Brett’s Perspective
Let’s Honor the Birthday of Our Sonoran Preserve

During the month of October, the McDowell Sonoran Preserve celebrated its 25th anniversary and, as a lifelong journalist, it’s safe to say that I have never seen a community go to such lengths to protect so much land from development. You see, a couple of decades ago I was the news editor for the Mesa Tribune and Scottsdale Progress. At that time, which was long before the Preserve was built, I recall editing stories that discussed this area. At the time, landowner Kemper Marley decided to develop DC Ranch with DMB. That move quickly sparked outrage because residents believed the land that DC Ranch sat on was protected.

But at some point, Scottsdale officials and residents teamed up to create the Preserve and with the help of a new city sales tax, it purchased the mountainous parts of DC Ranch.

The result of our 30,850-acre investment is an absolutely stunning Preserve chock full of majestic saguaros, spindly ocotillos, stout barrel cactuses, aggressive javelina and sprinting... (Continued on page 20)

Residents to See Modest HOA Rate Hike

The McDowell Mountain Ranch Homeowners Association voted in late October to increase quarterly payments by $4, which will raise an additional $62,000 a year for the community.

Although one board member was concerned about approving another rate increase, most directors felt that, as the cost of insurance and landscape services go up, the $1.33 a month increase is justified. The community also is in a phase of repairing, upgrading and replacing equipment and facilities that are now over 20 years old.

That’s why the HOA recently invested more than $1 million to upgrade the parks, and thousands more to update aging kitchens and bathrooms at the Community Center and the McDowell Center.

The HOA rate increase, which passed 8-1, means that most Ranch homeowners will pay $127 a quarter. Stanley Koczka, who felt the increase was unwarranted this time, voted against the measure.

The HOA also approved quarterly rate increases for several Special Use areas, which need the increases to make their reserve goals. Below are the increases:

(Continued on page 20)
Great Wolf Lodge Makes Splash

The giant indoor water park known as the Great Wolf Lodge finally opened on the Salt River Reservation following a last-minute delay triggered by a shortage of electricians needed to finish up the project. The park, the 18th to be built, opened a couple weeks late at the end of September. The park features water slides, a lazy river, a variety of games and other family entertainment. Hotel accommodations are generally required to take advantage of the Scottsdale-adjacent resort amenities. You can find the Republic story here at this URL: bit.ly/2N7aDRg

Fla, AZ Top States to Retire

Arizona is the second most-likely state that Americans would like to retire in, according to Property Shark. With 10% of Americans wishing to retire in Arizona, only one state has higher demand and not surprisingly that is Florida where a whopping 24% would like to retire.

While it’s true some retirees may be scared off by Arizona’s summer heat, we are a bit surprised that hurricanes and rising sea levels haven’t cut the interest in Florida a bit more considerably.

The next favored states to retire in are Tennessee, South Carolina, California and Texas. Top factors in choosing a retirement area are cost and proximity to friends and family. Climate, health services and amenities were surprisingly low on the list. That would explain why only 17% of those thinking about retiring would consider moving out of state. In contrast, 64% do not plan on moving at all and another 10% want to remain in their current home. (Continued on page 3)

MMR’s Holiday Tour of Lights Is Set for Dec. 13

This year Helene & Christine’s Team will again play a major role in 2019’s McDowell Mountain Ranch’s Holiday Tour of Lights by handing out cookies and drinks. We’re also raffling off a holiday gift basket.

The main attraction — sorry Santa — are the 30-minute long, horse-pulled wagon rides that let residents observe the best lights here in The Ranch, but there will be plenty of other things to do at the event.

There will be food, hot cocoa, and of course Santa, who will listen to children’s wishes while posing for photos.

Be sure to bring toys, because they will benefit needy children via Arizona Helping Hands. The charity provides more than 30,000 toys for foster care children. Helping Hands is looking for all kinds of toys, including Lego kits, Musical toys and toddler gifts.

The free horse & buggy rides will leave every 20 minutes from 6:30 to 8:30 p.m. on Dec. 13th in front of the Community Center. This year, residents need to pre-register for rides by Dec. 6th. Log in at mmrca.net, then click on the “RSVP” link under “Stay Connected.” If you have any questions, call the Homeowner’s Association at (480) 585-7600.
Scottsdale INDEPENDENT
Where Did the Independent Go?

If you were wondering what happened to the Scottsdale Independent website, don’t worry, it’s still out there. We panicked for a few minutes when we discovered that the scottsdaleindependent.com website went dead, but a little searching revealed that the Independent sort of merged its Phoenix-area websites under a new URL — yourvalley.net. Pro tip to the technical staff at the Independent: You should redirect the old URL to the new one so regular readers can more easily find you!

The Independent explains why it changed its domain name at this URL: bit.ly/2JG5CNJ

Russo Steele Relocates Again

The 20th Russo and Steele auto auction is returning to North Scottsdale from Jan. 15th to the 19th after trying out other locations in recent years. The auction will be easier to access at its new spot on Arizona State land situated on the southeast corner of the Loop 101 Freeway and Scottsdale Road, according to a report in the Scottsdale Independent. russoandsteele.com/Scottsdale

CONTINUED FROM PAGE 2

The study also revealed that while 22% of those surveyed have already retired, 16% want to step back from work within 5 years. About 22% would like to quit work in 5 to 10 years.

For more details, visit this shortened URL: bit.ly/36r5uv9

Things to Do

MMR Events

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.

Holiday Tour of Lights. 6-9 p.m. Dec. 13 at the Community Center. Ride horse-pulled wagons to see best holiday lights of the season. See story, Page 2.

Board of Directors Meeting 7-8 p.m. in December at the McDowell Center, but ONLY IF NEEDED. Check mmrca.net for updates.

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

Board of Directors Meeting 7-8 p.m. Jan. 28 at the McDowell Center.

Annual Board of Directors Meeting. 7-8:30 p.m. 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 8 a.m. on Saturdays. Competitive play begins at 7 p.m. on Mondays.

Facebook.com/mmrpc

Conservancy Events

Women’s Ride. 8-11 a.m. Nov. 20. Granite Mountain Trailhead. All female ride is for beginner’s skill level and promises no one will be left behind. bit.ly/2N7Pyui

McDowell Sonoran Conservancy Board Meeting. 2:30-6 p.m. Nov. 21. McDowell Center.


McDowell Sonoran Conservancy Board Meeting. 2:30-6 p.m. Dec. 16. McDowell Center.

