



The Trails at Scottsdale

PROJECTS

- ◆ As you can see by the pictures below, we had approximately 30 stumps removed from the common areas throughout the subdivision. We are also in the process of identifying several dead trees that need to come down.
- ◆ Development of a Trails website is now a reality and up and running and if you want any information on architectural approvals, minutes, etc., please refer to: <https://thetrailsatscottsdale.org>.



Board members:

Brenda Breit	480-970-0079
<i>President</i>	
Elizabeth Welch	480-990-2868
<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>	
Jim Nowatzki	602-499-8088
<i>Landscape Chair</i>	
Bill Long	480-254-9549
<i>Public Relations Chair</i>	
Deborah Blacklock	480-998-9612
<i>Historian</i>	
Bob Thayer	480-781-7940
<i>Architectural Chair</i>	

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

REMINDERS AND ALERTS

- Sadly, we have encountered several homeless who have decided that our subdivision is a quiet place to live. They have brought in building materials, and rubbish to make things more habitable for themselves, but it also has become an eyesore and a security problem for us. They are trespassing on private property. If you do see someone setting up camp behind bushes, under trees, etc., please call the Scottsdale police. Drug paraphernalia has also been found at these sites. Please do not approach these individuals yourselves, but contact authorities.
- 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.
- WEEDS!! Please try to keep them under control and out of yours and your neighbor's yards.

Where Are All Of The Houses?

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

Have you heard or seen the news?

The real estate market is crazy right now! There are very few homes available for sale. That means it is a seller's market and buyers are competing for the very limited number of homes that do go up for sale. We haven't seen this low of inventory in a very long time. Even with all that 2020 threw at us, Arizona's real estate market was one of the hottest in the country and continues to be in 2021. AND the trends show a continued climb throughout the rest of the year. Realtor.com 2021 forecast shows all of the key housing indicators going up. Researchers are saying we may even see upwards of 8% appreciation from now through September this year. THAT is amazing considering the prices have been climbing for several years now.

Why is it so crazy in Arizona?

There are several reasons the market is on fire right now in Arizona...

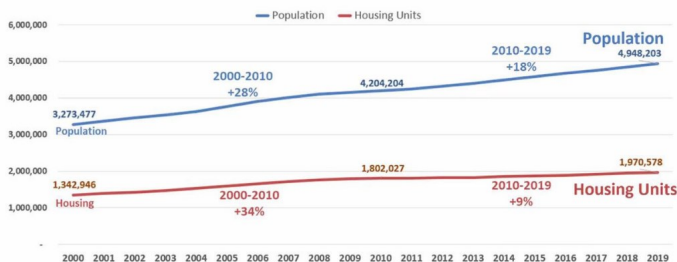
1. Mortgage rates are still at an all-time low. Rates are still in the 3% range.
2. We have a constant influx of people moving here from other states. Arizona has great weather, prices, and job opportunities.
3. People spent more time at home in 2020 than ever before. Kids had school at home and people were forced to work remotely from their houses.

The pandemic hit last year at a time when a lot of people usually move. So, people had to shelter in place and wait a while before they could move. Then, when things opened up, the inventory never had a chance to catch back up. This has caused a lot of the shortages in available homes for sale..



WHY DO WE HAVE A HOUSING SHORTAGE?

Population Growth vs. Housing Unit Growth
Maricopa and Pinal County Combined | U.S. Census 2000-2019



MIGRATION REPORTS

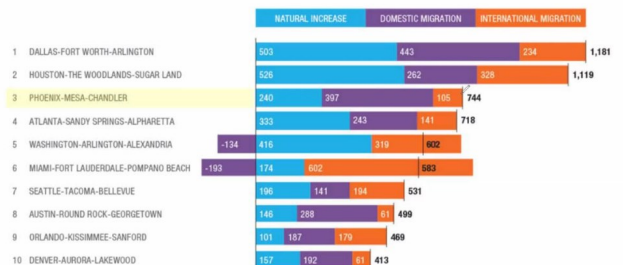
INSIGHT | January 28, 2021

U.S. Population Growth: Where is housing demand strongest?



Components of change in the top ten MSAs by population growth in the past decade

Miami grew due to high international immigration, while Dallas and Houston grew due to natural increases.



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

April 13, 2021 7:00 p.m. and May 11, 2021 at 7:00 p.m.

The meetings tentatively will be held on Zoom. We have no date for the reopening of the Granite Reef Senior Center. If you wish to attend the Zoom meetings, please contact Bill Hooper and he can put you on his Zoom list. The meetings for June, July and August will be suspended as in past years. They will resume on September 8th. 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.