Brett’s Perspective
Preserve Birthday, MMR & City Elections Are Important for Community

For this column, I often prefer to focus on one issue, but with so many things happening over the next few months, it’s time for a mashup. First and foremost, Scottsdale and the McDowell Sonoran Conservancy will be celebrating the Preserve’s 25th anniversary this October with the biggest events being a special presentation at City Hall, the Tour de Scottsdale and the dedication of the new Fraefield and Granite Mountain Trailheads.

While you can get details on these and other events on Page 21, we’d also like to reflect on how McDowell Mountain Ranch residents have been at the forefront of protecting our 30,000+ acre preserve. While it’s easy to cheer the residents who banded together to fight the Desert Edge, I think it’s equally important that we celebrate the volunteers who keep the trails clean and our hikers safe. We should also be thanking visionary thinkers, such as Carla, for helping create the Preserve in the first place.

(Continued on page 22)

Residents to Vote on Short-Term Rentals

Around the time this newsletter reaches your hands, you may also find a ballot in your mailbox that will ask you to vote on whether McDowell Mountain Ranch should put limits on short-term rentals. The Homeowner’s Association Board of Directors voted 7-0 at its August meeting to ask residents if they want The Ranch to require house and condo rental terms to be at least a 30-day minimum.

While the Board of Directors as a group is not taking a position on whether they are for or against the ballot item, they wanted to give the community an opportunity to determine whether some limits should be placed on VRBO- and AirBnB-type rentals. A 2016 Arizona state law restricted the ability of local governments to legislate short-term rentals, but HOA’s still have that ability. One of the unexpected consequences of the law was converting apartment buildings into short-term rentals more similar to hotels than permanent housing.

Ironically, Gov. Doug Ducey announced in late August that the state should revisit the law following stories that revealed Sedona and other cities have been strug-
Scottsdale Is Best Place to Rent

For this edition as to why Scottsdale is a great place to live, we bring you this mashup: It turns out that 509 apartments will be added to Scottsdale this year just as our city was ranked the No. 1 best place in the nation to rent by Wallet Hub. Scottsdale topped this list because we also have the best Quality of Life ranking in the nation even though we are only the 63rd most affordable American city in which to rent. Gilbert placed 4th in the nation, Chandler 6th and Peoria 7th. By the way, the Phoenix area is expected to add 9,620 rental units in 2019, making the region the 8th fastest growing metro area in the nation for apartments, according to Rent Café.

Shelter Plans Paws for Pins

If you love animals, but also love to bowl, come down to the 8th annual Pins 4 Paws event to benefit the Foothills Animal Rescue at Thompson Peak Parkway and Bell Road. The $100 per-person event includes two games of bowling, food and drink. The event will be from 6-8:30 p.m. on Sept. 20th at the new Bowlero on 7000 E. Mayo Boulevard. foothillsanimal.org/pins

Whiskers & Wine Is on Oct. 23

The 8th Annual Whiskers & Wine event will help raise funds for the operation of Foothills Animal Rescue. The $75 admission price and auction items will benefit the dogs and cats housed by Foothills. The event, which will include wine, spirits and food, will be from 6 to 8:30 p.m. on Oct. 23rd at the Windgate Ranch Clubhouse at 10095 East Windgate Ranch Road. foothillsanimal.org/whiskers

Corks & Collars Set for Nov. 11

If for some reason you need to miss Whiskers & Wine or Paws for Pins, you might want to go to the 11th Annual Corks and Collars fundraiser, which will be held from 2 to 5 p.m. on Saturday, Nov. 9th, at the Plaza on Market Street in DC Ranch. The event includes wine tasting, an acoustic guitarist and a silent auction that will benefit Desert Labrado Retriever Rescue. corksandcollars.org

Walk Provides Hope for Kids

Hope Kids, which provides community support, events and activities for families with children facing cancer and other life-threatening medical conditions, plans on holding its 11th annual fundraiser called HopeWalk on Oct. 12th near McDowell Mountain Ranch. HopeWalk will also include special guests and live music. The event will begin with a team check-in at 7:30 a.m. and the walk will start at 9 a.m. at Notre Dame Preparatory School at 9701 E. Bell Road. hopekids.org/hopewalkarizona

3.0% INTEREST

3.096% APR

Effective Rate as of July 1, 2019. Rates are subject to change without notice. Certain restrictions may apply. Rates are based on a 15-year term, $250,000 loan amount with a minimum Fico score of 740. 80% LTV Owner occupied primary dwelling. $1726.45 P&I Plus tax and insurance escrows.
(Continued from page 2)

Just in Joust: Howl to Have Fun

We couldn’t figure out how to get Medieval Times, Great Wolf Lodge and Cold Beers & Cheeseburgers into the headline, so we thought we’d distract you with an attempt at being punny. You may not be laughing, but at least you’ve read this far to learn that Medieval Times has already opened while Great Wolf Lodge plans to open on Sept 18th or so. For a bonus, we thought you’d like to know that a new Cold Beers & Cheeseburgers will be opening in Pima Crossing shopping center at Pima Road and Shea Boulevard on Sept. 26th.

Register for Garage Sale Online

To make signing up for the MMR garage sale on Saturday, Oct. 19th, more efficient this year, residents who wish to sell items will need to visit this URL: bit.ly/2Fs9Rs. As in years past, residents can pick up balloons from 6 a.m. to 7 a.m. at the Community Center. Goodwill will also pick up unsold items that residents want to donate to benefit the Desert Mountain High School Band Boosters. Watch facebook.com/mmrpbc for updates on this and other McDowell Mountain Ranch Events. Deadline to register is Oct. 11th.

Correction

On our Page 1 story titled “New Complex Proposed for Vacant Lot” in the July-August issue, we incorrectly stated that the height of the proposed senior living center would be 48 -feet tall. The correct height will actually be 39 -feet tall.

Things to Do

MMR Events

Bulk Garbage Pickup. Week of Sept. 23. Please create separate piles for plant debris and bulk garbage.

Board of Directors Meeting 7-8 p.m. Sept. 24 at the McDowell Center.

Community Garage Sale. 7-11 a.m. Oct. 19th. (See item at left.) bit.ly/2Fs9Rs


Board of Directors Meeting 7-8 p.m. Oct. 22 at the McDowell Center.

Fall Festival. 11 a.m.-2 p.m. Nov. 9. The event is back. See Page 2 for more details. mmrca.net

Bulk Garbage Pickup. Week of Nov. 18. Please create separate piles for plant debris and bulk garbage.

Board of Directors Meeting 7-8 p.m. Nov. 26 at the McDowell Center.

Weekly

Art Classes. Regular art classes are held on Wednesdays & advanced classes on Thursdays at the McDowell Center. Email: ShoeBoxStudiosArtInfo@gmail.