Become a Steward. 7:30 a.m.-2:30 p.m. Jan. 11. If you want to become a Steward, be sure to preregister. bit.ly/34l5ElN

WestWorld Events

Goodguys Rod & Custom Association. Nov. 15-17. 22nd Speedway Motors Nationals will be presented by Barrett-Jackson. good-guys.com/swn


Scottsdale Arabian Horse Show. Feb. 13-23. This huge show will be celebrating its 65th year. The event will include a children’s art contest and amateur photography contest. scottsdaleshow.com

Scottsdale Events

Mac & Cheese Fest. Nov. 16-17. Salt River Fields at Talking Stick. While the main event may be your kid’s favorite dish, there will be craft beer and exhibits. There will also be a corn-hole toss and other kid friendly games and events. macandcheesefestaz.com

Artfest of Scottsdale. Downtown Scottsdale. 10 a.m.-5 p.m. Nov. 23-24. The event features 150 artists from around the nation, as well as music and food tasting. Free admission. https://bit.ly/2r5IEc9

Merriment on Market Street. 5:30-8 p.m. DC Ranch Market Street. Meet Santa, watch the tree lighting ceremony on the plaza and take a stroll through the village with hot cocoa. The Copper Ridge Middle School Band and Choir will be performing.

NOTE: bit.ly & tinyurl at the end of some posts are shortened URLs that 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.
Construction Begins on Black Rock Coffee Next to CVS

While we realize construction sites are not always that exciting, we also realize that they can be very symbolic of what is to come. In this case, construction has apparently begun on the proposed Black Rock Coffee Bar in the Windgate Crossing Shopping Center at the northwest corner of Thompson Peak Parkway and Bell Road. As you can see in the photo, it’s right next to the CVS.

The reason we think this story is important? Because of the sheer amount of Facebook traffic we received when we first posted about the proposed 1,800-square-foot coffee bar, which will also offer breakfast and lunch options. This fast-growing chain expects to have 100 to 125 new stores up and running in the next three years, and based on the activity we’ve seen, we believe them.

There are already 50+ stores in Oregon and Washington states, with one in California and four in Arizona. The company also has stores or stores in planning in Idaho, Nevada and Colorado. We know this URL looks a little strange, but typing br.coffee into your browser address bar really will get you to their website.

WestWorld Tent Under Repairs

Okay, so technically WestWorld doesn’t belong under the category of MMR Businesses, but here we are anyway. It seems that the tan tent has had a number of problems this year after wind damaged some of the panels on the east gable. The City of Scottsdale says that the delay in fixing the tent was caused by waiting for custom-manufactured panels that only just arrived in the last weeks of October. The city informed us that the cost of the panel repairs, including some on the west end of the tent, totaled $66,375 in the last fiscal year. The city also spends $14,400 each year to fully inspect three structures at WestWorld.

Although there is no word on when the repairs will be complete, presumably they will be done in time for the Barrett-Jackson Auto Auction in January.
Senior Living Hearing Delayed

At the last minute, the developers who want to build a Senior Living center, behind the Shell Gas Station on Thompson Peak Parkway and McDowell Mountain Ranch Road, dropped out of a Scottsdale Planning Commission meeting that would have considered a zoning change and the abandonment of easements along three sides of the property.

The developers asked that the items be put on the Nov. 13th Planning Commission agenda, but we won’t know until after the newsletter is printed if the hearing occurred or not.

The developers are seeking to convert the two parcels from residential to commercial office. The existing easements were originally designed to provide access to Arizona State Land Department parcels, but those lots can be accessed via Thompson Peak Parkway.

The City of Scottsdale wishes to purchase that state land to provide additional parking for WestWorld events.

While at first it appeared that area residents approved of the project, emails and letters written to the city revealed some concerns. The three biggest issues focused on traffic impact, whether the new facility will block the view of Horseman’s Park residents and whether or not the project is in a flood plain.

We will keep you updated at facebook.com/mmrmhomes, and this special URL will take you to the pdf with the project plan and residents’ emails about it: bit.ly/329gkm0

HOA Approves HotWorx Sign

The McDowell Mountain Ranch Homeowner’s Association approved a new sign for HotWorx, a 24-hour infrared fitness studio in the Bashas’ shopping. We’re not really sure what infrared fitness is, but at least we recognize the phrases “Hot Yoga” and “Hot Pilates.”

The new HotWorx, which is in more than 20 states, will be Arizona’s first. Here is a short URL to the site: bit.ly/2WGBpmY
Two Proposed Projects Worry MMR, Scottsdale Residents

While we normally consider projects more than a few miles away from McDowell Mountain Ranch of lesser interest, two proposals have a lot of our readers concerned. One proposal, which was approved by the Planning Commission in October by a 6-0 vote, is to build a mixed-use project in front of the Core Apartments just northeast of Costco on Hayden Road and adjacent to the Home Depot. The proposal includes allowing for 123,135 more square feet in exchange for $1.56 million to be used on special public improvements. The two-building project would also add 69,000 square feet of retail and restaurant space. We’ve also learned that a traffic light may also be needed at the intersection of 84th Street and Hayden Road.

13-Acre Project Clears Hurdle

The Scottsdale City Council approved zoning and General Plan changes at an October meeting that clears a major hurdle for developers planning to build a large residential complex, a storage facility and retail space where the old Whole Foods and Sports Chalet were located. The 13.1-acre parcel is bounded by Northsight Boulevard, Raintree Drive and the Loop 101 Freeway.

The project plan, which would leave two buildings in place, couldn’t move forward without the changes. A number of McDowell Mountain Ranch and Scottsdale residents expressed concern that Northsight Boulevard is already too congested. The area is predicted to generate 4,802 new vehicle trips each weekday, according to the city filing. If built, the project would include roughly 330 residential units, according to the developer’s report. While few residents commented directly to the city, we saw significant opposition to the idea on our Facebook page.

Above: Plans call for a mixed-use project to be built in front of the Core Apartments, which is located just northeast of the Costco on Hayden Road.

At left: A developer wants to convert several buildings along Pima Road, just north of Raintree Drive, into a complex consisting of residential, retail and storage buildings.

CASY

Creative Arts School for Youth

Creative Arts School for Youth (CASY) preschool is proud to announce our relocation into McDowell Mountain Ranch. We are excited to be offering children (and parents) the same premium preschool programs we have offered Scottsdale families for 33 years!

Visit our new location for more information or take a tour to discuss your child’s needs with us.

