3	2	Y
16556 N 104th St	Eagle Ridge	#3344	$1,299,000	2367	4	3	Y
11405 E Helm Dr	Sunrise Point	Papago	$1,449,000	2767	3+Den	2	N
15056 N 114th Wy	Cimarron Ridge	Sevilla	$1,500,000	2810	4	3	Y
10671 E Caribbean Ln	Cimarron Hills	La Jolla	$1,529,000	2328	3	2	Y
10969 E Butherus Dr	Desert Cliffs	#6040	$1,560,000	2351	4	3	Y
10968 E Kora Ln	Cimarron Hills	Laredo	$1,625,000	2788	4	3	Y
10531 E Conieson Rd	Sonoran Fairways	Cholla	$1,675,000	3466	5	3	Y
11135 E Beck Ln	Cimarron Hills	Escalante	$1,699,900	3448	4+Den	3	N
10857 E Butherus Dr	Desert Cliffs	#6090	$1,745,000	3924	5	3	Y
10875 E Mirasol Ci	Armonico	#912	$1,779,999	3169	4+Loft	3	Y
15413 N 110th St	Cimarron Hills	Escalante	$1,850,000	3455	4+Den	3	Y
10931 E Bahia Dr	Vermillion Cliffs		$1,982,000	5745	7+Den	3	Y
16782 N 111th St	Trovas	Verona	$1,995,000	2826	4	3	Y
16332 N 108th Wy	Vermillion Cliffs	932-5	$2,100,000	3248	4+Den	3	Y
11320 E Autumn Sage Dr	Cimarron Hills	Escalante	$2,200,000	3642	6	3	N
*11511 E Caribbean Ln	Cimarron Ridge	Montilla	$3,590,000	3938	3+Den	3	Y
11392 E Caribbean Ln	Cimarron Hills	Andorra	$4,250,000	4162	4+Den	2	Y
11429 E Le Marche Dr	100 Hills	Cardona	$5,850,000	6161	5+Den	4	Y

*Coming soon.

CLOSED SALES IN SEPTEMBER & OCTOBER

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
10418 E Saltillo Dr	Discovery Trails	Catalina	$737,500	1504	3	2	Y
10393 E Texas Sage Ln	The Preserve	Avalon	$750,000	1702	3	2	N

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

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

CLOSED SALES IN SEPTEMBER & OCTOBER

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
10284 E Mallow Ci	The Preserve	Montana	$775,000	1504	3	2	N
10505 E Meadowhill Ln	Sonoran Fairways	Mesquite	$840,000	1994	3	2	N
10533 E Firewheel Dr	The Overlook	Mesquite	$850,000	1972	3+Den	3	Y
15984 N 106th Wy	The Overlook	Mesquite	$850,000	1972	3+Den	3	Y
14781 N 115th St	Sunrise Point	Sierra	$870,000	2043	3	2	N
10616 E Firewheel Dr	The Overlook	Ironwood	$875,000	2626	4	2	N
10614 E Meadowhill Dr	Sonoran Fairways	Mesquite	$905,000	1994	3	2	N
10401 E Helm Dr	Sunset Point	#1912	$1,080,000	2000	3	3	N
11486 E Beck Ln	Cimarron Ridge	Valencia	$1,191,500	2398	3	2	N
16484 N 108th Pl	Armonico	Mirada	$1,210,000	2994	4+Den	3	Y
16024 N 111th Pl	100 Hills	La Jolla	$1,225,000	2285	3	2	N
10335 E Verbena Ln	Montecito	San Miguel	$1,270,000	2412	4+Den	2	Y
11477 E Raintree Dr	Sunrise Point	Sierra	$1,325,000	2083	3	2	N
16632 N 105th Wy	Arizona Highlands	Catalina	$1,650,000	2885	5+Loft	2	Y
10975 E Kora Ln	Cimarron Hills	San Rafael	$1,693,000	3393	5	3	Y
10679 E Raintree Dr	Desert Cliffs	#6060	$1,985,000	2670	3+Den	3	Y
16137 N 111th Wy	100 Hills	Palma	$3,000,000	3178	4	3	Y
11023 E Mirasol Ci	100 Hills	Palma	$3,300,000	3409	4	3	Y



Timeline continued from Page 10

PLLC, the architectural design firm charged with developing the "Phase 2" concept plan for the Desert Discovery Center, proposed a large museum adjacent to the Gateway Trailhead that would be called the Desert Discovery Center.