Pickleball Club. Open play begins at 8 a.m. on Tuesdays, 7 p.m. on Wednesdays and 7 a.m. on Saturdays. Competitive play begins at 7 p.m. on Mondays. Facebook.com/mmrpc

Conservancy Events

See Page 21 for Full List of 25th Anniversary Events

Bike Granite Mountain Loop. 7:30-10:30 p.m. Sept. 22. Please bring an appropriate mountain bike for this Intermediate Skills ride. bit.ly/2zt79B3

25th Anniversary Celebration. 3-4:30 p.m. Oct. 1. Scottsdale Center for Performing Arts. bit.ly/2zr19Z

McDowell Sonoran Preserve Commission Meeting. 5-7 p.m. Oct. 3. Florence Nelson Community Center. bit.ly/2Nq9q

Tour de Scottsdale. Oct. 13. 70- and 30-mile rides benefit the Conservancy. Details on Page 17. tourdescottsdale.net

Fraesfield & Granite Mountain Trailhead Dedication. 9-10 a.m. Oct. 18. Event will be at the Fraesfield Trailhead, 13400 E. Rio Verde Drive. bit.ly/2zs2DS9

WestWorld Events


St. Jude Walk/Run. Sept. 28. Enter the free Walk/Run or the 5K to help raise money for St. Jude Children’s Research Hospital during Childhood Cancer Awareness Month. See Page 9. bit.ly/32f7bsM

Jurassic Adventure. Oct. 5-6. Fifty life-size dinosaurs will roar into WestWorld for a fun learning experience. Event includes dinosaur rides, fossil digs, bounce area and bungee runs. myjurassicadventure.com

Arizona Taco Festival. Oct. 12-13. 11 a.m.-7 p.m. Over 50 restaurants and food trucks will be the highlight of 10th annual festival. Event includes tacos, margarita competition, tequila expo, Lucha Libre Arena, hot sauce tent, chili pepper eating contest and music. aztacofestival.com

Maricopa County Home Show. Oct. 18-20. Come see the exhibitors, get referrals, attend seminars or become a show sponsor. maricopacountyhomeshow.com

Polo Championships. Nov. 2-3. The annual event includes the main event, party tents, a wedding, Barrett-Jackson preview, Apex Cup, fashion show and canine couture. thepoloparty.com

Pinners Arizona. Nov. 8-9. The craft show is back with classes, shopping options décor, do-it-yourself solutions and exhibits. azpinnersconference.com

NOTE: bit.ly & tinyurl at the end of some posts, are shortened URLs, which are easier to type in than full web addresses.

Dates and event specifics are subject to change because of our two-month production cycle. If you have a local event that you would like to promote, send us an email at events@writethrumedia.com.
While we have nothing against chain chiropractors, there is something to be said about an independent operator who has spent decades developing a regimen that best benefits his patients. So meet Dr. Marcus Perron, who recently moved into the old location for Rehab Plus in the Bashas’ shopping center. (Rehab Plus, by the way, relocated a few doors down into The Art shopping center.)

Actually, you should meet both Dr. Perron and Licensed Massage Therapist Chris Hodge, because the two work as a team. Dr. Perron diagnoses patients and treats them as a chiropractor while Chris, who is an Arizona native, provides massage treatments.

The two make a great team in their new location, which is sparkling clean and stylish at the same time. The pair, who clearly work well together, emphasize that long-term treatment with consistent maintenance provides the best long-term results.

Some of their most common patients are parents and their children, as well as golfers, who find that their sport is pretty — OK, very — rough on their backs.

If Dr. Perron’s name sounds familiar that’s because previous to his new location, he was located in the Safeway shopping center beginning in 1998. Not only that, he’s advertised in this newsletter in the past.

Dr. Perron, a Canadian by birth, told me that he was excited about the opening at his new location because he felt that most of his clientele will and has come from McDowell Mountain Ranch, DC Ranch and Windgate Ranch. And so far, the move has been great, Dr. Perron tells us, because plenty of residents have already walked in at his new location.

Dr. Perron is married and has two children, Kai Noah, who is 9, and Legend, who is 2.

Office hours for the new location are 10 a.m. to 1 p.m. and then 2 to 6 p.m. on Mondays, Wednesdays and Fridays. Tuesday visits are by appointment only.

Author Brett Levy is the Editor and Publisher of McDowell Mountain Real Estate News.
Scottsdale Together Overcoming Prejudice (STOP) is a new organization with a positive mission that sprung up from a negative event experienced by McDowell Mountain Ranch resident Lisa Sproat. In that June incident, Lisa’s family found a racist photo attached to their front door.

But after the shock from the incident wore off, Lisa decided to do something positive, so for the past three months, she’s led a group of MMR residents and other community leaders into forming an organization that is trying to combat racism.

One of the more eye-opening discoveries of the Scottsdale residents who attended the meetings is hearing their stories of how so many have experienced racial discrimination here in the city and elsewhere in the country.

“Arizona is a tough place for Latino women to be,” one resident said. “(Racist incidents are) way more common than most of us know,” another resident said.

The group, which hopes to eventually become a nonprofit, has moved quickly. For example, the group already has settled on this mission statement, “STOP is a group of concerned neighbors who believe positive change comes about through respect, understanding, education, awareness, engagement and strength in numbers. We seek to solidify Scottsdale as a safe and welcoming city for all.”

The group is also planning a Community Potluck as part of International Day of Peace that will be from 5 to 7 p.m. on Saturday, Sept. 21st, at Scottsdale’s Mountain View Community Center Multipurpose Room at 8625 E. Mountain View Road. Space is limited to 150 people, so the event organizers ask that you RSVP via Sign Up Genius at this URL: bit.ly/2lHdQvA.

While STOP is also working on participating in other citywide events, we’ve been impressed by how much the group has already accomplished. We’re confident that we’ll be seeing big things from them soon.

Author Brett Levy is the Editor and Publisher of McDowell Mountain Real Estate News.
COMMUNITY NEWS

WestWorld Generates $111.7 million for Area Economy

When you see all that traffic going into WestWorld for Barrett Jackson, the Arabian Horse Show and other events, there is an upside you may not be aware of: Our neighboring convention and equestrian parks generated $111.7 million in revenue for the area economy from August of 2018 to July of 2019. Even better, WestWorld created 1,884 direct and indirect jobs and attracted nearly a million visitors. About 86% of those non-Scottsdale visitors provide a nice financial boost to our city.

By the way, horse and car events, such as the Barrett-Jackson Auto Auction and the Arabian Horse Show, are still the biggest draws to WestWorld. The study was conducted by the Seidman Institute at Arizona State University’s W.P. Carey School of Business. A Scottsdale Progress story also took a deeper look at how much WestWorld costs the city and how it compares with similar Valley venues. You can read that story at this URL: bit.ly/2k3U6Sx.

WestWorld Up for Major Event

McDowell Mountain Ranch neighbor WestWorld is one of 10 possible destinations — the others are all outside the United States — for the Fédération Equestre Internationale World Championships in August of 2022, according to the Scottsdale Independent. The event will also count as the qualifier for the Paris 2024 Olympic Games. WestWorld is competing against Denmark, Estonia, Hungary, Ireland, Italy, Saudi Arabia, Slovakia, the Netherlands and the United Arab Emirates for rights to host the event.

Taliesin Makes UNESCO List

Nearby Taliesin West is one of eight Frank Lloyd Wright buildings that has been added to the UNESCO World Heritage List. The designation puts the architect’s works on the same stage as cultural sites such as Taj Mahal in India, the Pyramids of Giza in Egypt, and the Statue of Liberty in New York, according to a press release by the Frank Lloyd Wright Foundation. Although the listing is mostly honorary, the site may benefit from an increase in tourism.