CASY Preschool
10409 E McDowell Mountain Ranch Road,
Scottsdale, AZ 85255

Tel 480 661 1930
admin@casypreschool.com
www.casypreschool.com

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Scottsdale Toughens Its Short-Term Rental Rules

As opposition toward short-term rentals has intensified over the past year, the Scottsdale City Council voted on two ordinances that toughen rules for landlords who operate their properties like an Airbnb or Vacation Rental Buy Owner. Both ordinances passed 7-0.

One ordinance prohibits using short-term rentals for non-residential purposes. For example, homeowners can no longer use their properties for commercial, industrial, manufacturing or other non-residential uses. Renters of these homes are banned from selling liquor, controlled substances or pornography. The ordinance also prohibits sex offenders, retail and event businesses from using short-term rentals.

The whole point of this bill? Scottsdale is empowering itself to more effectively police short-term rentals, particularly when renters create disturbances.

The other ordinance imposes a fee structure when short-term renters disturb the peace, particularly caused by loud music and parties. Fees will start at $500 and can rise to as much as $2,500 per violation.

While the city would like to do more to curb the use of short-term rentals, it’s limited by a state law that we discuss below. McDowell Mountain Ranch residents are currently voting on proposed changes to our homeowner’s charter that would require 30-day minimum stays at rentals. See our story on Page 20.

Arizona Hearings on Rentals

While cities have been forced to react to a state law that limits their ability to restrict short-term rentals, the state of Arizona has been scheduling hearings on the issue.

At the first hearing, more than 100 residents listened to Arizona representatives and senators discuss the “nuisance” factor of short-term rentals. One of the co-chairs of the committee is McDowell Mountain Ranch’s representative John Kavanagh.

State officials recognize that because it is limiting cities’ ability to regulate short-term rentals via SB 1350, they are risking a complete backlash from Arizona residents. The problem is that many properties have effectively become hotels, rather than just a way to earn a little extra income during select weeks of the year. The hearings were sparked after a series of Arizona Republic stories revealed that up to 20% of properties have become rentals in towns like Sedona. It’s unclear when the second and third hearings will be held.
TRANSPORTATION

FAA Report Reveals that Agency May Have Skirted Noise Concerns

The Federal Aviation Administration may have originally ignored noise issues when developing new passenger airplane routes, according to a press release from the Scottsdale Coalition for Airplane Noise Abatement (SCANA). Instead, the FAA was only concerned with “optimizing routes and airspace design.” Only after there were a series of complaints about the noise and a City of Phoenix lawsuit did the federal agency revise the process to include noise concerns, according to an August Inspector General audit that was released in October.

The advocacy organization SCANA has long fought to reduce the number of airplanes flying over McDowell Mountain Ranch and neighboring communities by advocating for alternative routes that would put planes over desert instead of populated areas.

The FAA audit report also revealed that the programs to improve flight paths has not only upset residents impacted by the increased noise, but failed to see much in the way of any benefits from the earlier route changes.

In fact, the Phoenix portion of the project was canceled following a city-sponsored lawsuit that began in 2014 in which the courts called for a return to earlier routes. The U.S. Court of Appeals upheld the decision in favor of Phoenix in 2017.

Earlier this year, the FAA held meetings to discuss route changes, but there is still much work to do. For its part, the FAA says that it is still reviewing more than 1,100 comments — which are mostly complaints about increased noise over McDowell Mountain Ranch, most of north Scottsdale and parts of Phoenix — from the meeting.

You can review the full report at this URL: bit.ly/34sbqjU
SUSD Launches Social Media Campaign on Vaping Awareness

The Scottsdale Unified School District is halfway through a 60-day social media campaign to broaden awareness of the dangers of vaping, according to the district’s website. The district is responding to growing awareness that vaping is fast becoming a national epidemic that threatens the health of students. Below is a sample Tweet from the Desert Mountain High School feed:

“Vaping is not safe for the developing brains and bodies of our children. To raise awareness about resources for parents and teachers, we created and shared this fact-based flyer to all parents and staff: bit.ly/VapingFlier.”

The campaign began on Oct. 4th, the same day that the Food and Drug Administration issued a warning to Americans that they should stop vaping THC-based products and questionable products sold on the street, according to the Scottsdale Progress.

The district points out on its website that 51% of Arizona High School students have tried a vaping device and that teens who vape are four times more likely to begin smoking cigarettes.

Studies show that nicotine products can harm the parts of the brain responsible for memory, attention and learning, which is doubly important because brains keep developing until humans reach the age of about 25, according to the SUSD post.

SUSD plans to reach students through its social media channels on Facebook, Twitter and even Nextdoor. Using vaping devices on campus can lead to a diversion program, suspension or expulsion, the district warns.

Arts Academy Shuts Down
The Arts Academy of Scottsdale, an elementary and middle school, shut its doors on Friday, Sept. 12th, because of low enrollment numbers. The school’s enrollment had continued to decline even after new management took over in July of 2018. The Scottsdale Unified School District offered to take up the students, but we don’t know how many took SUSD up on its offer.

ND Athletic Director Honored
Notre Dame Preparatory School’s athletic director — Mark Cisterna — was inducted into the Athletic Administrators Association Hall of Fame this month, according to the Scottsdale Independent. Mark, who came to Notre Dame in 2017 and was director of athletics at Maricopa Unified Schools, was inducted on Sept. 9th at the Prescott Resort.

7 DMHS Seniors Named Merit Scholarship Finalists
Seven Desert Mountain seniors were named semifinalists by the 2020 National Merit Scholarship Program, according to a Tweet by the school. The semifinalists are: Sophia Zhang, Kelsi McAnally, Katelynn Lewallen, Eugenia Bornacini, Jessica Keane, Lauren Douglass and Connor Heron.

