

THE TRAILS AT SCOTTSDALE

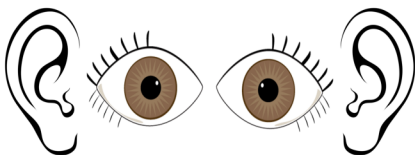
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HOMEOWNER/RENTER CONTACT INFORMATION

Two years ago we sent out a Homeowner's Contact Information form to be completed and returned to us. The response was small, but as homes change ownership, we are able to collect the necessary information. Over the past year we have had a number of instances where the homeowner had to be contacted. Sometimes we had the contact information and other times we did not. It is very concerning to us when problems and concerns arise and we do not have any way to either call or email the homeowner. In emergency instances snail mail will not help.

This information is confidential and for Board members only. It will NOT be shared with anyone and you will not be called unless there is a problem or concern. Please contact Sandy at sandad59@yahoo.com and she will email a form to you or call her at 928-229-0513 and she will send you a form. If you have already completed a form, THANK YOU.

Also, we would like to remind everyone that you are the Board's eyes and ears. If you see something that we should address, please call anyone of the Board members who we can take care of any problems. That includes water leaks, fallen trees, landscaping issues, debris in the subdivision, etc. We try to stay on top of happenings in the subdivision, but that is not always possible. Please help us out and let us know when you see something.



Emergency Numbers:

Police: 911 or

480-312-5000

Graffiti: 602-320-8243

Silent Witness:

602-261-8600

Code Enforcement:

480-312-2546

Board Meeting Schedule:

October 9th, 7:00 p.m.

November 13th, 7:00 p.m.

December 11th, 7:00 p.m.

All meeting take place at the Granite Reef Senior Center on Granite Reef Road, just north of McDowell.

Board Members

- Brenda Breit
480-970-0079
- Dennis DeGutes
928-229-0513
- Sandy DeGutes
928-229-0513
- Frank Mapes
480-242-6310
- Elizabeth Welch
480-990-2868
- Lois Schneberger
480-946-8373
- Walter Rivera
480-332-8024
- Jim Nowatzki
602-499-8088
- Kathryn Derezinski
480-620-4769



HOW IS THE SOUTH SCOTTSDALE MARKET?



The market in south Scottsdale is still considered a seller’s market with limited inventory and high demand. It is not uncommon to see homes that are newly remodeled and updated to sell within the first few days and possibly with multiple offers. Homes that need a little more “love” and vision are tending to take longer as today’s buyers are trending toward wanting everything “done” and move in ready. But overall it is still a seller’s market.

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

Week Ending 9/23/18

	85257	85251	85250
Median List Price	\$392,500	\$494,000	\$495,900
Price/Foot (Active)	\$240,000	\$274,000	\$249,000
Average Days on Market	46	69	70
% of Properties with Price Decrease	51%	48%	51%
% Price Home Increase (Flip)	1%	7%	2%
% Relisted	3%	9%	10%
Inventory	78	91	59
Median House Rent	\$1,395	\$1,950	\$2,400
Most Expensive	\$749,000	\$5,900,000	\$3,200,000
Least Expensive	\$298,000	\$229,900	\$249,900
Market Action Index *	52	38	44

* Note: Market Action Index measures the current rate of sale versus the amount of inventory. An Index above 30 implies a Seller’s Market and below favors Buyers.

Alyssa Samuelson, Real Estate Agent with Success Real Estate Group/Apartment Source, 602-622-0488, Alyssa@SouthScottsdaleHomes.com

BOARD ELECTIONS IN FEBRUARY

Three (3) Board member seats will be up for election in February. Ballots will be mailed to all homeowners in mid January. If anyone is interested in serving on the Board, please contact any Board member prior to January 1st and your name will be placed on the ballot.

WEEDS

As anyone can see while driving thru the subdivision, there are weeds aplenty! This is notice that beginning in early October, Code Enforcement will be going thru the area and handing out notices to homeowners for noncompliance with City Ordinance regarding weeds. Please make sure that you have taken the time to get out into your yard to clean up the weeds. It benefits all of us.

HOME BUSINESS

It has been brought to our attention that there may be several people in the subdivision who are conducting a business from their homes. This is a direct violation of our CCR’s and Scottsdale City Ordinance. It poses a problem for those who live near that residence as the people who are coming and going block some driveways and sidewalks and cause an increased amount of noise and traffic. Please remember that it is **NOT** allowed to have a home business in the subdivision.