Taliesin West, which was built on 620 acres in 1937 just a few miles from McDowell Mountain Ranch, began as Frank Lloyd Wright’s winter home until 1959 and now serves as the home of The Frank Lloyd Wright Foundation and the School of Architecture at Taliesin. It was Frank Lloyd Wright’s vision that in part led to the creation of the Sonoran Desert Preserve.

The other Frank Lloyd Wright buildings added to the list are Frederick C. Robie House, Hollyhock House, Fallingwater, the Herbert and Katherine Jacobs House, and the Solomon R. Guggenheim Museum.

MMR Resident Wins World, National Triathlon Titles

McDowell Mountain Ranch resident Adrienne Leblanc placed first in the 50-54 age division for Distance Triathlon at the World Championship in Lausanne, Switzerland, on Labor Day weekend. Just a few weeks earlier, she won her age group at the USA Olympic Triathlon Age Group National Championship.

Adrienne, who has also taken the bronze at the world event, won her third gold title. In the national event, Adrienne beat out 133 competitors to snag her sixth national title. Adrienne also took second overall in the female Master’s category and 14th out of women of all ages.

“I felt very focused on each discipline — trying not to think about what’s coming up, but just focus on what I’m doing at the moment, and that helped a lot,” Leblanc told USA Triathlon. “It feels amazing, I’m so surprised (to win). I’m just in awe, and I can’t believe it.”

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**Classic Cooking Named Finalist for Sterling Award**

Classic Cooking in the McDowell Center has been named a finalist for the 2019 Sterling Awards in the micro business category, according to the Scottsdale Independent. The cooking school has long served McDowell Mountain Ranch families. The winners of the awards, which are sponsored by the Scottsdale Chamber of Commerce, will be announced at a Nov. 15th luncheon.

**Join Us at Nori for Happy Hour**

When Nori Sushi & Asian Dining contacted us about their expanded happy hour, we thought this might be a great chance for you to meet with our Publisher, Brett Levy, who will answer your questions about our community in the news. In turn, Brett would love to learn more about stories that you would like to see covered.

We’ve long felt that Nori is one of those hidden gems here in the McDowell Mountain Ranch area and their expanded Happy Hour menu is a great way to learn more about their offerings. Drinks range from $2 to $4 off, while food is between $3 and $7. Signature Rolls are $3 off. Regular happy hour begins at 2 p.m. and lasts to 7 p.m. seven days a week.

Our meet-the-publisher event will be from 5 to 7 p.m. on Wednesday, Sept. 25th. Although guests are expected to pay for their own food and drinks, Nori promises to provide free samples and giveaways! Please go to this Evite URL to let us know if you will be coming by: [http://evite.me/GW42Jj2Tmt](http://evite.me/GW42Jj2Tmt)

**4 New Restaurants Planned**

Four new restaurant chains are coming to the Scottsdale 101 Shopping Center, which is on Mayo Boulevard just west of Scottsdale Road. Blast and Brew serves pizza, beer, chicken wings and sandwiches while Hot N Juicy Crawfish offers spicy and fried seafood options. Vanilla Fish is a U.S.-South Korean sushi and Japanese-style barbecue restaurant while Freddy’s Frozen Custard and Steakburgers offers hot dogs, cheese curds and its namesake meals. The new restaurants are expected to open over the next year.

**Princess Resort Getting Updates**

The Fairmont Scottsdale Princess resort is updating 458 of its standard rooms, 20 luxury suites and the Princess Pool, according to the Arizona Republic. Improvements to the standard rooms include mini refrigerators, an Echo Dot programmed to help visitors, and 50-inch TVs that will allow residents to stream Netflix, Hulu and many apps. The luxury suites will get 65-inch TVs.

Eight new Cabanas, fans, refrigerators and flat screen TVs will be added to the Princess Pool, which opened in 1987. The pool area will be simplified to a single level to improve views of the McDowell Mountains and the large whirlpool will be divided into two for a similar reason. The remodeling is expected to be completed in September.

**Wildflower Owner Purchased**

The Cheesecake Factory Inc. is buying the chain behind popular north Scottsdale restaurants such as Wildflower, The Green House and Flower Child, according to the Arizona Republic. Sam Fox will continue to lead and grow Fox Restaurants Concepts, which operates 45 locations, as a subsidiary of The Cheesecake Factory, the report says.


**SMAC Student Represents Karate Team at World Event**

Scottsdale resident and recent Notre Dame Preparatory graduate Sabrina Arevalo, who has been at the Scottsdale Martial Arts Center (SMAC) since she was 5, represented Team USA Karate at the 2019 Junior Pan American Championships in Ecuador. Sabrina, 18, earned her spot at the Guayaquil, Ecuador, event following the 2019 USA Karate National Championships in Schaumburg, Ill. Sabrina led through much of her first match at the Pan American Championships, but lost 3-4 in the final 8 seconds.
SCOTTSDALE BOND & SUSD ELECTIONS

Reminder: Scottsdale Bond, SUSD Override Election Will Be by Mail

Well, we originally thought we’d have a ton of new information to share with our readers regarding the Scottsdale and Scottsdale Unified School District elections by our September newsletter, but to be honest, everything has been relatively quiet. Of course, that could change by the election on Nov. 5th. Unfortunately, the November issue won’t be any help with breaking news because by then you should have already voted.

Perhaps the most important issue for our readers then, is registering to vote and getting those votes in on time.

Although the election date is Nov. 5th, Scottsdale is holding its first all mail-in election, which means that ballots must be mailed in advance or show up at special locations by Nov. 1st. Residents have until Oct. 7th to register to vote, which you can do online by typing in this shortened URL: bit.ly/2lXmTZz

Scottsdale residents will be voting on a budget override for the Scottsdale Unified School District and three city-sponsored capital bond projects. Please note that Scottsdale residents can ONLY vote by mail or deliver them in person. Important dates to keep track of:

- Oct. 1st — City of Scottsdale deadline for mailing out the Election Information Pamphlet.
- Oct. 7th — Must be registered to vote by this date.
- Oct. 9th — Early voting begins (and when ballots should start arriving.)
- Oct. 30th — Deadline for mailing ballot.
- Nov. 5th — Election Day. Polling places WILL NOT BE OPEN. Note that ballots must be received at the Maricopa County Elections Department by 7 p.m., which you can deliver by hand. See below.

If for some reason your ballot does not arrive or is damaged in some way, replacement ballots can be acquired at the following locations, according to Scottsdale:

**Indian Bend Wash Visitors Center — 4201 N. Hayden Road, Scottsdale**
- 8 a.m. to 5 p.m., Monday, Oct. 28, through Friday, Nov. 1
- 8 a.m. to 5 p.m., Monday, Nov. 4
- 6 a.m. to 7 p.m., Tuesday, Nov. 5

**Florence Ely Nelson Desert Park — 8950 E. Pinnacle Peak Road, Scottsdale**
- 8:30 a.m. to 4:30 p.m., Monday, Oct. 28, through Friday, Nov. 1
- 8:30 a.m. to 4:30 p.m., Monday, Nov. 4
- 6:00 a.m. to 7:00 p.m., Tuesday, Nov. 5

The Scottsdale ballot will have three city bond questions and one budget override question for SUSD. Here is a quick reminder of the city bond items:

**Question 1:** 14 parks, recreation and senior services projects totaling $112.6 million;

**Question 2:** 20 community spaces and infrastructure projects totaling $112.3 million;

**Question 3:** 24 public safety and technology projects totaling $94.1 million.

Residents could adopt any combination of the three bond packages or they could reject them all.