The Scottsdale Unified School District worked with families and teachers to create the 2020-2021 school calendar, according to the district. In August of 2020, Scottsdale schools will start later than usual with the first day of school falling on Monday, Aug. 10th. Fall break for 2020 will begin on Saturday Oct. 3rd and end on Sunday, Oct. 11th. The last day of school under the new calendar will be May 27th. The full pdf version of the calendar is at this URL: bit.ly/2CiUTtj
ASU Named Most Innovative University Again
Arizona State University was named the Most Innovative University for the fifth year in a row, while placing 117th best in the nation overall, according to the new rankings just released by US News & World Report. ASU also placed 10th nationally in the Best Undergraduate in Teaching category. The University of Arizona also came in 117th in the national rankings while Northern Arizona University, which had the Teaching category. The University of Arizona also came in 117th in the nation over-

RESALE ACTIVITY AT THE RANCH

HOMES CURRENTLY FOR SALE

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<td>$355,000</td>
<td>1659</td>
<td>3</td>
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</tr>
<tr>
<td>16420 N TPP #2128</td>
<td>Cachet</td>
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<td>1659</td>
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<td>Monarch</td>
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<td>3</td>
<td>2</td>
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<tr>
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<td>Scenic</td>
<td>$418,100</td>
<td>1992</td>
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<td>1700</td>
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<tr>
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<td>The Overlook</td>
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<td>$425,000</td>
<td>1679</td>
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<td>10448 E Hillery Dr</td>
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<td>Avalon</td>
<td>$430,000</td>
<td>1702</td>
<td>2</td>
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<tr>
<td>10352 E Texas Sage Ln</td>
<td>The Preserve</td>
<td>Avalon</td>
<td>$453,000</td>
<td>1702</td>
<td>3</td>
<td>2</td>
<td>Y</td>
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<tr>
<td>15152 N 102nd St</td>
<td>Discovery Canyon</td>
<td>Scenic</td>
<td>$495,000</td>
<td>1847</td>
<td>3</td>
<td>2</td>
<td>Y</td>
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<tr>
<td>10602 E Morning Star Dr</td>
<td>Panorama Point</td>
<td>Mariposa</td>
<td>$495,000</td>
<td>1963</td>
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<tr>
<td>10862 E Le Marce Dr</td>
<td>Castle Chase</td>
<td>Stirling</td>
<td>$499,900</td>
<td>1716</td>
<td>2+Den</td>
<td>2</td>
<td>N</td>
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<tr>
<td>14951 N 103rd Wy</td>
<td>The Preserve</td>
<td>Brisas</td>
<td>$512,000</td>
<td>2132</td>
<td>3+Den</td>
<td>2</td>
<td>Y</td>
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<tr>
<td>10378 E Raintree Dr</td>
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<td>Brisas</td>
<td>$520,000</td>
<td>2132</td>
<td>4</td>
<td>2</td>
<td>Y</td>
</tr>
</tbody>
</table>

(Continued on page 15)
Sell for Top Dollar!

As I’m sure you already know, a Realtor’s goal is to get you the Highest Price in the Shortest Amount of Time with the Least Inconvenience to you. With that in mind, we introduced you to our new “Coming Soon” program in our last edition. As you may recall, the program involves marketing properties for up to 30 days on alternative channels and networks prior to going on the MLS.

We’re thrilled to report that it’s been a huge success thus far and a win-win for all parties involved. It checks off all three objectives listed above.

In fact, 8 of our last 10 listings have sold before officially going on the market using the “Coming Soon” program. That’s about 25% of the listings we’ve closed so far this year. Moreover, the majority of them sold at or over their asking price and some found themselves in multiple offer situations.

In fact, we’ve highlighted some of the recent listings that were sold as a result of this program on Page 12. Actually, the numbers alone don’t explain the full impact the program has on our clients. It’s the stories behind those transactions that are the most compelling part.

One very lovely couple (i.e. the kind we hope will always be around), who already owned a home here in McDowell Mountain Ranch, were shopping for something larger. In fact, they eventually decided that they liked living here so much that they wanted to stay.

Editor’s note: I wish I had kept statistics on the number of people that moved from one neighborhood in MMR to another over the years. It’s not uncommon and, as I’m sure you’ll agree, it’s a great place to live!

In any event, this couple opted to purchase one of our “Coming Soon” properties, in Trovas, and then listed their home in our “Coming Soon” program as well. Both homes not only had multiple offers but one also sold $10,000 over asking price!

What’s happening is that serious buyers who have already seen everything that is on the MLS, are clamoring to find homes that haven’t come on the market yet. Moreover, they’re likely to pay the asking price (or close to it). They recognize the opportunity they’ve been given, to be first in the door, and don’t want to lose out.

Another benefit for our sellers under the “Coming Soon” program is the convenience factor. Showings are scheduled around your timeframe and you don’t need to be present. Either Christine or I will accompany our buyers or the prospective buyer’s agent will be present.

The next step is to arrange for you to have a one-hour consultation with our professional stager, at our expense. She’ll be able to provide you with a customized set of suggestions and tips as to how to show your home in the best possible light.

Working with the furniture and décor items you already have, she’ll recommend ways to create focal points, design inviting spaces and rearrange some pieces to make rooms look larger. The goal is to make your home feel inviting and comfortable for the

MORTGAGE INTEREST RATES

**Conforming** Loans
- 30 Year ……3.500%
- 15 Year ……2.850%
- 5 Year ARM……3.000%
- 7 Year ARM……3.000%
- 10 Year ARM……4.250%

**Jumbo** Loans
- 30 Year……3.649%
- 15 Year ……3.240%
- 5 Year ARM……3.500%
- 7 Year ARM……3.625%
- 10 Year ARM……3.540%

Rates effective 10/29/2019
Fees vary by lender
All loans have Zero Points

Call Your Lender for Current Quotes!

*In Scottsdale, Conforming refers to loans up to $484,350 and Jumbo to larger amounts

(Continued on page 13)
A Few of the Properties Sold via our “Coming Soon” Program

Cachet at Grayhawk
19550 N Grayhawk Drive #2055
2BR/2BA 1,311SF
Guard Gated Split Great Room Plan with Attached Garage! Wood Flooring and Cozy Gas Fireplace!
$292,500

Cachet
16420 N TPP #2128
3BR/2BA 1,659 SF
Gated Condo w/Mountain Views & 2 Private Balconies! Wood Flrs, Granite and Stainless Appliances!
$370,000

Cachet
16420 N TPP #1003
3BR/2BR 1,659 SF
Gated 1st Floor Condo w/Tile Floors and Plantation Shutters! Mountain Views & Attached 2 Car Garage!
$380,000

The Overlook
10548 E Tierra Buena Lane
3BR/2BA 1,679 SF
Great Room Plan w/Stacked Stone Accents, Tile Flrs, Gas Fireplace & Spacious Grassy Backyard! 2CG!
$475,000

Vermillion Cliffs
16373 N 108th Way
4BR+LOFT/2BA 3,169 SF
Backs to Wash w/Mountain Views & Sparkling Pool! Travertine Flrs, Gas Fireplace and 2 New HVAC’s!
$686,000

Trovas
16620 N 111th Street
4BR+DEN/3.5BA 2,958 SF
Gated with Heated Pool, Spa and Mountain Views! Sub Zero, Gas Fireplace and Built-In BBQ. 3CG!
$750,000

One Hundred Hills
11057 E Betony drive
3BR/3.5BA 2,629 SF
Guard Gated & Remodeled! Granite and Stainless, Sparkling Pool, Mountain Views & a Built-In BBQ!
$775,000

Trovas
16760 N 109th Way
3BR/3.5BA 3,222 SF
Gated Split Plan with Sparkling Pool and Mountain Views! New Roof and 2 New HVAC Units. 3CG!
$850,000

And a Few Other Closed Transactions in MMR….

