



# COUNTRY TRACE

HOA Annual Newsletter

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DECEMBER / 2021



## A LETTER FROM OUR PRESIDENT

By Ted Frederick

Warmest Holiday wishes to our Country Trace neighbors, both new and old! The HOA Board of Directors had a very productive 2021 for the community despite the pandemic and mid-year reorganization. As with much of the Phoenix metro area we had a record number of home sales at record prices! Our neighbors, community and location continue to drive significant interest and investment and we are thrilled that you have chosen Country Trace as YOUR neighborhood.

Board priorities for the past year included addressing community maintenance, planning for future improvements, and seeking ways to reduce spending while increasing the service level to the members of the association. The Board was successful by nearly every objective measure, coming in under-budget on maintenance (despite unusual supply-chain constraints), cutting administrative spending, improving collections and increasing the HOA account balances. The result of these efforts will allow for even more community improvements and engagement in 2022 including a revamped website with more online bill pay options and the much awaited aesthetic improvements at the common corners including plantings, hardscape and color updates!

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### BOARD OF DIRECTORS

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PRESIDENT | Ted Frederick  
VICE PRESIDENT | Adam Jaffe  
TREASURER | Rich Warren  
SECRETARY | Rich Warren  
DIRECTOR | Richard Morrell



In addition to the common corners, the HOA is focused on ensuring the neighborhood aesthetic as well. This includes regulating excess car parking, enforcing the restrictions on RVs, commercial vehicles, yard maintenance and arming members with tools and resources to effectively manage short-term renters. We appreciate the members who alert us to neighborhood concerns so that we can address any issues in a timely manner. While the incidents have been few, we have worked with homeowners to correct violations without having to resort to any extreme measures.

While we didn't do as much as we would have liked socially in 2021, we welcomed nearly 10% of the community as new neighbors. Kathi Mogalian led Country Trace's 2nd annual food drive eclipsing last year's goal with over 700 pounds of food collected! We look forward to continuing this holiday activity and planning more community events in 2022.

As we prepare for next year, it is important to remember that the Board is in-service to the community and its members, not the other way around. If there are items that you feel the HOA needs to address or add to its agenda, please do not hesitate to reach out with suggestions. Your priorities are our priorities.

Warmest regards for a happy and healthy 2022!

## TOGETHERNESS IN COMMUNITY

By Richard Morrell

*"Coming together is a beginning,  
keeping together is progress,  
working together is success."*

- HENRY FORD

What an amazing community we live in, a well sought out community in the Magic Zip Code. As we approach a new year, I welcome you to join one or more Committees that you might have an interest in. This is an awesome way to get to know your neighbors, to express your talents, and to gain personal satisfaction for helping your community.

Committees available to volunteer for: Landscape, Architectural, Social, Nominating, and Finance.

To join, simply note your interest on your ballot or email me at [raquales@gmail.com](mailto:raquales@gmail.com).

## UPCOMING MEETINGS

TUESDAY - JAN 11, 2022  
@ 6:30 PM | via ZOOM

MONDAY - FEB 7, 2022  
@ 6:00 PM | via ZOOM  
**(Annual Meeting)**

**Note:** Board Meetings are typically held on the 4<sup>th</sup> Tuesday of every month, but may change due to Holidays and Board Member availability. Please refer to the HOA website for the most up-to-date board meeting information including ZOOM links. All community members are welcome to join.

## CONTACT INFORMATION

### MAILING ADDRESS:

Country Trace HOA  
P. O. Box 12001  
Scottsdale, AZ 85267

For more information or to submit questions / concerns go to: <https://countrytracehoa.com>

For billing questions please contact our accountant Tanya Luken at (503) 330-8515 or contact us via the website.



## LANDSCAPE NEWS

By Rich Warren

Due to age and deterioration, (3) electrical pedestals/meters were replaced. Locations included: 66th & Kings, 68th & Grandview, and 68th & Beverly. This work was a joint effort between APS, Highlands Electric & Data, the City of Phoenix, and the Country Trace Board of Directors. The work included removing landscape material and relocating irrigation lines to provide working space; installation of the pedestal and meter, which are anchored by a concrete pad; and painting of the adjacent monument wall. Outstanding work includes installing a brick border and installing landscape material.

Also note that the HOA has hired SVH Landscaping to perform landscape maintenance services. The contractor performs the same services for Barclay Place.



## FINANCIAL NEWS

By Rich Warren

The Board unanimously voted to increase the annual assessment from \$185 to \$195 and to also make the assessment payable in one billing. This necessary and prudent decision was made after thoroughly examining the short-term and long-term financial needs of the association. The current Reserve Fund balance is not at a level to adequately and appropriately address the funding required for capital improvements, tackling deferred maintenance projects, and emergency repairs. These funding needs include:

- Replace aging irrigation pipes
- Replace electrical junction boxes
- Replacement of the (3) remaining electrical pedestals/meters
- Replace irrigation timers and landscape light transformers
- Repair/replace the decorative light fixtures which were blemished by paint
- Return the decorative lights at NW corner of Grandview & 68th to operational status
- Improving the corner aesthetics
- New signage



# COUNTRY TRACE REAL ESTATE NEWS

By Marty Mogalian

2021 was definitely one for the record books! Here are the stats for the year:

10 traditional sales listed & sold through the Multiple Listing Service with real estate brokerage companies along with 5 private sales concluded in Country Trace as of 12/30/2021. Note that the stats below do not include private sales.

- **List Volume:** \$6,767,300
- **Sold Volume:** \$6,924,389 (2.3% above list price)
- **Sold Prices:** low of \$549,000, record high of \$935,000, average sold price of \$692,439
- **Sold Price per square foot:** low of \$282.71/sqft, high of \$466.33/sqft, average of \$345.04/sqft.
- **Days On Market:** low of 5, high of 6, average of 17

There is 1 house (3 br, 1,616 sqft) in "Sale Pending" status (Beverly Ln) listed at \$699,900 that is scheduled to close escrow in the next few days. The sale will be about 3% over list price at around \$720,000 (~ \$445/sqft)

Because of our location next to Kierland and the strong demand within the 85254 zip code, we anticipate 2022 to be another banner year.

To tell you how low the inventory of homes are in 85254, as of 12/30/21 there are 25 single family residences for sale (2 weeks of supply). We anticipate demand to exceed supply once again next year. The affordability index is coming down (valley wide) meaning buyers, in general, may have to lower their expectations of what they are able to afford at a given price point. That said, with such a low inventory of homes for sale, combined with our location, may suggest we can anticipate prices to continue to increase, but not necessarily at the crazy rate we saw last year.

# HOLIDAY FOOD DRIVE

By Ted Frederick

The Mogalians want to thank everyone in Country Trace (and Barclay Place!) who contributed to the 2nd Annual Country Trace Food Drive to benefit the Paradise Valley Community Food Bank. With the community's help, they collected and delivered over 740 pounds of food this year, surpassing last year's 700 pounds! Way to go!! We look forward to doing even more next year!