The SUSD vote is asking residents to approve what is known as a budget override that is needed to replace the current one in place. This override will keep taxes exactly where they are now and keep schools running at their current budget levels.

**SUSD to Hold Info Meetings**

The Scottsdale Unified School District will be holding several informational public hearings to discuss the district’s budget override election scheduled for Nov. 5th. SUSD Chief Financial Officer Jeff Gadd will serve as the host at the meetings. By the time you receive this newsletter, some will have already passed, so here is a list of remaining dates and locations:

- Sept. 19: Saguaro High School, 6250 N. 82nd St., Scottsdale
- Sept. 24: Desert Mountain High School, 12575 E. Via Linda, Scottsdale
- Sept. 26: Arcadia High School, 4703 E. Indian School Rd., Phoenix

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Scottsdale Clears Hurdle for 156-Foot Old Town Building

By a 4-3 vote, Scottsdale’s City Council approved a zoning district amendment that clears a major hurdle for a 156-foot-tall building to be built adjacent to the Galleria. The zoning change for the Marquee Development plan allows for 250,000 square feet of office space plus 21,000 square feet of retail space on an empty site in Old Town Scottsdale. The overall lot is 9.5 acres, but the development would sit on 2.5 acres. Fortunately, the project does not really impact north Scottsdale, but we’ve heard from a few residents who are worried that an increasing number of tall buildings will be approved elsewhere in the city.

Scottsdale residents sent numerous emails opposing the project to the city on the grounds that it is too big for the site, traffic is already horrible in the area, the building will add too much demand on infrastructure, and that the building is so ugly that one resident compared the design with a “luxury prison.” Scottsdale Mayor Jim Lane and Councilmembers Linda Milhaven, Suzanne Klapp and Virginia Korte approved the project zoning changes. Councilmembers Kathy Littlefield, Solange Whitehead and Guy Phillips voted against the zoning changes.

Scottsdale Revenue Grows

Scottsdale is expecting to see 8.4% in revenue growth in the new fiscal year that began on July 1st, according to the Arizona Republic. The increase, which would be the largest in the Valley if the prediction holds, comes on the heels of a new transportation sales tax that was approved by voters in November 2018. The city collected $196.8 million in the last fiscal year, but hopes to levy $213 million in sales and other taxes in 2019.

St. Jude Fun Run at WestWorld

St. Jude Children’s Research Hospital hopes to raise $250,000 through a fun run that it is sponsoring at WestWorld in September. The event, which has already raised more than $103,000, will include a free Walk/Run as well as a 5K run. Participants can also form teams. Although the schedule hasn’t been fully worked out for the Childhood Cancer Awareness Month event, the date has been set for Saturday, Sept. 28th. The biggest donors at the time of this writing are On Semiconductor and Medieval Times. Go to this mini URL for event details: bit.ly/32f7bsM

Loop 101 Traffic Shift to Last for About One Year

McDowell Mountain Ranch residents were able to let out a collective sigh of relief by the end of August after Arizona Department of Transportation finally reopened most of the closed ramps along the Loop 101 Freeway between Princess Drive and 64th Street. ADOT’s bypass, which will be in place for about a year, will allow for construction of a bridge for the soon-to-be-built Miller Road. The closures are not over, so we’ll keep you updated on our Facebook page at facebook.com/mmrhomes.
**HOMES CURRENTLY FOR SALE**

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(Continued on page 15)
Wash, Rinse, Repeat

I know I’ve been dwelling on the same subject, the lack of housing inventory in our marketplace, for what seems like forever, but it’s a genuinely intriguing phenomenon. So much so, in fact, that I find myself constantly asking why, with the troves of buyers looking to purchase, interest rates near historic lows (affording buyers more house for their money) and prices almost back to where they were in the haydays of 2006-2008, there aren’t more houses coming on the market? Quite frankly, it’s almost as big an enigma as waking up one morning to find out that the law of gravity has been repealed.

Actually, the first time I asked the “Where have all the houses gone” question was just over 2 years ago, in July, 2017. At that time, we had 53 properties on the market for sale in all of McDowell Mountain Ranch, with another 20 that were under contract and waiting to close. In contrast, today we have only 26 homes on the market (down from 34 when we published the July/August newsletter). Sadly enough, I’ve learned nothing new in the interval. All I have to offer are the same reasons I’ve stated in previous issues. Wash, Rinse, Repeat.

Meanwhile, the National Association of Realtors has weighed in with one explanation as to why the housing inventory has been shrinking: Their statistics show that homeowners are staying put longer. The national average tenure of a homeowner who sold this year was a record high, 8.3 years. To put that in perspective, when I first moved to McDowell Mountain Ranch over 20 years ago, the turnover rate was in the range of 3-5 years.

The demographic shift also plays a role in explaining the low inventory environment. Millennials have overtaken Baby Boomers as the largest adult population, 73 million versus 72 million in 2019, and have trailed their generational predecessors when it comes to embracing homeownership.

Moreover, according to Mark Fleming, chief economist of First American Financial Corporation, they’ve also delayed marriage and having children, which are often the lifestyle triggers that lead to purchasing a first home.

And then, of course, there are the investors who bought up homes in foreclosure during the recession and converted them to rentals. According to census data, the number of new renters in the second quarter of this year was higher than the number of new owners.

Needless to say, we’ve had to adjust to the times. While our specialty and expertise is and always has been McDowell Mountain Ranch (see the chart on Page 14 which shows our ranking as the #1 agents here), we find that more often than not, we’re working with buyers that are looking elsewhere (gasp!). Interestingly enough, many of these buyers are initially drawn to us because of our expertise in MMR but end up looking elsewhere because of our limited selection of homes to show them here in the community.

At the same time, we are also finding that we are receiving more and more inquiries from anxious sellers in surrounding areas based on our reputation for effectively marketing homes and getting them sold.

(Continued on page 14)
A Few of Our Transactions in Other Areas….

**Cactus Glen**
5330 E Claire Drive  
4BR/2BA  2,131 SF  
Remodeled Home with Granite Counters, Stainless Appliances, Barn Doors and a Sparkling Pool!  
$560,000

**Arabian Views**
5534 E Anderson Drive  
5BR/3BA  3,302 SF  
Travertine Flooring T/O, Wet Bar & Gourmet Kitchen! Granite, Stainless Apps & a Sparkling Pool! 3G!  
$645,000

**Pueblo Bonito**
12015 E Gold Dust Ave  
4BR+DEN/4BA  4,040SF  
Single Level Custom Home w/Lush Backyard with Pebble Tec Pool & Grassy Area! Gas Fireplace & 3CG!  
$775,000

**Los Portones**
23930 N 74th Place  
4BR/2.5BR  2,796 SF  
Remodeled w/Wood Plank Flrs T/O, Custom Kitchen, SS Apps, 2 New HVAC’s, RV Gate & Sparkling Pool!  
$777,500