One Hundred Hills
15976 N 111th Place
3BR/2BA 2,458 SF
Gated Split Floor Plan Backs to Wash w/Mountain Views & on C-D-S Lot! Firepit & 2 New HVAC’s!
$645,000

Cimarron Hills
10959 E Kora Lane
4BR/2.5BA 2,787 SF
Guard Gated Split Plan with Gourmet Kitchen and Heated Pool & Spa! Saltello Covered Patio & 3CG!
$665,000

Sonoran Fairways
10579 E Conieson Road
5BR/3.5BA 3,466 SF
Guard & Backs to Golf Course with Mountain Views! Heated Pool & Spa, Putting Green & Built-In BBQ!
$687,500

Cimarron Hills
15633 N 109th Place
5BR/3BA 2,911 SF
Guard Gated on an Oversized Corner Lot with a Sparkling Pool with Water Feature! Granite and Fplc!
$738,000
average buyer without eliminating all the elements that exude warmth in your home.

Once the staging has been completed, we hire a professional photographer to take interior and exterior photos of your home. They’re the foundation on which we build our marketing program, which doesn’t start until they’re done, to our satisfaction and yours. Image matters and buyers respond to photos. Every online retailer knows this concept. The ones that provide dynamic, detailed photos that are clear, gain the customers interest. And since buyers are now going online to check out homes before seeing them in person, it’s of utmost importance that we have great photographs.

Next up — our social media networks. It would be an enormous understatement to say that technology has impacted our lives during the course of the last decade. The reality is that it has fundamentally changed the way we live. And, perhaps, the most dramatic change has been the way it has diversified how we receive and disseminate information.

We target our marketing strategy and resources to match where buyers are finding homes right now. The more places your property is marketed, the more buyers see your property, the faster it sells, period. We will market your listing with high-converting content in multiple places, including our website, home search portals, search engines, and social media sites.

Facebook and Zillow

Two sites, Facebook.com/MMRhomes and Zillow.com, have actually been the main source of buyers, and the cornerstone, for our “Coming Soon” properties. Our Facebook page, which we created years ago, reflects the daily life of the community and happenings in the area. In addition to promoting our real estate listings (both active and pre-MLS), it offers local news, announcements about area events, special offers from local retailers and much, much more.

We invite you to join over 3,200 followers at www.Facebook.com/MMRhomes. It’s proven to be a significant tool for marketing our properties and it’s been so well received that information posted there “reaches” over 25,000 Facebook users each week. Click on the “Like” button to follow us, so that you don’t miss our new and “Coming Soon” listings, along with the other informative news we provide.

Another reason to follow us is to see Christine’s upcoming videos of Sapiens Paleo.
Round Fitness, Sophia’s Kitchen, Tom’s Thumb and La Cucina in the Scottsdale Horizon Center on Frank Lloyd Wright Blvd.

If you missed previous videos taken at The Vig, Classic Cooking, Foothills Animal Rescue, The Exercise Coach, Stem Spa, The Whining Pig, 9Round Fitness, Sophia’s Kitchen and Mesquite Grill at McDowell Mountain Golf Club, just drop us a line and we’ll be happy to forward them to you.

Zillow, as we mentioned in our last issue, is now the #1 real estate website and the best way for us to connect with the largest audience of home buyers on the internet. It has a subscription-only program that highlights our listings, making them stand out from the others. This program also allows us to market homes before they’re officially entered into the MLS. It’s called Zillow Premier Agent and is a fee based program that we pay for on a monthly basis. It’s well worth the money that we spend, considering the website has over 36 million visitors a month!

So, If you’re thinking of selling in 2020 but not ready quite yet, you owe it to yourself to give us a call. We can get your efforts underway. And the bonus is that we have a pool of serious buyers that we’re already working with, who are anxious to buy something new and may be willing to wait to close, or allow you to lease back your property for a period of time. In fact, we will be highlighting our buyer needs in our next issue.

If you think it’s too early to call, but want to dip your toe in the water, contact us through our website www.MMRHomes.com and we’ll be happy to converse with you on line.

The bottom line is, we offer no gimmicks or tricks, just good old-fashioned work ethic. We’re confident we’ve proven that through our long-standing reputation and as evidenced in this newsletter, which is now in its 22nd year! Getting you the highest price in the shortest period of time with the least inconvenience is our goal and our “Coming Soon” program achieves that goal. Call us at 480-563-3333 for additional details.

**Market Summary**

If I didn’t have an obsession with the accuracy of the numbers that I report, I probably could have just copied the analysis from our last edition and pasted it here. (Deep breath), we have extremely low inventory here at the Ranch, a phenomenon that is true throughout the Valley. This month’s number in MMR is just 22.

What really drives this point home this time around is not the month-to-month inventory comparison but a comparison with last year’s numbers. This time last year there were 50 properties on the market and we thought that was low. For the record, that represents an over 50% decrease in homes for sale.

The compensatory benefit in a low inventory environment would usually be an accelerated appreciation rate but we’re still seeing just a modest trend in that direction.

The chart below shows an appreciation rate of just under 3% in MMR year to date. Of course there are two remaining months of closed sales to report in our next issue, but I don’t anticipate any dramatic changes.

Enjoy your Holidays and Best Wishes for a Happy & Healthy New Year!