March 2011 — The Desert Canyon Center sold to Houston-based investment trust called Whitestone REIT.

April 2011 — Champion golfer Phil Mickelson purchased the Sanctuary Golf Course (on 105th Street and Sheena Drive) for $2.2 million.

May 2011 — The golf club (formerly known as the Sanctuary) closed its doors for a $1 million makeover to lengthen the course to over 7,000 yards.

October 2011 — The Sanctuary Golf Course reopened as McDowell Mountain Golf Club under the new ownership of Phil Mickelson.

August 2012 — SUSD added solar panels at the Desert Canyon School campus, while creating a substantial number of covered parking spaces.

May 2013 — The McDowell Mountain Ranch Homeowner's Association approved the first Art Walk and Wine Tasting Event to be held at the McDowell Center in October.

July 2013 — Metlife sold the McDowell Mountain Marketplace (a.k.a. the Bashas' Shopping Center) to YAM Management for $14.125 million.

November 2013 — The Arizona State Land Department (ASLD) auctioned off 2,365 acres that sit between the eastern edge of MMR and the crest of the McDowells to Scottsdale for $21.3 million.

September 2014 — A new Verizon cell tower on Bell Road in the vicinity of the water storage tanks near Arizona Highlands was completed. It resembles a saguaro cactus.

May 2015 — Cox Cable installed new "one gigabyte" fiber lines that delivered 1,000% increases in current internet access speed north of McDowell Mountain Ranch Road.

August 2016 — The MMR HOA voted to pay Dig Studio $15,056 to redesign the community's Recreation and Community Center parks.

May 2017 — The HOA voted to OK a $1.5 million improvement to the MMR's two parks after 73% of the residents vote in favor of the project.

September 2017 — Scottsdale approved the building of Lane's End, which decided against joining our HOA, on 7.5-acres inside of MMR.

January 2018 — MMR's HOA approved the building of The Art Center adjacent to the larger Bashas' Center. Lane's End Homes went up for sale.

March 2018 — The MMR HOA gave final approval to upgrade the community parks for $1.5 million while borrowing $1.3 million from its own reserve funds to pay for the project.

May 2018 — The Dakota apartments, which are part of McDowell Mountain Ranch, are renamed Kota after being sold to CBRE for $160 million.

November 2018 — Plans are announced for McDowell Mountain Ranch storage behind the Shell Gas Station.

January 2019 — Scottsdale voters kill plan for the $68-million Desert Edge experience center in the McDowell Sonoran Preserve.

January 2020 — 84% of MMR residents vote to apply limits on short-term rentals, which were considered disruptive to the community.

July 2021 — Arcis Golf won Scottsdale approval to take over the McDowell Mountain Golf Course from Phil Mickelson's White Buffalo Golf.

September 2021 — MMR's HOA approved spending $144,860 to update the community's outdoor lighting.

July 2022 — MMR's Facility Tax, which began in 1994 to pay Scottsdale back for the community's initial infrastructure, came to an end.

March 2023 — Installing improved landscaping at Trovas was considered a test case for other communities wanting similar updates.

November 2023 — MMR's HOA agreed to buy sound blankets for the pickleball courts at the Community Center following a noise study.

July 2024 — MMR's HOA unveiled special plaques to honor those who have served as board of directors.

March 2025 — MMR residents voted to retain parking enforcement over its streets in response to a new Arizona state law.

November 2025 — The MMR HOA approved spending $190,000 to upgrade the landscaping of several communities.

May 2026 — SUSD released several plans that could result in the closing of Desert Canyon Elementary and Middle schools.

September 2026 — MMR voted to spend $111,417 to install a shade structure over the Community Center park.

November 2026 — SUSD voted to keep DCES and DCMS open.