**Montevista**
30424 N 55th Way  
4BR+DEN/4.5BA  4,615 SF  
Beautiful Contemporary Home w/ Gourmet Kitchen, Casita, Resort Style Backyard w/Pool & Bar! 3G!  
$1,200,000

**Desert Highlands**
10040 E Happy Valley #923  
4BR+DEN/4.5BA  4,667 SF  
Custom Home w/Infinity Edge Pool and Spectacular Mountain Views! Casita & Custom Finishes T/O! 3G!  
$1,360,000

**Arcadia**
4220 N 68th Place  
4BR/3.5BA  2,911 SF  
Stunning Great Room Remodel w/ Gourmet Kitchen, Beamed Ceilings & Brand New Sparkling Pool! 3G!  
$1,450,000

**Colonia Miramonte**
5434 E Lincoln Dr #15  
3BR/3BA  3,376 SF  
Custom Contemporary Home with Chef’s Kitchen w/Commercial Apps, Casita, Built-In BBQ & Firepit!  
$1,525,000

**Grayhawk**
19700 N 76th St #2123  
2BR/2BA  1,403 SF  
Gated Great Room Plan with Fireplace & Mountain Views! Granite, Stainless & Fully Furnished! 1CG!  
$290,000

**Kierland**
15221 N Clubgate Dr #2077  
2BR/2BA  1,243SF  
Gated with Resort Amenities, Near Shopping and Restaurants! Great Room Plan with Cozy Fireplace!  
$305,000

**Troon**
25555 N Windy Walk Dr #92  
2BR/2.5BA  1,623 SF  
Guard Gated w/Saltilo Tile, Cozy Fireplace & Pinnacle Peak Mountain Views! Community Pool & 2G!  
$360,000

**DC Ranch**
18450 N 92nd Street  
3BR/2BA  1,852 SF  
Gated Great Room Floor Plan with Courtyard Entry! Granite Counters, Tile Flrs, Remodeled Master Bath!  
$540,000

And Some Others Closer By…. 
Our Featured Home

**Remodeled!**

**Trovas**
16760 N 109th Way
3BR/3.5BA 3,222 SF

This Gorgeous Remodeled Home Features a Courtyard Entry and New Porcelain Tile Flooring Throughout! The Kitchen Boasts Granite Counters, Stainless Appliances and a Center Island with a Breakfast Bar. Beautiful Contemporary Master Bath with Quartz Counters and a Glass Tiled Shower. Outside you’ll find a Peaceful Sanctuary with a Pebble Tec Pool, Built-In Stainless BBQ and a Gas Firepit. Newer Trane HVAC Units and Roof! Call Us at 480-563-3333 to See This Stunning Home!

$848,000

And A Few More of Our Current Listings......

**Cachet**
16420 N TPP #1003
3BR/2BA 1,659 SF
Gated 1st Floor Unit with Stainless Apps & Plantation Shutters T/O! Gas Fireplace & Mountain Views!

$382,900

**Discovery Trails**
10510 E Star of the Desert
4BR/3.5BA 2,197 SF
2 Master Suites, One Upstairs & One Down! Brand New Carpeting and Interior Paint. Sparkling Pool!

$475,000

**Sunrise Point**
11369 E Helm Drive
2BR+DEN/2BA 2,043 SF
Guard Gated on Corner Lot w/Mtn Views! New Porcelain Wood Like Tile, Stainless Apps, New HVAC!

$585,000

**Sonoran Fairways**
10579 E Conieson Road
5BR/3.5BA 3,466 SF
Gated & Backs to Golf Course with Mountain Views! Heated Pool & Spa, Putting Green & Built-In BBQ!

$699,999
Take a look at the previous Page 12, and you’ll see the many different communities and price ranges that we’ve sold homes in recently. The lack of inventory hasn’t really slowed us down at all from a purely business standpoint. In fact, by most measures, we’re selling up a storm!

‘Coming Soon’ Listings!

This is a somewhat new phenomenon that has emerged with the changing market during the past few years. With so few homes on the market, we have been proactive in leveraging our networks of past clients, neighbors and other real estate professionals to find “off market” properties for our buyers. Incidentally, to elaborate on that concept just a bit, please appreciate that when we send postcards to your house that say “we have a buyer for your home” we are actually serious about it. It’s not just a generic solicitation (although it may occasionally be used that way by other agents).

However, the effort does occasionally produce leads that don’t yield a match with our existing buyer clients. When that happens, we encourage them to participate in our very successful “Coming Soon” program where properties are advertised for up to 30 days prior to activation on the MLS. And this year, incredibly enough, more than 20% of our “Coming Soon” homes have sold before officially going on the market!

If we aren’t able to match our buyer to the house, then the property is posted on multiple media channels. Sophisticated buyers now shop from the comfort of their own homes before contacting a real estate agent and more and more often, they are turning to social media for the most updated information. The channels that we use to promote our pre-MLS listings, and to provide them with maximum exposure, include Facebook.com/MMRhomes, MMRHomes.com, Zillow, Trulia, Instagram, LinkedIn, NextDoor and YouTube.

In fact, serious buyers who are already looking in the McDowell Mountain Ranch area are flocking to our multiple networks to find properties that are not yet in MLS. Their goal is to be the first through the door and to have the opportunity to buy a house without worrying about competing bids.

The benefit to the seller is that the people coming through the door are actually serious buyers, not merely “lookers” and that they’ve already seen everything there is in the MLS. In these cases, showings are done by appointment only and are respectful of the homeowner’s personal schedule and, more often than not, buyers are apt to pay full price in order to secure their purchase before the house officially goes on the MLS.

Zillow Premier Agent

As we mentioned earlier, Zillow is one of the websites that we use to market our listings. Although its Zestimates of value are still somewhat suspect, it is now the No. 1 real estate site and the best way for us to connect with the largest audience of home buyers on the internet. Founded in 2006 by Rich Burton and Lloyd Frink, former executives and founders of Microsoft and Expedia, and Hotwire.com cofounder Spencer Rascoff, it generates revenue by selling advertising on its website.

One of the newest features launched by Zillow is a program called Premier Agent. It’s a subscription-only tool that not only ensures that our regular listings get strategically placed and receive additional exposure, but it also provides cool ways to highlight our “Coming Soon” properties.

The real estate market is constantly changing and so are our marketing programs. We employ cutting edge marketing to help our clients get their homes sold for TOP DOLLAR!

To find out more about our marketing program, including our “Coming Soon” pre-MLS strategy, OR to be added to our preferred list of buyers who get first access to our “Coming Soon” listings, call us today at 480-563-3333. If you can’t find what you’re looking for, we’ll find it for you!
RESALE ACTIVITY AT THE RANCH (CONTINUED)

CLOSED SALES IN JULY & AUGUST

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<th>Address</th>
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<th>Gar</th>
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PENDING, UCB * & CBBS** TRANSACTIONS

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OUR STUFF – Although the listings and transactions shown in this publication involve a variety of organizations and agents, you’ll note that all of our Team’s listings and sales are printed in BOLD BLUE TYPE and UNDERLINED.

*UNDER CONTRACT-ACCEPTING BACKUPS (UCB) Indicates that there’s an accepted contract on the property, but the sellers have requested that the home continue to be marketed in hopes of getting backup offers. As a practical matter, these listings receive little, if any, attention within the real estate community. However, when inventory grows very scarce (as it is now), there’s a possibility that they might draw some interest.