---

### Sales By Community (January-October 2019)

<table>
<thead>
<tr>
<th>Community</th>
<th># Sold</th>
<th>Avg</th>
<th>Avg SF</th>
<th>DOM</th>
<th>$/SF</th>
<th>%</th>
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<tbody>
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<td>15</td>
<td>$748,563</td>
<td>2941</td>
<td>100</td>
<td>$254.56</td>
<td>0.52%</td>
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<td>15</td>
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<td>44</td>
<td>$249.35</td>
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<td>Cachet</td>
<td>15</td>
<td>$336,053</td>
<td>1535</td>
<td>30</td>
<td>$218.89</td>
<td>6.20%</td>
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<td>100 Hills</td>
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<td>$1,128,125</td>
<td>3652</td>
<td>118</td>
<td>$308.91</td>
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<td>Trovas</td>
<td>10</td>
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<td>3313</td>
<td>91</td>
<td>$264.45</td>
<td>-2.04%</td>
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<td>Sonoran Fairways</td>
<td>10</td>
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<td>2448</td>
<td>68</td>
<td>$243.35</td>
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<td>Sunrise Point</td>
<td>9</td>
<td>$587,342</td>
<td>1949</td>
<td>76</td>
<td>$301.34</td>
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<td>The Overlook</td>
<td>9</td>
<td>$531,944</td>
<td>2206</td>
<td>54</td>
<td>$241.10</td>
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<td>Arizona Vintage</td>
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<td>9</td>
<td>$466,200</td>
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<td>$269.13</td>
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<td>Sienna Canyon</td>
<td>8</td>
<td>$792,406</td>
<td>3155</td>
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<td>The Summit</td>
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<td>$582,625</td>
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<td>Cimarron Ridge</td>
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<td>56</td>
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<td>$233.69</td>
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<td>3327</td>
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<td>$328.72</td>
<td>17.66%</td>
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<td>2849</td>
<td>62</td>
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<td>-7.77%</td>
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<td>3084</td>
<td>104</td>
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<td>Desert Cliffs</td>
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<td>3924</td>
<td>136</td>
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<tr>
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<td>1298</td>
<td>22</td>
<td>$261.94</td>
<td>32.49%</td>
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</table>

**The Ranch** 195 $657,882 2501 70 $266.94 2.97%

---

### THE KEY

- **SF** = square feet
- **$/SF** = Average sales price per square foot
- **DOM** = Days on Market
- **% Change** = the change in the value per square foot since 12/31/2018

Although we normally suggest a 30-day time period for our program, Zillow will actually allow up to 60 days to promote a home that is coming on the market soon. That means that if you begin your marketing now, the program can carry us through the holidays and into next year.

(Continued from page 13)
Report: 85255 Rents Are 4th Highest in Arizona

Although Scottsdale holds four of the 10 most expensive ZIP codes to rent in, 85255 places only fourth in Arizona, according to RentCafé. The average rent in our ZIP code is $1,667 a month. The most expensive Scottsdale ZIP is 85254 where monthly rents average $1,856. Nearby 85260 did not make the Top 10 list. But compared with the rest of the nation, Scottsdale rents barely register. For example, three Manhattan ZIP codes top the national list with the highest average rents of $6,211 a month. Manhattan, Los Angeles and San Francisco dominate the entire Top 50 most expensive list. To learn more, go to these URLs for the full stories: bit.ly/2PGpHHx and bit.ly/2ChMbXv
**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>
</tr>
</thead>
<tbody>
<tr>
<td>15988 N 108th St</td>
<td>Castle Chase</td>
<td>Stirling</td>
<td>$498,500</td>
<td>1701</td>
<td>2+Den</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>10284 E Caribbean Ln</td>
<td>Discovery Canyon</td>
<td>Mountain View</td>
<td>$509,000</td>
<td>1700</td>
<td>3</td>
<td>2</td>
<td>N</td>
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<td>Brisas</td>
<td>$510,900</td>
<td>2132</td>
<td>3+Den</td>
<td>N</td>
<td></td>
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<td>$529,000</td>
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<tr>
<td>10339 E Pine Valley Dr</td>
<td>Sunset Point</td>
<td>#2162</td>
<td>$572,900</td>
<td>2162</td>
<td>3+Den</td>
<td>N</td>
<td></td>
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<tr>
<td>11369 E Helm Dr</td>
<td>Sunrise Point</td>
<td>Sierra</td>
<td>$585,000</td>
<td>2043</td>
<td>2+Den</td>
<td>N</td>
<td></td>
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<tr>
<td>10562 E Sheena Dr</td>
<td>Sonoran Fairways</td>
<td>Palo Verde</td>
<td>$625,000</td>
<td>2310</td>
<td>3+Den</td>
<td>N</td>
<td></td>
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<tr>
<td>10742 E Gelding Dr</td>
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<td>Borgata</td>
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<td>2551</td>
<td>3+Den</td>
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<td>Camelback</td>
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<td>N</td>
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<tr>
<td>10339 E Pine Valley Dr</td>
<td>Sunset Point</td>
<td>#2162</td>
<td>$572,900</td>
<td>2162</td>
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### PENDING RENTALS AS OF OCTOBER

<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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<tbody>
<tr>
<td>10429 E Texas Sage Ln</td>
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### AVAILABLE RENTALS

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### CLOSED RENTALS IN SEPT. & OCT.

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**CALL OR VISIT ANY OF OUR FINANCIAL ADVISORS IN THE ARIZONA AREA.**

Christopher F Wallen, CFP®
Financial Advisor
16700 N Thompson Peak Parkway
Suite 150
Scottsdale, AZ 85260
480 614-3419

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**RESALE ACTIVITY AT THE RANCH (CONTINUED)**

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**LET HELENE & CHRISTINE’S TEAM HELP YOU:** We’re the #1 agents in McDowell Mountain Ranch and have been for the past 22 years! Call us at 480 563-3333 for all of your real estate needs.
Although there had been some rough weather this fall, a warm sunny day helped the 2019 Tour de Scottsdale proceed without a hitch. That’s good news because the October event was part of the 25th annual celebration of the formation of the McDowell Sonoran Conservancy, which sponsors the event. (See stories on Pages 18-19.)

In the kind of cool category, we somehow got lucky enough to snag a photo of race winner Adam Wadsworth zipping down Bell Road through McDowell Mountain Ranch. Adam, who is from Mesa, finished with a 2:32.43 race time. He averaged 26.5 miles per hour for the entire race. Race times can be found at this URL: bit.ly/2C55gfp

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Tour Returns After Severe Storm Damage Forced Hiatus in 2018

Above: The Tour de Scottsdale spun back into action after storm damage forced the cancellation of the 2018 event. This photo is from the race opening.

At left: Adam Wadsworth of Mesa zooms down McDowell Mountain Ranch/Bell Road ahead of the pack in the 70-mile race. Adam went on to win the race with a time of 2:31.43 minutes.
Scottsdale Celebrated the Preserve’s 25th Anniversary in October

By Lori Calhoun

On Oct. 1st, the City of Scottsdale and the McDowell Sonoran Conservancy celebrated the 25th anniversary of the McDowell Sonoran Preserve. A special presentation at the Scottsdale Center for the Performing Arts began with remarks by Mayor Jim Lane followed by a touching video produced by the City of Scottsdale honoring the preserve pioneers. You can see that video in its entirety at this URL: bit.ly/25thpreserve.