PENDING, UCB * & CCBS** TRANSACTIONS

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16028 N 102nd Pl	Arizona Vintage	Zinfandel	$740,000	1604	3	2	N
10686 E Le Marche Dr	The Overlook	Primrose	$740,000	1679	3	2	N
10788 E Betony Dr	Castle Chase	Windsor	$825,000	1936	3	2	N
10475 E Karen Dr	The Preserve	Brisas	$825,000	2132	4	2	N
10439 E Salt Bush Dr	Panorama Point	Primrose	$880,000	1874	3	3	N
16469 N 106th Pl	The Summit	Samoa	$1,100,000	2682	4+Den	2	N
10673 E Le Marche Dr	The Overlook	Mesquite	$1,150,000	1972	3+Den	3	Y
10553 E Blanche Dr	Cimarron Hills	La Jolla	$1,275,000	2285	3	2	N
11481 E Blanche Dr	Cimarron Ridge	Cantabria	$1,399,000	3090	4	2	N

AVAILABLE RENTALS

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
10460 E Hillery Dr	The Preserve	Avalon	$2,975	1702	3	2	N
16420 N TPP #1013	Cachet	Monarch	$3,500	1659	2+Den	2	N
10859 E Le Marche Dr	Castle Chase	Stirling	$3,500	1701	3	2	N
11599 E Raintree Dr	Sunrise Point	Acacia	$4,400	1886	3	2	N
10872 E Raintree Dr	Desert Cliffs	#6090	$6,200	3924	5+Loft	3	Y
10458 E Karen Dr	The Preserve	Brisas	$7,500	2200	4	2	Y
10587 E Sheena Dr	Sonoran Fairways	Cholla	$7,500	3466	4+Den	3	Y
11047 E Mirasol Ci	100 Hills	Montilla	$7,700	3721	5+Den	3	Y
16589 N 109th St	Vermillion Cliffs	#923	$7,900	2835	3+Den	3	Y
11416 E Autumn Sage Dr	Cimarron Ridge	Escalante	$11,000	3377	4+Den	3	Y

**Coming soon.*

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.

CLOSED RENTALS IN SEPTEMBER & OCTOBER

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16420 N TPP #1002	Cachet	Legacy	$2,500	1640	2+Den	2	N
16420 N TPP #1132	Cachet	Monarch	$2,575	1640	2+Den	2	N
14875 N 103rd St	The Preserve	Palomino	$2,850	1358	3	2	N
15728 N 104th St	Panorama Point	Mesquite	$2,895	1548	3	2	N
10270 E Blanche Dr	Discovery Canyon	Scenic	$3,000	1837	4	2	N
10553 E Star of the Desert Dr	Discovery Trails	Highline	$3,200	2197	4	2	Y
15731 N 102nd St	Arizona Vintage	Merlot	$3,250	1347	3	2	N
10534 E Star of the Desert Dr	Discovery Trails	Coronado	$3,400	1451	3	2	Y
10278 E Blanche Dr	Discovery Canyon	Scenic	$3,900	1837	4	2	Y
10576 E Firewheel Dr	The Overlook	Mesquite	$3,900	2152	4+Den	2	N
10310 E Le Marche Dr	Arizona Vintage	Chablis	$3,900	2504	5+Loft	2	Y
10318 E Tierra Buena Ln	Panorama Point	Mariposa	$4,200	1963	4	2	N
16861 N 106th Wy	The Summit	Key Largo	$4,250	2199	3+Den	3	N
16601 N 104th St	Eagle Ridge	#3344	$4,500	2367	3+Den	3	Y
11543 E Caribbean Ln	Cimarron Ridge	Andorra	$7,500	3922	4+Den	3	Y

Master HOA Rates to Remain Same in 2027

McDowell Mountain Ranch homeowners will not see an increase in their master quarterly Homeowners Association fees in 2027. The zero-percent increase comes at a time when inflationary pressures have been hitting Americans across the board.

The HOA board has found a number of ways to cut costs in 2026 that has improved its already solid financial picture. As a whole, the HOA is at a 95% funding level.

Gated communities that also operate in connection with the master HOA, will see increases that are mostly designed to fund road repairs and chip sealing every 10 years.