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480-607-0299
www.drwendywells.com

Copa Solutions
Certified Public Accountant

Daniel Benham | CPA

McDowell Mountain Ranch Real Estate News | September-October 2019 15
**CCBS** The Arizona Regional Multiple Listing System has created a new sub-status of “Active” called CCBS (Contract Contingent on Buyer Sale). Like the UCB status, CCBS indicates that there is an accepted contract on the property, but the sellers wish to obtain backup offers. However, it also explicitly indicates that the contract they have accepted is contingent on the buyer selling their current property.

### PENDING, UCB * & CBBS** TRANSACTIONS

<table>
<thead>
<tr>
<th>Address</th>
<th>Subdivision</th>
<th>Model</th>
<th>Price</th>
<th>Sq ft</th>
<th>Br</th>
<th>Gar</th>
<th>Pool</th>
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<td>11012 E Betony Dr</td>
<td>100 Hills</td>
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<td><strong>Alessi</strong></td>
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### CLOSED RENTALS IN JULY & AUGUST

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<td>Santana</td>
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### PENDING RENTALS AS OF AUGUST

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### AVAILABLE RENTALS

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<td>Parada</td>
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Tour de Scottsdale to Help Celebrate Preserve’s 25th Year

With last year’s Tour de Scottsdale canceled because of extreme weather, this year’s event takes on special significance as the McDowell Sonoran Preserve celebrates its 25th year in existence.

As in past years, the 70-mile ride, as illustrated at left, cuts through McDowell Mountain Ranch. As the Sunday, Oct. 13th, event rushes toward us, remember that registration is already open.

Go to this URL to register for a ride here: bit.ly/2m5nCbr
To register to volunteer, go to this URL: bit.ly/2kn1xVj
The general web page is here: tourdescottsdale.net

Gay Rodeo at WestWorld

The 33rd World Gay Rodeo Finals, featuring the top 20 men and women contestants in 11 traditional rodeo events, will be at WestWorld from Oct. 24th to the 27th. Go to igra.com/finals for details.

Flood Maps Help Grayhawk

Grayhawk residents will be the biggest beneficiaries of revised flood maps, because redrawn boundaries will put many residents outside the 100-year floodplain, according to the Scottsdale Independent. The changes mean that many residents who rely on federally-backed mortgages will no longer be required to buy flood insurance.
SUSD, Local Schools Do Well in Rankings by Niche

Scottsdale Unified School District received a No. 4 state ranking for 2020 by Niche, an organization that ranks communities and schools. Niche gave an A- overall to SUSD while also giving Scottsdale the same grade for its Good for Families ranking. Niche also ranked SUSD as the fourth best Arizona school district for sports.

Area charter schools also did well. BASIS Scottsdale was ranked the No. 1 middle, high and prep school in Arizona and No. 3 nationally. Scottsdale Preparatory Academy was ranked 5th best public high school for teachers in the state and the 8th best charter middle school in the nation.

Some national rankings
BASIS Scottsdale:
- 4th best public middle school teachers
- 5th best charter middle school
- 5th best public high school teachers

Scottsdale Preparatory Academy:
- 11th best public middle school
- 14th best charter high school

Other Arizona rankings
BASIS Scottsdale:
- 1st best charter middle school
- 1st best charter high school
- 1st best STEM school
- 2nd best public middle school for teachers

Scottsdale Preparatory Academy:
- 8th best middle school
- 8th best charter middle school
- 8th best charter high school
- 9th best public high school
- 13th best college prep high school

Notre Dame Preparatory School:
- 4th Best Catholic high school (out of 12)
- 9th Best private high school (out of 36)
- 9th best college prep private high school (out of 33)

The Top 3 public school districts in Arizona were Catalina Foothill, Vail and Chandler. Not surprisingly, Niche still considers Scottsdale the No. 1 best U.S. city to retire in. You can find more details at this URL: bit.ly/2HJp5NE

Superintendent Search on Tap

The Scottsdale Unified School District Board of Directors discussed at its early September meeting possible ways to find a replacement for Superintendent Dr. John Kriekard. Dr. Kriekard came out of retirement to help the school district following several scandals that included removal of the former Superintendent and investigations by the Arizona Attorney General. The previous search for a superintendent was rushed, so the board members generally agreed to a take-it-a-bit-more-slowly approach this go around.

Moody’s Likes SUSD Finances

Moody’s Investor Services and Standard & Poor’s Global Ratings reported that Scottsdale Unified School District’s financial condition has been improving and is expected to remain stable for the immediate future, according to the Scottsdale Independent. The district received an Aa1 rating from Moody’s for its district’s stable financial outlook while the district’s 2019 General Obligation bonds and long-term credit outlook received an AA/Stable rating.

SUSD Waives Lunch Fees

The Scottsdale Unified School District decided to waive a 40-cent fee for government-discounted lunches this year, according to the Scottsdale Independent. About 800 additional SUSD students are expected to benefit from the change, which is in response to higher minimum wages that have been pushing some families into the higher reduced-fee bracket. About 5,000 SUSD students received free meals last year.

Chef Helps Keep Garden Open

Scottsdale Country Club Executive Chef Lenny Rubin has joined an effort to keep open DC Ranch Community Garden, which launched in 2014 on the Copper Ridge School grounds, according to the Scottsdale Progress. Chef Lenny, who uses produce from the garden at the Ranch House, plans to offer on-site demonstrations, educational events and maybe even on-site cooking classes.

OdySea Offers 2 Scholarships

The OdySea Aquarium Foundation is offering two $1,500 scholarships and several internship opportunities to Scottsdale Community College Students. Applicants must maintain a 3.0 or higher Grade Point Average and must be committed to earn an Associate Degree or Certificate in Hospitality. Applicants will also be expected to complete a formal application and submit an essay this fall for the scholarships, which will launch in either the spring or summer of 2020. Call (480) 226-4340 or go to this mini URL for more details: bit.ly/2lwY6vf

Vig Helps Raise School Funds

The McDowell Mountain Ranch Vig, as well as the four other locations around the Valley, are donating 15% of your bill to local elementary, middle or high schools of your choice during the month of September, according to the Scottsdale Independent. The list of participating schools varies on which Vig you dine at. To read the story, type in this mini URL: bit.ly/2YY1BNo
In August, Notre Dame Preparatory Academy revealed plans for its proposed theater and art building that would replace unattractive and less functional, portable classrooms. The project calls for a two-story, multipurpose 19,750-square-foot building that will include a 3,700-square-foot black box theater and classrooms for digital video, music and theater students. The building will not exceed 34 feet in height, we’re told.

The theater will provide a desperately needed meeting space because Notre Dame’s multipurpose cafeteria is too small for a school-wide meeting of the nearly 900 students. To make the theater more flexible, it will have stadium seating that can be collapsed to create a large, open area.

The space is expected to be used not only for theater and music, but also Christian service activities, lectures, parent gatherings and other events.

Even back in August, Notre Dame had raised 78% of the funds needed for the $6.8 million project. The proposed building is still going through the city approval process, but Notre Dame officials are hoping that the ground-breaking will be in the fall and to have the building completed in time for the 2020-2021 school year.

After the theater has been built, the school has one more project that it would like to build: a new gym.