During a before-and-after reception, visitors could explore exhibits that highlighted the grassroots efforts of the early pioneers, the planning and land acquisition accomplishments, the steward program and recreation and scientific research in the Preserve.

Special thanks was given to the Preserve pioneers who envisioned a place where everyone who lived and visited Scottsdale could enjoy the beauty of the Sonoran Desert. Their foresight and dedication to protecting the McDowell Mountains has expanded into the largest urban preserve in North America. These pioneers include the Honorable Carolyn Allen, Chet Andrews, Bob Cafarella, former Mayor Sam Campana, Carla, Dr. Art DeCabooter, former Mayor Herb Drinkwater, Bill Ensign, Virginia Korte, Christine Kovach, former Mayor Mary Manross and Jane Rau.

The celebration also highlighted many key players who supported the Preserve including landowners, The McDowell Sonoran Conservancy (formerly known as the McDowell Sonoran Land Trust), Scottsdale’s tourism industry, citizen task forces and elected officials.

On Oct. 18th, the City of Scottsdale dedicated the Preserve’s two newest access facilities — the Fraesfield and Granite Mountain Trailheads. These two trailheads provide public access to the northern region of the Preserve for hiking, mountain biking, horseback riding and rock climbing.

October’s designation of Preserve month allowed the Conservancy to expand our programming and our partnership with the City of Scottsdale. Highlights included special events at Scottsdale Public Libraries, as well as special hike and bike rides. Presentations by esteemed members of our community were held that included lectures on the early and modern history of the Preserve. There even was a family story time that introduced preschool aged kids to the Sonoran Desert.

These special activities remind us of the hard work, dedication and perseverance of the pioneers in establishing the Preserve. Twenty-five years later, the City of Scottsdale and the McDowell Sonoran Conservancy continue their partnership to protect the natural habitat of the Preserve for future generations. We hope you’ll join us for a hike, bike ride, or educational event soon. Here are a few that are upcoming:

Natural History Lecture Series: Flora of the McDowell Sonoran Preserve. 5:30-7:30 p.m. Tuesday, Dec. 3. Mustang Library. Description: We live in one of the most diverse deserts in the world. Learn more about the native vegetation found in the McDowell Sonoran Preserve. Register at mcdowellsonoran.org/events.

Fire in the Desert Education Hike at Tom’s Thumb Trailhead: 9 a.m.-noon. Tuesday, Dec. 10. Tom’s Thumb Trailhead. Description: See how fires impacted the desert landscape, and how nature responds several years after a burn. Register at mcdowellsonoran.org/events.

Family Sonoran Sunday: Skulls and Scat. 3-4 p.m. Sunday, Dec. 15. Description: Learn how to distinguish between predator and prey animals of the Sonoran Desert and much more. Register at mcdowellsonoran.org/events.

Mountain Bike Skills Clinic: 9 a.m.-noon. Sunday, Dec. 15. Description: New to mountain biking? Looking to refresh your skills, or improve your techniques? Then come prepared with a mountain bike with knobby tires. We’ll begin with an instructional segment followed by an introductory ride.
Early Preserve Advocate Dies

One of the Scottsdale residents who helped create the McDowell Sonoran Preserve and McDowell Sonoran Preserve Commission has died, according to the Arizona Republic. Art DeCabooter, who was also a former president of Scottsdale Community College, died from Parkinson’s disease at age 78. Art was recently honored during the October-long celebration of the creation of the Preserve. The educational amphitheater at the Pima/Dynamite Trailhead was named in his honor.

A moment of silence was observed during the dedication of the new Fraesfield Trailhead in October, and his life will be celebrated on Nov. 23rd at Xavier College Preparatory school, where he served on the board.

Top: A hawk was returned to the wild by Liberty Wildlife to celebrate the opening of Fraesfield.

Above: Justin Owen is the executive director of the McDowell Sonoran Conservancy.

At right: Fans of the Preserve listen to speakers talk about the new Fraesfield Trailhead at the Oct. 18th dedication event.

Please visit mcdowellsonoran.org/events for all of the details and to register.

For a complete list of activities and events please visit mcdowellsonoran.org/events.

Lori Calhoun is the Events and Marketing Coordinator for the McDowell Sonoran Conservancy.

Art DeCabooter
**SPOTLIGHT (CONTINUED)**

(Spotlight: Continued from page 1)

- Sonoran Estates: $2
- Trovas: $3.50
- Desert Cliffs: $3
- Mirador: $1.25
- Sonoran Estates II and Sonoran Fairways: No increase

**Rental Limits Voting Continues**

Although residents still have a few weeks to turn in their ballots, many have already voted on a proposal that would impose a 30-day minimum stay at rentals in McDowell Mountain Ranch. By the Homeowners Association meeting in late October, around 1,500 ballots had already been turned in, according to General Manager Chris Richardson.

Interestingly, some voters wanted short-term rental limits to be longer than 30 days while others wanted a shorter period, according to Chris. Many of the votes were submitted by email.

For the proposal to pass, 75% of voting residents must approve the ballot item. The HOA has already surpassed the minimum number of 411 residents, which is 10% of MMR’s homeowners, needed 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 during the regular meeting that begins at 7 p.m.

**Poll: 71% Want Rental Limits**

Although the results above aren’t in, someone launched an informal, unscientific poll on Nextdoor.com that found of those voting, 71% favor the new HOA-proposed restrictions on short-term rentals discussed in the post above. About 26% said they do not want the restrictions. At the time of this post, 78 residents responded to the poll.

**We Hope Fall Fest Was a Hit**

Unfortunately our deadline structure this issue means that this newsletter was at the printers at the exact same time as the Fall Festival, which was on Nov. 9th. This year, the HOA raised more than $7,000 through a new sponsorship program that will eventually come back to the community via new events.

Helene & Christine’s Team, who were Gold sponsors, raffled off a holiday wine gift basket and handed out free popcorn at the event. We’ll have more details in the January newsletter.

**In Other News …**

**Meet Our New Justice of the Peace**

Former lawmaker and Secretary of State Michele Reagan is the new Justice of the Peace for the McDowell Mountain Ranch area and much of Scottsdale, according to the Scottsdale Independent. Justices of the Peace in Maricopa County resolve some criminal and civil complaints. Michele, who was appointed by the Maricopa County Board of Supervisors, has already begun in her new position.

