



The Trails at Scottsdale

WEEDS, WEEDS AND MORE WEEDS.

Our subdivision is beginning to look like a jungle. It's time to get out and take care of the weeds that are everywhere. Below is a recipe for an easy way to rid your yard of these pesky weeks. Renters, remember, you are responsible for keeping the yard clear of weeds and debris as well. Remember, the Code Department of the City of Scottsdale will be making their normal rounds of the area soon and you don't want to receive a citation for weeds.



Board members:

Brenda Breit	480-970-0079
<i>President</i>	
Frank Mapes	480-242-6310
<i>Vice-President</i>	
Dennis DeGutes	480-970-4701
<i>Treasurer</i>	
Sandy DeGutes	480-970-4701
<i>Secretary</i>	
Bill Hooper	480-267-5478
<i>Projects/Improvement Chair</i>	
Elizabeth Welch	480-990-2868
<i>Landscape Chair</i>	
Lois Schneberger	480-946-8373
<i>Historian</i>	
Walter Rivera	480-332-8024
<i>Public Relations Chair</i>	
Jim Nowatzki	602-499-8088
<i>Architectural Chair</i>	

If you have any questions, please call the appropriate Board member listed above.



Other reminders

- Your garbage containers should not be put on the curb any sooner than the evening before the scheduled pickup and it should be returned back onto your yard the same evening of pickup. Also remember that garbage cans and recyclable cans must not be visible from the street when stored.
- Items for bulk pickup have been appearing on the edge of resident's property earlier than allowed. The City of Scottsdale indicates that items for bulk pickup are to be placed by 5:00 a.m. on the Monday morning of the week of pickup. Our CCR's also follows the City's guidelines and we request that you please hold off on putting your bulk pickup items out until the appropriate week. Remember that building materials are NOT to be placed with bulk pickup. You are responsible to removing materials from renovations, etc. Your neighbors will thank you as well.
- We have seen an uptick of coyotes in the neighborhood, so please be careful with your pets and keep them on the leash as the law requires. They have been sited walking down the middle of the street as well so stay clear if you see them.

Now is the Time to Sell

Alyssa Samuelson, Fellow Trails Resident & REALTOR, Success Real Estate Group, 602-622-0488, alyssa@SouthScottsdaleHomes.com

For Buyers:

Good news for buyers over the past few weeks, interest rates came down a few notches. That combined with the increased loan limit for conventional financing gave buyers a little boost. The new loan limit for conventional financing in Maricopa County is \$484,350 as of a few months ago and the new limit for FHA financing is \$314,827. Just 3 years ago, the limits were \$417,000 and \$271,050 respectively. The FHA limit increase hasn't had as much impact on buyer demand as the conventional increase thus far. While the overall market is down 8.7% in sales this month, the biggest winner has been the \$500K-\$600K price range which is up 15%.

For Sellers:

"Buyer Season" in Greater Phoenix typically lasts from February to May with a peak in April. Sellers who decide to list their home in March should be aware that they have just 8-10 more weeks of peak buyer activity before the summer slowdown. This is a very competitive time for sellers. Price reductions are at their seasonal peak in the luxury price ranges, however it's most noticeable in the battleground price range of \$200K-\$400K. The number of weekly price reductions on listings between \$200K-\$250K are up a whopping 71% where competing supply is 32% higher than last year and price reductions are up 42% between \$250K-\$400K where supply is 26% higher. It's a good idea to be competitive in both price and condition right out of the gate as buyer demand remains below normal overall in Greater Phoenix.

Data Provided by The Cromford Report



The Meeting Schedule for the Board of The Trails at Scottsdale Homeowners Association is as follows:

April 9, 2019, 7:00 p.m. and May 14, 2019 at 7:00 p.m.

The meetings will be held at the Granite Reef Senior Center, Room 10. The meetings for June, July and August will be suspended as in past years. They will resume on September 10th. If you have a concern please call any one of the Board members listed on the first page. We are always looking for ideas or suggestions on what you, the residents of The Trails would like to see in the way of improvements to the subdivision. Please give any board member a call with your ideas. We would also appreciate participation in our meetings. It would be great to meet and greet our neighbors.