Here is a breakdown of those increases:

- Sonoran Estates I & III: $11 increase from $184 to $195. Funding Level: 69%; Increase: 6%
- Sonoran Estates II: $9 increase from $276 to $285. Funding Level: 83%; Increase: 3.3%
- Trovas: $9 increase from $216 to $225. Funding Level: 71%; Increase: 4.2%
- Desert Cliffs: $4 increase from $132 to $136. Funding Level: 87%; Increase: 3%
- Mirador: $6 increase from $159 to $165. Funding Level: 85%; Increase: 3.8%
- Sonoran Fairways: $4 increase from $111 to $115. Funding Level: 80%; Increase: 3.6%

Note: We do not report HOA rates on some communities, such as Cimarron Hills and 100 Hills.

Area	2026	2027	Increase %	Difference	Funding Level
Master	$162	$162	0.0%	$0	95%
Sonoran Estates I & III	$184	$195	6.0%	$11	69%
Sonoran Estates II	$276	$285	3.3%	$9	83%
Trovas	$216	$225	4.2%	$9	71%
Desert Cliffs	$132	$136	3.0%	$4	87%
Mirador	$159	$165	3.8%	$6	85%
Sonoran Fairways	$111	$115	3.6%	$4	80%

Well Funded
Fairly Funded
Poorly Funded

Source: McDowell Mountain Ranch Homeowners Association

Farmer's Market Returns

The next McDowell Mountain Ranch farmer's market will be 10 a.m.-2 p.m. Sunday, Dec. 6th at the Community Center parking lot, 10607 E. Paradise Lane. The market, which is generally held on the first Sunday of every month through May, includes a wide range of vendors from Alaskan fish to local farmers to arts and crafts. The first 2027 market will most likely be Jan. 3rd, but double check the dates at mmrca.net.

Wall Painting Contract OK'd

The McDowell Mountain Ranch Homeowners Association has awarded All Star Pro Painting its wall-painting contract for the fourth year in a row.

The $263,710 contract calls for pressure-blasting, repairing plaster and painting community walls in The Overlook, Sonoran Fairways and Desert Cliffs. Every year different community walls are painted.



HI! WE ARE YOUR LOCAL BREAKFAST JOYNT (Lunch too!)

90 yr old biscuits & gravy recipe
(thanks gramma phelps!)

Amazing burgers!
(for breakfast if ya want, 'cuz why not?)

Dine-in Specials Monday-Friday
(starting at 10 bucks)

In a hurry? Call ahead! (480) 443-5324

The Breakfast Joynt

10101 E Bell Rd
Scottsdale, Az 85260
(480) 443-5324

www.breakfastjoynt.com

Open from 7 AM – 2 PM every day! Heyyy!!

CATERING AVAILABLE!

Family Owned/Operated since '08
(yes, we're crazy...yes, we still love each other)

Remodeling & Repairs

DONALD R. GATES

Kitchen • Bathroom • Tile • Dry Wall
Electrical • Plumbing • And More!

(480) 231-6401

25 Years Experience | References Available

ELECTIONS

Democrat Wins District 1 House Seat; City Council Race Is Tight

Amish Shah has won the District 1 congressional seat with a 6.8 percentage-point margin at the time of this writing, according to state and county results. Shah, who had 184,534 votes compared with Thomas "Jay" Feely IV's 160,244, would be the first Democrat to represent McDowell Mountain Ranch and North Scottsdale since 1995.

Rep. David Schweikert, who has been the area's representative since being elected in 2010, lost his bid for governor during the 2026 primaries. Schweikert's district number has changed twice in previous years.

Scottsdale City Council

Michelle Ugenti-Rita and Barry Graham, an incumbent, have apparently won the race for Scottsdale City Council, according to Maricopa County results. Solange Whitehead won the third seat outright during the primary. Ugenti-Rita had 53,603 votes at the time we wrote this, while Graham had 53,311. Raoul Zubia placed third with 50,884 votes. A fourth candidate, Bob Littlefield, qualified for the runoff but dropped out of the race.

SUSD Board of Directors

Jennifer M. Johnson and Amy L. Carney, an incumbent, have won the two seats on the Scottsdale Unified School Board, according to Maricopa County election results. Johnson had 47,803 votes at the time of this writing, while Carney had 42,021. Jeanne Beasley had 38,276 votes.

