



# The Trails at Scottsdale

## WHAT ARE THE CCR'S?

The CCR's and Bylaws for The Trails at Scottsdale were developed by the W.R. Grace Corporation in 1977 of construction of the subdivision. These are the rules and regulations that govern what is allowable or not within our Association. In 2016, after 40 years of effectiveness, we were allowed to update these rules. From time to time amendments will be added to them as situations arise. Since many of you have most likely NOT reviewed this information recently, here are some of the highlights that may affect you or your neighbors.

- **ARTICLE IV; Section 8. Effect of Nonpayment of Assessments:** This section outlines what will happen if members of the community do not take the responsibility of financial ownership within the Community.
- **ARTICLE V; Section 2. Architectural Control:** There are 6 rules under this section that cover any and all construction, modifications or changes of any kind to the property. Exterior paint colors must be approved by the Architectural Chair BEFORE painting. Before beginning any projects you must complete and submit an Architectural Request form.
- **ARTICLE V; Section 9. Trash Containers and Collection:** This section explains the rules as far as placing trash containers out for pickup as well as bringing them back in. There is also information regarding bulk pickup.
- **ARTICLE V; Section 11. Front Yard Parking Requirements.** These guidelines also follow the codes listed by the City as far as any front yard parking.
- **ARTICLE V; Section 15. Livestock and Poultry.** This section answers questions regarding raising livestock on properties as well as how dogs must be handles.
- **ARTICLE V; Section 19. Maintenance of Lawns and Plantings.** This has been an ongoing problem for a long time. There are 5 subsections to this section which could become costly if not adhered to.
- **ARTICLE V; Section 22. Leasing Obligations of Tenants and Other Occupants.** This is something that is in the current news and was addressed by the Board in 2019. NO SHORT TERM RENTALS of less than 60 days are allowed withing the subdivision. Fines and liens could be placed against the homeowner for ignoring this section.
- The BYLAWS are basically an outline of how the Board operates, when elections are held, what the member duties consist of and the financial responsibilities of the Board.

To review the CCR's/Bylaws in their entirety, please see them on our website at <https://thetrailsatscottsdale.org> or call Sandy with your email address and she will email a copy to you.

**Board members:**

Brenda Breit 480-970-0079  
*President*

Elizabeth Welch 480-990-2868  
*Vice-President*

Dennis DeGutes 928-457-0829  
*Treasurer*

Sandy DeGutes 928-457-0829  
*Secretary*

Bill Hooper 480-267-5478  
*Projects/Improvement Chair*

Bill Long 480-254-9549  
*Landscape Chair*

Colin Walsh 480-720-9023  
*Public Relations Chair*

Deborah Blacklock 480-998-9612  
*Historian*

Bob Thayer 480-781-7940  
*Architectural Chair*

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

## After 200% Increase, Supply Still Nearly 40% Below Normal; Sale Prices Up 3.5% Since December

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### FOR BUYERS:

Rates defied industry predictions once again and rose over a point from 5.99% to 7.1% between February 2nd and March 2nd. For the past 4 weeks, rates have hovered in the upper 6% range, figuratively “pinching the hose” on demand during the popular Spring season for buyers. New listings added to the Arizona Regional MLS are the lowest ever recorded going back at least 23 years. This may be shocking to some as there has been a 200% increase in supply year-over-year, but last year at this time supply was merely 4,820 active listings. The reality is that ARMLS active supply spiked over 300% last year between March and October, peaking around 20,000 listings. But since then, it has declined 27% to 14,772, which is the 4th lowest supply count since 2005 for this time of year. Typically, active listings should be between 20,000-24,000 to be considered normal.

### FOR SELLERS:

Low-level demand combined with even lower-level supply equals a seller’s market for Greater Phoenix. Not a crazy one like the last 2 years, but since coming out of a buyer’s market last December sale price measures have stopped dropping and have risen a modest 3.5% so far. Sellers continued to pay for buyers’ closing costs on 48% of MLS closings in March, with half paying \$9,000 or more. Current median days on market prior to an accepted contract is 32 days. Most seasonally adjusted housing measures are reflective of a weak seller’s market similar to 2015 where properties appreciated an average of 4.6% annually. The majority of cities in Greater Phoenix are now in seller’s markets. Only 5 cities remain in buyer’s markets at this stage. They are Queen Creek, Maricopa, Buckeye, Casa Grande, and Sun City West. The outskirts of town tend to be the first to enter buyer’s markets and the last to come out. While these cities are lagging the rest of the valley, their measures have all improved 8-14% over the past month.



Finish reading at <https://southscottsdalehomes.com/2023/03/15/march2023-cromford-report/>  
Provided By Alyssa Samuelson, Success Real Estate Group [Alyssa@SouthScottsdaleHomes.com](mailto:Alyssa@SouthScottsdaleHomes.com), 602-622-

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

**April 11, 2023 7:00 p.m. and May 9, 2023 at 7:00 p.m.**

The meetings will be held on Zoom. 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 12th. 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.