Notre Dame to Dublin, Ireland

Notre Dame Preparatory School’s football team and cheerleaders will return to Ireland for the Dublin High School Football Showcase in August of 2020, according to the school’s website. The school last visited this event in 2012.

More than 35,000 Americans are expected to visit Ireland during the event, which is part of the Aer Lingus College Football Classic.

Friends and parents wishing to join the players and cheerleaders on the trip should go to URL: globalfootball.com/ndprep-ireland
ging with so-called “party houses” and a housing shortage.

Sedona’s City Manager told the Arizona Republic that about 20% of the town’s homes are now short-term rentals. You can find the story at this web address: bit.ly/2MNbR5f

Although this won’t completely solve the party house problem, a new Arizona law kicked in on Aug. 27th that creates a series of fines for property owners who allow renters to use homes for such events as weddings and banquets.

Generally speaking, the first offense would cost the property owner $500 followed by a $1,000 penalty for a second offense. The third penalty can result in fines of at least $1,500, but up to 50% of the gross monthly rent if that number is higher. The law was sponsored by McDowell Mountain Ranch’s State Representative John Kavanagh.

The ballot that MMR residents will be receiving in the mail will include the language that would be added to our HOA’s rules, commonly known as Covenants, Conditions & Restrictions (CC&Rs).

The Board of Directors also removed some language from the ballot question that would allow the HOA to charge $25 for each time a property was rented out. The HOA has never charged such a fee and doesn’t plan to even though it is allowed under state law. We realize that this is confusing, but this is a good thing for MMR residents.

For the proposal to pass, 75% of voting residents must approve the ballot item. A minimum of 411 residents, which is 10% of MMR’s homeowners, must place a vote for the ballot to be valid.

Ballots can be dropped off at the McDowell Center, or they can be mailed in as long as they arrive before Nov. 19th. On that date, the HOA will hold a special meeting at 6 p.m. in which it will let residents who have not already done so, fill out ballots. Then the Board of Directors will count the ballots and reveal the results.

HOA Creates 2 Committees

The McDowell Mountain Ranch Homeowners Association created two new committees at its August meeting. The Long-Term Planning Committee will inventory MMR’s properties, Natural Open Spaces, easements, buildings, and other assets in preparation for future projects that will benefit The Ranch. You can volunteer for this board at this URL: bit.ly/3ykvy2G

The Policy Committee will be looking at creating a handbook that collates existing poli-
McDowell Preserve to Celebrate 25th Year in Operation

By Lori Calhoun
This October the McDowell Sonoran Preserve will celebrate its 25th birthday! The Preserve, owned by the City of Scottsdale, is managed with a unique partnership with McDowell Sonoran Conservancy. The City and the Conservancy work together year-round to manage and protect the Preserve as well as keep its 750,000 annual visitors safe. We hope you’ll join us for the 25th Anniversary celebration, at 3 p.m. on Tuesday, Oct. 1, at the Center for Performing Arts, where a special presentation dedicated to the early pioneers of the Preserve will take place.

A Brief History of the Preserve
Conservation efforts for the Preserve began in the late 1970’s. However, it wasn’t until 1991 that citizen activists created the McDowell Sonoran Land Trust, a 501(c)(3) non-profit, currently known as the McDowell Sonoran Conservancy. The Land Trust created a monthly newsletter and began leading guided hikes. Today that newsletter has grown into a quarterly magazine and the Conservancy’s ambassadors in blue shirts. These knowledgeable stewards possess a wealth of information about the Preserve and are happy to answer questions.

The City of Scottsdale dedicates 2,860 acres to the Preserve. Today it is more than 30,000 acres, over 200 trails, and welcomes more than 750,000 visitors annually. Those visitors are often greeted by the Conservancy’s ambassadors in blue shirts. These knowledgeable stewards possess a wealth of information about the Preserve and are happy to answer questions.

The City of Scottsdale coordinates with public safety for both police and fire support and facilitates public compliance with rules and regulations. In 2000, the City implemented a Preserve Commission and Preserve ordinance (see Chapter 21 of the City Charter.) The rules not only protect the Preserve and its resources, but also ensure Preserve visitors have a safe, enjoyable visit.

This October the Preserve will celebrate another milestone with the dedication of its two newest trailheads, Fraesfield and Granite Mountain. We hope you’ll join us at Fraesfield Trailhead at 9 a.m. on Friday, Oct. 18th for this momentous occasion! For more information on events, becoming a steward, or donating to the Conservancy please visit us online mcdowellsonoran.org.

The Fraesfield, above, and Granite Mountain trailheads will dedicated on Friday, Oct. 18th.

25th Anniversary Celebration Events

City Hall Events
Special Presentation
Tuesday, Oct. 1, 3 p.m. Scottsdale Center for Performing Arts — Join us for a special presentation as we celebrate Scottsdale’s McDowell Sonoran Preserve’s 25th anniversary. Immediately followed by a special presentation from the Mayor and City Council to kick off Preserve month. bit.ly/2zr19ZN

The Desert Ecology of the McDowell Sonoran Preserve
Tuesday, Oct. 1, 5 p.m. Mustang Library — This special lecture will showcase the unique ecology of the McDowell Sonoran Preserve. bit.ly/2IFoawi

Family Storytime
Saturday, Oct. 5, 10:30 a.m. Scottsdale Civic Center Library — Learn about the Sonoran Desert with story time, music, and counting activities. bit.ly/2kmwJ2d

Tour de Scottsdale
Sunday, Oct. 13, 6:30 a.m. DC Ranch Marketplace — The 16th annual bike ride kicks off at Market Street in DC Ranch. All proceeds benefit the McDowell Sonoran Conservancy. Story on Page 17. tourdescottsdale.net

Fraesfield & Granite Mountain Trailhead Dedication
Friday, Oct. 18, 9 a.m. Fraesfield Trailhead — Commemorative activities to celebrate the opening of the Preserve’s two newest trailheads! bit.ly/2k7E2zi

Family Storytime
Saturday, Oct. 19, 10:30 a.m. Appaloosa Library — Learn about the Sonoran Desert with story time, music, and counting activities. bit.ly/2iIEK6g

Family Sonoran Sunday
Sunday, Oct. 20, 3 p.m. Gateway Trailhead — Bring the whole family and learn 10 hiking essentials from professionals. bit.ly/2kmXvME

Hike with Natural Resources Coordinator, John Loleit
Monday, Oct. 21, 8 a.m. Fraesfield Trailhead — This Easy hike covers 2 miles in 2 hours, and goes over the animals, plants, and other important seasonal changes happening. bit.ly/2ISmHv

History of the Preserve and Conservancy
Tuesday, Oct. 22, 5:30 p.m. Mustang Library — Learn about the history of the Preserve and Conservancy from McDowell Sonoran Conservancy stewards. bit.ly/2m3uXRu

Stoneman Road Educational Bike Ride
Tuesday, Oct. 29, 8 a.m. Fraesfield Trailhead — Learn the military history of Stoneman Road while following portions of the actual route. bit.ly/2m1Kfxb

Lori Calhoun is the Events and Marketing Coordinator for the McDowell Sonoran Conservancy.
If you’re unsure as to what you’re voting on, please see our July edition, but the quick summary is this: Yes on three city-wide ballot items will go to long-languishing projects that impact not only the entire city, but projects on Bell Road, Thompson Peak Parkway and at WestWorld.