SUSD Ballot Items 1 & 2

Scottsdale voters approved Questions 1 and 2 on the November ballot by solid margins, according to Maricopa County elections results. Question 1, which had 54,652 "yes" votes and 45,888 "no" votes at the time of this writing, will allow the Scottsdale Unified School District to raise bonds worth up to $375 million. (See the article below for details on how the bonds will be used.)

Question 2, which allows SUSD to sell, lease or exchange real property owned by SUSD, received 67,287 "yes" votes and 30,209 "no" votes.

The approval will allow the school district to sell unneeded schools and property while using the funds for updating remaining schools, paying for student transportation vehicles and lowering tax rates.

Arizona House District 3

Two Republicans have presumably won the race to represent McDowell Mountain Ranch and North Scottsdale residents in Arizona District 3, according to state and county results at the time of this writing. Cody Reim, with 72,537 votes, and George Khalaf, with 70,570, have sizable leads over their nearest Democratic rivals of MMR resident Julie Gable, who had 51,489 votes, and Richard "Rick" Robert Spargo, who had 46,560.

Reim and Khalaf will be replacing Joseph Chaplik, an MMR resident who lost in the primary for Congressional District 1, and Alexander Kolodin, who lost his race for secretary of state.

Arizona Senate District 3

John Kavanagh has won re-election as McDowell Mountain Ranch's and North Scottsdale's state senator. Kavanagh, a Republican in Fountain Hills, has an insurmountable lead of 79,118 votes compared with 50,768 for Democrat Jeffrey Fortney, his closest challenger, according to Arizona and Maricopa County election results.

Sources

- Maricopa County: tinyurl.com/5enhhjb4
- Arizona: tinyurl.com/24v6v5uu

How the SUSD Bond Money Will be Used

The Desert Mountain Learning Community, as it is called, is expected to receive $100.7 million, or 28% of the $375 million in funds that voters approved in the Nov. 3rd election. The Desert Mountain community currently has eight schools in its borders, which will drop to seven after Laguna is closed at the end of the 2026-27 academic year. The Desert Mountain Community schools are:

- Desert Canyon Middle School
- Desert Canyon Elementary School
- Redfield Elementary School
- Cheyenne K-8
- Anasazi Elementary School
- Mountainside Middle School
- Desert Mountain Middle School

Copper Ridge, which also is being closed after the 2026-27 academic year, is actually part of the Chaparral learning community. The Chaparral schools will be getting the next largest slice of the pie with 18% of the bond money.

Desert Mountain High School would see $40.4 million, the largest portion of the bond money. Redfield would get $13.2 million, while DCMS would get $9.8 million and DCES would get $4.8 million.

NOTE: The final amounts may change because the most recent documentation doesn't take into account the schools that will be closing.

SUSD bond breakdown: tinyurl.com/2zkr749z

McDOWELL MOUNTAIN RANCH

Looking Back...

Just 5 Years Ago*

November 2021 — A problematic nylon gas pipe led to the evacuation of Castle Chase. ... California chain Raley's purchased Bashas' and AJ's Fine Foods. ... The Scottsdale Unified School District determined that face masks would be required throughout the semester to combat the Covid-19 pandemic.

Only 10 Years Ago*

November 2016 — The Arizona State Land Department announced plans to sell a 7.55-acre parcel that became the Lane's End subdivision. ... The Breakfast Joynt prepared to open in the Bashas' shopping center. ... Details about the never-built Desert Discovery Center were revealed. ... Scottsdale won the bid for 415 acres in the McDowell Sonoran Preserve.

15 Years Ago*

November 2011 — The remodeled McDowell Mountain Golf Club reopened under new owner Phil Mickelson, who sold rights to the facility in 2021. ... The Ice Den celebrated the opening of its third ice rink. ... The Arizona Department of Education labeled Desert Canyon Elementary and Middle schools as "excelling."

20 Years Ago*

November 2006 — Thompson Peak Parkway finally opened from the south to McDowell Mountain Ranch. ... The McDowell Sonoran Conservancy relocated to the Promenade Shopping Center.

