



# The Trails at Scottsdale

## Amended CCR's

With the uptick of Airbnb's and Verbo's the Board has taken a look at what is happening when these companies move into an area. It has been a topic of discussion with the City of Scottsdale as well. After discussion the CCR's have been amended to read as follows:

- Article 5, Use Restrictions, Section 22, Line. 3 reads— *Any agreement for the lease/rental of a lot must be for a duration of at least sixty (60) days. There is nothing grandfathered into this amendment.*

This means that there can not be any short-term rentals within the subdivision. This has been amended and recorded with Maricopa County in May, 2023 and is effective immediately.

### Board members:

Brenda Breit	480-970-0079
<i>President</i>	
Elizabeth Welch	480-990-2868
<i>Vice-President</i>	
Dennis DeGutes	928-457-0829
<i>Treasurer</i>	
Sandy DeGutes	928-457-0829
<i>Secretary</i>	
Bill Hooper	480-267-5478
<i>Projects/Improvement Chair</i>	
Bill Long	480-254-9549
<i>Landscape Chair</i>	
Colin Walsh	480-720-9023
<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.

## Cheddar Up

A reminder that when you are paying your HOA quarterly dues you have the option of using the electronic payment company **Cheddar Up**. You can scan the code on the quarterly invoice or you can go to our website: <https://thetrailsatscottsdale.org> and use the code that is located there. There are two of them, one for a full year's payment and another for a quarterly payments.

Please be sure that your homeowner's contact information is up to date. If you have not completed the form, you can download it from the web page and send it to [sandad59@yahoo.com](mailto:sandad59@yahoo.com). It's important that the Board have this information so we can provide help to first responders in cases of emergency. There was a home in the subdivision that burned on Memorial Day last year and we were able to assist fire and police with homeowner contact information.



### Emergency Numbers:

- Police: 911 or 312-5000
- Graffiti: 480-312-2546
- Silent Witness: 602-261-8600
- Code Enforcement: 480-312-2546

# One-by-One, Most Cities in Greater Phoenix Succumb to a Buyer's Market

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## For Buyers:

-Buyer demand has been more reactive to mortgage rates than normal, but that's to be expected at the rate of increase we've seen this year. In terms of affordability in Greater Phoenix, a household making the median family income should normally be able to afford 60-75% of what's sold. That measure for the 2nd and 3rd quarters of 2022 was only 22%. Some believe it would take years for affordability to return to a normal range unless sales prices drop dramatically, but that's not necessarily true. As rising mortgage rates have quickly pushed affordability down, declining mortgage rates can quickly push it back up.

If rates rise, prices will have to drop more to reach optimum affordability. If they drop, prices will not have to drop nearly as much. The best advice for buyers is to stay engaged with where rates are on a daily basis, and be fully educated on lender programs and seller incentives available so that they can be the first to act when the property and the payment is right for them.

## For Sellers:

Welcome to an official Buyer Market in Greater Phoenix, albeit a weak one, for the first time since 2010.

Price responses didn't wait for the official calling, median sale prices began showing a decline after May and as of this date are down 12%, essentially erasing appreciation gained since November 2021 and resulting in a 1.6% negative year-over-year median change. From here on out, expect reports of negative annual appreciation rates every month as each measure will now be compared to the first half of 2022 price measures.

Moving into 2023, even if mortgage rates stay the same, it is expected that contract activity will increase seasonally as it does every year. Rate buy-downs will remain a key factor in buyer incentives unless rates decline. However, after a long 4th quarter sellers should be able to enjoy more traffic, fewer days on market, and serious buyers in the first half of 2023.

Finish reading at <https://southscottsdalehomes.com/2022/12/15/december2022-cromford-report/>

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

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## Staying safe during monsoon

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Below are some safety tips from the National Weather Service. Enjoy the monsoon, but stay safe out there, friends.

- ◆ Stay tuned in throughout the season, keep an eye on the weather forecast before going outdoors for an extended time. If you do need to leave and a storm is approaching, keep track of it on your phone or by listening to the radio.
- ◆ If a severe thunderstorm warning has been issued, it means wind gusts of 60 mph or higher are likely. If this is the case, move into an interior room and stay away from windows. Stay away from trees and never touch a downed power line, even if you think it is dead.
- ◆ Never drive into a flooded roadway and do not drive around barricades to get across. It only takes one to two feet of water to float most vehicles, and you never know if the road underneath is destroyed or damaged because of the water.
- ◆ If you hear thunder, it's best to get to a safe place. Safe locations include sturdy buildings and hard-topped vehicles. Stay away from open areas, armadas, trees, swimming pools, porches and convertibles.

### Next Meeting Date

- **Sept. 13, 2022, 7:00 p.m. The Board meets every second Tuesday of the month. The meetings will continue on Zoom. If you wish to attend via Zoom, please contact Bill Hooper and he will make the meeting available to you.**