The last ballot item will be for a budgetary override that will keep SUSD unified schools funded at the same levels they are currently. In other words, a Yes vote on this ballot item means your taxes will remain unchanged and Desert Canyon Elementary and Middle schools won’t have to enact half days throughout the year like many of the city’s schools did in 2014.

HOA Election Cometh, too
The next topic for our mashup is regarding the McDowell Mountain Ranch’s upcoming vote on short-term rentals. Under current law, Arizona is the only state that prevents cities and towns from regulating short-term rentals such as VRBO and AirBnb. While Gov. Doug Ducey has recently commented that it may be time to revisit the law, there is no guarantee the changes will return control back to Scottsdale.

The issue is particularly poignant right now because of stories that revealed the city of Sedona has seen its property values skyrocket to levels that prevent local renters from ever buying in the community they love. Why is this happening? Because a cottage hotel industry has sprung up around short-term rentals that brings in a lot of investment dollars.

Another problem that Sedona has been facing is party houses, i.e. homes that are used for weddings or giant parties that normally would never be approved for residential areas. The good news is that a new Arizona law kicked in at the end of August that creates a series of fines for property owners who allow such non-permitted parties to occur on their properties. (See our story that starts on Page 1 for more details on this.)

While it’s a step in the right direction, there is still a long way to go toward creating sensible policies around short-term rentals. And that’s why the McDowell Mountain Ranch Board of Directors is giving its residents a choice: Do we want to create rules that require all rentals to last at least 30 days or longer? The idea is to protect a property owner’s right to lease out their properties, but to ensure the house on our left and the house on our right isn’t a defacto hotel. Again, we have the full details on our Page 1 Spotlight story, but be sure to follow our on-the-fly updates at facebook.com/mmrhomes.

(Bootstrap: Continued from page 1)
As someone who hikes the Preserve about five times a week, I will add that we need to continue to actively protect this national treasure in our back yard. While it may seem beautiful from a distance, it’s easy to see the Preserve is also under stress from extended droughts, heavier foot traffic, and invasive, flammable plants such as Buffelgrass and more recently Globe Chamomile. And although Scottsdale protects more desert than any other city in the country, development of unprotected tracts continues unabated.

Scottsdale Elections Cometh
The next item on our mashup agenda has to do with the incredibly confusing elections that are coming up in November. While the election date is technically Tuesday, Nov. 5th, please remember that the usual POLLING STATIONS WILL NOT BE OPEN.

Look, I know it’s rude to use all caps, but this election requires you to vote by mail or to drop filled-in ballots at just a handful of locations. We took the unusual step of devoting two-thirds of Page 8 to explain what the heck is going on with this mail-in only election.

Globe Chamomile, which I’ve seen throughout the Paradise Trail area, will someday pose a major fire hazard to the McDowell Sonoran Preserve if it continues to spread unchecked. The plants produce thousand of flammable little seeds.

Buffelgrass looks innocent enough, but it poses a major threat to the desert because it can incinerate native vegetation while seeding the entire area with more Buffelgrass. Fortunately, the McDowell Sonoran Preserve has been studying removal of Buffelgrass, as well invasive Fountain Grass.

Just Five Years Ago
Sept. 2014 — Many SUSD schools implemented weekly half days because residents voted down a budget override. … Satori, located in the Bashas’ shopping center closed, but it eventually reopened as Nori. … A Goodwill Industries Express Drop Off location opened up in the Bashas’ center, which added a Starbucks to the store as part of its remodel.

Only 10 Years Ago
Sept. 2009 — The ADA-compliant, half-mile Bajada Nature Trail in the McDowell Sonoran Preserve opened. … Breakfast restaurant Over Easy opened in the Ice Den. … Helene’s Team launched an upgraded, redesigned website. … The average price for a home in MMR was just under $500,000, down 17.63% since the beginning of the year.

About 15 Years Ago
Sept. 2004 — The first Tour de Scottsdale zipped through DC Ranch and McDowell Mountain Ranch. … The design process for the Arabian Library was restarted after being on hold for a year because of Scottsdale’s budget woes. … The “Toll Fence” which had restricted access to Toll Brothers’ property for “liability reasons,” finally came down. … MMR homes appreciated 16.88 percent over one year.

Holy, Cow 20 Years Ago
Sept. 1999 — Sunbelt Holdings announced scaled down plans for the property on the southwest corner of Thompson Peak Parkway and Bell Road. Originally planned for “big box” venues, Sunbelt would sell part of the land to Cachet for residential development (i.e. The Ridge) and develop the remainder as a smaller commercial entity with a supermarket as the anchor.

*As reported in this newsletter.
Cavasson Projects Next to Loop 101 Are Already in Progress

While it’s difficult to take your eyes off the road while driving through all the Loop 101 Freeway construction, it’s also difficult to miss the giant hole in the ground being dug out along the northwest corner of the highway and Hayden Road.

Cavasson, as the project in the Crossroads East district is called, will become a $950 million, 1.8 million-square-feet of office space that will include a Nationwide Insurance regional headquarters and eventually employ 8,000 to 9,000 workers. Nationwide will take up 460,000 square feet of space. The overall project will encompass 134 acres. Although not formally announced, a filing with the City of Scottsdale implies that a Hilton Hotel will be built on the site.

Another filing calls for retail buildings, while a third calls for apartments that will eventually accommodate 1,600 residences. A fourth project calls for two office buildings, though for now we don’t know which buildings are being referenced in the filings.

Kierland Resort Plans Update

The Marriott-owned Westin Kierland Resort & Spa plans to update its 732 rooms & suites with interior redesigns in time for the 2019 holiday season, according to AZBigMedia. The new look will reflect Arizona’s mining history as well as desert texture and colors.

Housing Project Clears Hurdle

The Scottsdale City Council voted 6-1 to approve zoning changes to allow a 32-lot subdivision to be built on a 39.2-acre parcel in far north Scottsdale. The zoning changes that were approved would allow for lots a third of the original size but would increase the amount of land kept in its natural state by 3.53 acres, for a total of 22.93. The project, which would be located on the west side of North 128th Street and North Ranch Gate Road, would be called McDowell Mountain Manor. The project abuts state land and is near the McDowell Sonoran Preserve and McDowell Mountain Regional Park.

Storyrock Land Purchased

Shea Homes Arizona just completed its purchase of three major land parcels around the Valley, including a 35-acre parcel on the east side of 128th Street at Ranch Gate Road. Shea is planning to build 51 homes on the Storyrock site located on the edge of the McDowell Sonoran Preserve, according to AZ Big Media. The purchase is part of a larger project that calls for 443 homes to be built on 462 acres. Storyrock plans call for 50% of the land to remain natural.

The other two land purchases include a 75-acre site at Pinnacle Peak Road, just west of Cave Creek Road and another in Avondale.

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NEW ADS

UPDATED ADS
HartWest Financial on Page 2.
Dr. Wendy Wells on Page 15.
Edward Jones on Page 16.
AquaSafe on Page 17.
This javelina stood motionless as if to hide from a hiker on the Paradise Trail behind Trovas in the McDowell Mountain Sonoran Preserve. Read about the Preserve turning 25 on Page 21.