25 Years Ago*

September 2001 — MMR residents expressed concern over the planned Aquatic Center to Scottsdale officials. ... MMR's HOA formalized its purchase of what is now called the McDowell Center. ... Scottsdale allocated $5 million for planning the Desert Discovery Center.

*As reported in this newsletter

Deadline to File for MMR Board of Directors Elections Is Dec. 4

Although the general election is over, residents interested in running for the McDowell Mountain Ranch Board of Directors need to get their applications in by 4:30 p.m. Dec. 4th.

Three seats, currently held by Margaret Neno, Michael Gonzalez and Amy Arnold, will be open for elections.

Ballots will be mailed to residents in early January, though residents can vote online. Absentee ballots must be received by 4:30 p.m. Feb. 1st in 2027.

Residents will get a last chance to vote in person at the 6 p.m. Feb. 2nd annual meeting, when the winners will be announced.

Officers will be selected by the board at the regular February meeting currently scheduled for 6 p.m. Feb. 23rd.

Get more information at mmrca.net.

Spotlight continued from Page 1

K-8 school, which passed 4-1. The current board generally agreed that it did not want to revisit the issue, but future boards would be free to do so.

Not only will the Desert Canyon schools continue to operate, but Copper Ridge students will be moved to the two campuses, which could result in additional buses coming into McDowell Mountain Ranch. Students in the Laguna and Redfield areas are expected to attend DCMS for middle school.

Students from Copper Ridge currently attending Chaparral High School will continue to be able to take buses to that school for the next three and a half years, but students completing eighth grade at Copper Ridge at the end of the 2026-27 school year are expected to attend Desert Mountain High School the following year.

The decision to keep DCES and DCMS open was aided by a grass-roots effort organized by supporters of MMR's schools at a special Sept. 22nd meeting at Desert Mountain High School. While many supporting DCES and DCMS spoke up, parents, teachers and even students from across North Scottsdale stood up to plead for their favorite schools.

The McDowell Mountain Ranch Homeowners Association also made a case for keeping the two schools open. "As the Governing Board evaluates its final decision, we respectfully encourage the District to prioritize solutions that retain a Desert Canyon school presence and continue serving the students and families who call McDowell Mountain Ranch home," the HOA Board wrote to SUSD and city officials.

YouTube recording of SUSD meeting: tinyurl.com/32mxpkd3



MMR Sponsors Turkey Trot

McDowell Mountain Ranch will be holding a Turkey Trot Fun Run & Walk 8-10 a.m. Nov. 21st at the Community Center. The free 5K event is part of MMR's 30th-anniversary celebration. Go here to sign up: tinyurl.com/4d5c6wyf



WRITE THRU media

WriteThru Media:
39221 Woodward Ave.
Unit 302
Bloomfield Hills, MI 48304
brettdl@writethru.com

LEGAL DISCLAIMER

Neither articles nor advertisements should be construed as endorsements of any product, person, company or service. This publication is entirely independent of McDowell Mountain Ranch's Homeowners Association.

EDITOR & PUBLISHER

Brett Levy, brettdl@writethru.com

SOCIAL MEDIA

Visit us at Facebook.com/MMRhomes for the most timely community information. Much of the information reported there is posted virtually as it happens.

NEWSLETTER FOUNDERS

Helene & Peter Cass, 1997

Copyright 2026

ADVERTISE YOUR BUSINESS WITH US

Find out how advertising with us can help your business become more visible to potential customers.

- Call us at 213-300-7790, or email brettdl@writethru.com
- Our new website is at writethru.com

McDOWELL MOUNTAIN RANCH NEWS



RETSY | Forbes Global Properties
20645 N Pima Rd Suite N130
Scottsdale, AZ 85255

(602) 989-7492
CHRISTINE@CHRISTINEESPINOZA.COM

ADDRESS SERVICE REQUESTED

NOVEMBER-DECEMBER 2026 | VOLUME 29 | NO. 6

CHRISTINE'S TEAM
Building Relationships One Home at a Time

RETSY Forbes GLOBAL PROPERTIES

Scan to connect with Christine online!



Christine Espinoza
Selling Scottsdale for 25 years!
602.989.7492
mmrhomes.com

RETSY Forbes GLOBAL PROPERTIES