**Street Sealing Completed**

Several communities, such as Trovas pictured at left, had their streets sealed in late September and throughout October. Other communities that had their streets sealed are Sonoran Estates, Mirador and Sonoran Fairways.
Thompson Peak Bridge Painting Catches Residents Off Guard

By now you’ve noticed that the City of Scottsdale has been repainting walls and bridges along Thompson Peak Parkway just south of McDowell Mountain Ranch, though not everyone was happy with the suddenly “jarring” colors.

Ranch resident Cleon Streitmatter and other residents encouraged the City to use a more muted blue on the bridge rails. Wendy Raisanen, who is the Curator of Collections and Exhibitions for Scottsdale, responded to Cleon:

“We are restoring this public art project, called ‘Earth Wall, Living Wall,’ by Phoenix artist Joan Baron, because the colors of that project have faded to mere shadows of their former hues. It was originally commissioned 20 years ago, along with the concrete andrammed earth wall, west of the bridge along each side of Thompson Peak Parkway, which is inset with blue ceramic hands made by the neighboring community.

“The blue and tan colors that have been already painted are the original colors from 1999. I am sorry the color is jarring to you. The artist’s inspiration is the desert’s blue skies and its reflection in the water below.

The entire project and its plans were brought through and confirmed by the City of Scottsdale’s Design Review Board when commissioned. In the next 2 weeks we will have a display about (the) project at the Horizon Community Center. We’ll also have an interview with the artist on our website, to help people understand the inspiration for the project.”

Unfortunately, we were unable to attend the event, which has already passed, but hopefully the situation was worked out to everyone’s satisfaction.

Here is the URL to the page mentioned by Joan: bit.ly/36wEri8
LOOKING BACK...

Just Five Years Ago*

Nov. 2014 — MMR resident Hyun Wook took over the just-closed Satori in the Bashas’ Shopping Center and planned to reopen it as Nori Sushi and Asian Kitchen, which is still operating. … Bashas’ launched its redesign, but the opening of Starbucks was delayed. … Hi-Tone Music, which is now McDowell Mountain Music Lesson under new ownership, opened in the Desert Canyon Center. … Helene’s Team was ranked No. 4 in the Southwest region.

Only 10 Years Ago*

Nov. 2009 — The private cell company New-path Network, which was purchased in 2010, won approval to install cell phone relay transmitters in McDowell Mountain Ranch. … Notre Dame Preparatory School announced plans for a $76 million campus expansion program that would allow for up to 1,200 students. … Scottsdale authorized spending $500,000 to explore building a Desert Discovery Center, though the effort eventually failed.

About 15 Years Ago*

Nov. 2004 — The City of Scottsdale held an open house to discuss the design of the future Arabian Library. … The Scottsdale Unified School District’s $217 million bond referendum passed by a large margin. … Les Wohlman, a Desert Cliffs resident who still advertises here, was the business person of the month for MMR Plumbing service to The Ranch.

Holy, Cow 20 Years Ago*

Nov. 1999 — Helene’s Team organized teams to clean up trash found all along Bell Road. … Giant Gas was set to break ground on what is now the Shell Gas Station at Thompson Peak Parkway and MMR Ranch Road.

*As reported in this newsletter.

The Stewards display attracted a lot of attention during the 25th anniversary celebration of the McDowell Sonoran Preserve that was held at the Scottsdale Center for the Performing Arts in early October.

(Perspective: Continued from page 1)

Did You Vote in Elections?

As you probably realized, this newsletter went to print before the City of Scottsdale and Scottsdale Unified School District results were in from the Nov. 5th election. Timing has always been a challenge when it comes to a newsletter that only comes out six times a year. This time around it means we will be unable to report election results in the newsletter until January. By then, we’ll also have the results of the McDowell Mountain Ranch homeowner’s vote on a measure that will require short-term rentals to last at least 30 days. For more, see our stories on Pages 7 & 20. If you can’t wait for the next print newsletter, head over to facebook.com/mmrhomes where we will post updates.

In fact, you can find a lot of breaking news on facebook.com/mmrmhomeshomes, including things like freeway closures, school news, photos of local flora and fauna, and upcoming events. We also post about new homes going up for sale even before they are listed. That’s a huge advantage when you consider the number of homes for sale in McDowell Mountain Ranch is amazingly low right now. So I encourage you to Like or Follow our Facebook page as a way to keep up with all your favorite Ranch news.

(Perspective (Continued from page 1)
Camelot Buys Lot to Build Homes at Bronco Trail and Pima Road

Camelot Homes, which is still building out Lane’s End on the border of McDowell Mountain Ranch, plans to build 16 homes at the southwest corner of Pima Road and Bronco Trail now that it has purchased a 19.19-acre site from ORION, according to the Scottsdale Independent. (The approved project calls for 13 lots, so we’re not sure which number is correct.) Camelot Homes has already pushed much of the project — titled Bronco — through the City of Scottsdale’s zoning process. The homes are expected to be similar to those at the nearby White Horse community.

3-Story Axis Project Planned

The Trammell Crow Company unveiled plans to start building a 175,000-square-foot, three-story building on Raintree Drive in Scottsdale this fall, according to their website. The parcel, which was acquired in April of this year, is 8.24 acres at the southwest corner of East Raintree Drive and North 87th Street. The project has been named Axis Raintree and should be completed toward the end of 2020.

Desert Ridge Marriott Sold

Although Desert Ridge is a bit far for us when it comes to writing these posts, we couldn’t help but find it fascinating that the JW Marriott Desert Ridge Resort & Spa was sold recently for $602 million. For those who have never visited, this U.S. News & World Report-ranked Marriott includes 950 rooms, 212,500 square feet of meeting space, five pools, a lazy river, spa and two golf courses on 396 acres. The buyers, Trinity Real Estate Investments and the Elliott Management Corporation, plan to launch a capital improvement plan that will include upgrades to the meeting spaces, ballrooms, water features and food options. The two investment companies purchased the Grande Lakes Orlando Resort in October of 2018. Both the Desert Ridge and Orlando properties were once owned by CNL Hotels & Resorts of Orlando.

Work Lofts Planned for Quarter

A Phoenix-based company is planning to develop an office building called the Work Lofts at The District adjacent to the Scottsdale Quarter, which is just south of Greenway/Hayden Loop and east of Scottsdale Road, according to AZ Big Media. The units, which will range in size from 2,000 to 10,000 square feet, are being planned by the George Oliver real estate company and Vancouver-based Kootenay Holdings.

The Axis Project being built by Trammell Crow, will be at Raintree Drive and North 87th Street.
Bees take in the pollen of an organ pipe cactus blooming in McDowell Mountain Ranch’s Armonico following late monsoon rains.