



# The Trails at Scottsdale

## Increase in Dues in 2019

The Board members of The Trails have voted to increase the annual dues by 5% as provided for in the CCR's. The yearly dues will now be \$220.00 or \$55.00 quarterly. We will still give a \$20 discount to anyone who pays their dues for a full year by February 15th. That cost would be \$200.

On another note, as you know we had quite a wet monsoon season and the weeds have been overwhelming.

Please be sure to spray/pull the weeds in your yard, even those with desert landscaping. The seeds can spread into the neighbor's yards, so please be sure to stay on top of this problem.



### Board members:

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

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

### Emergency Numbers:

Police: 911 or 312-5000  
Graffiti: 602-320-8243  
Silent Witness: 602-261-8600

## Annual Meeting Notification

The Annual Meeting of The Trails HOA will take place on **Tuesday, February 12, 2019 at 7:00 p.m.** at the Granite Reef Senior Center on Granite Reef Road, north of McDowell. Discussion will center on Board member elections and the proposed budget for the 2019 fiscal year. We have three seats up for election, so if anyone is interested in becoming a Board member, please feel free to add your name to the enclosed ballot in the blank line. Please return your ballots by mail no later than February 7th, or give them to any Board member if you cannot attend this meeting. You may also send your vote in by email to: [sandad59@yahoo.com](mailto:sandad59@yahoo.com) and it should include your name, lot number and who you are voting for.

## Thank you Kathryn, Welcome Bill and goodbye Mary!

Kathryn Derezinski has resigned her position on the HOA Board and we thank her for her service to the Community. We welcome Bill Hooper who has agreed to fill the remainder of her term.

We have also lost a Guardian Angel who watched over our community for many years. Our postal carrier, Mary Woosley has officially retired as of 12/10/18. We will miss her smiling face and watchful eyes.

### Next Meeting Dates

- January 8, 7:00 p.m.
- **Annual Meeting**—February 12, 7:00 p.m.
- March 12, 7:00 p.m.

The Board meets every second Tuesday of the month. The location for these meetings is the Granite Reef Senior Center on Granite Reef and McDowell. All residents are encouraged to attend.

# The South Scottsdale Real Estate Market

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In recent weeks you may have read that the US Housing market is softening as we approach year-end. In our business we did see some slowing around election time; then an uptick after elections were over; and most recently the typical slowing as we near Christmas and New Year. This is a similar trend to what Cromford is reporting. Their analysis of cities throughout the Valley, 10 cities showed deterioration for sellers over the last month and 7 showed improvement, this is better for sellers than last week and a huge improvement from mid-November when every city was deteriorating. The overall picture is of a market stabilizing after a mild downturn. This does not bear much similarity to what we read in the press of a major retreat or even slump in the housing market.

The reality in Greater Phoenix is that we have shifted from a strong seller's market with high volumes to a moderate seller's market with slightly lower volumes. In due course this is likely to adjust appreciation rates from the 8%-10% level to more like 6%-8%. Of course, things could change at any point, but it would need a new factor coming into play.

The housing market has seen 3 factors put a slight dent in demand:

- -Mortgage interest rates are at a much higher level than in 2017, though still far below long-term averages
- -The cost of home ownership has risen faster than rents
- -The tax law changes since 2018 have removed many of the tax benefits of owner-occupied housing relative to renting

We definitely do not have anything approaching a crash or a slump, which would require a large increase in supply. Supply remains weak because many existing homeowners are more reluctant to move. Doing so would require them to give up their existing cheap loan and take out a new more expensive one. They are tending to stay put, which is good news for the likes of Home Depot and home remodeling and redecorating companies.

Other parts of the country are reporting weaker markets at the upper levels, but in Greater Phoenix, the luxury market is looking strong. Supply of higher end homes is down from last year and demand is holding up rather well. Of course, the luxury market in Arizona is priced like the mid-range market in many parts of California. Population flows are favoring Arizona too, so it looks as though Phoenix will have one of the leading housing markets over the coming year, even though it is likely to be somewhat less active than 2018. I have access to the market data for any zip code in the greater Phoenix area if you are interested as well!

If you are interested in more information related to your home in The Trails please do not hesitate to reach out to me or use the following link: [www.TrailsAtScottsdaleHomeValues.com](http://www.TrailsAtScottsdaleHomeValues.com)

By Alyssa Samuelson, Success Real Estate Group/Apartment Source, Fellow Trails Neighbor  
[602-622-0488](tel:602-622-0488), [Alyssa@SouthScottsdaleHomes.com](mailto:Alyssa@SouthScottsdaleHomes.com), [www.SouthScottsdaleHomes.com](http://www.SouthScottsdaleHomes.com)

## What's Happening!

- ◆ The Board has approved a quote from Sierra Sun for tree thinning/trimming and some removal in the subdivision. There are 21 trees and bushes that have been designated as needing immediate work with the remaining ones being trimmed as needed to keep them sturdy before the next monsoon. This work will begin in January and will be completed by June 1st. You will be seeing more activity in the near future.