



# COUNTRY TRACE

HOA Newsletter

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## COUNTRY TRACE - HARD TO OVER IMPROVE

Whether you are for it or against it, Country Trace is well on its' way to becoming a more exclusive community. Even with the near doubling of mortgage rates, we are seeing the nicer homes trade up near \$500 per square foot (psf) and many believe there is plenty of room for further appreciation. The newer condominium buildings off Scottsdale Road are trading at or near \$1,000 psf and the idea of a nice low maintenance single family home in the same neighborhood and walking distance to Kierland is going to be hard for many to resist. This is especially true given the more than 1200 new planned residential units and recently announced 5-star hotel at the former Cracker Jax site on Scottsdale Road.

All Country Trace homeowners have a vested economic interest in seeing continued beautification of common areas and corners but the Board would also encourage residents that have exterior walls facing the community streets to consider whether a new coat of paint and stucco might enhance their property value and that of the overall community. We have seen a number of homeowners recently update their walls and the impact has been significant. It's not a lot of money for a big aesthetic return.

Thank you, Country Trace!



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## BOARD OF DIRECTORS

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PRESIDENT | Aaron Mueller

VICE PRESIDENT | Paul Sheridan

TREASURER | Rich Warren

SECRETARY | Richard Morrell

DIRECTOR | Adam Jaffe



## HOMEOWNER SPOTLIGHT

Sandy Wilson | 6711 E Beverly Lane

### **Hi Sandy, tell me about yourself**

I am the mother of 2 grown sons who have blessed me with two granddaughters and a grandson, ages 5 and under. I moved to Arizona from Michigan in 1977 with some high school friends.

### **How long have you lived in Country Trace and what brought you here?**

I have lived in Country Trace since June of 2014. I had previously been living in Tempe / Chandler and thought it would be a good opportunity to try living in the Kierland area so I could be close to friends. This home on Beverly was marketed as a rental property, so I initially moved in as a tenant. I had to think twice about signing the lease because the master closet was only 24 s/f with a door that swung in. I thought, "Where on earth will I put my clothes, shoes & handbags?!" That was almost a deal breaker. Just 1 year after moving in, the property owners decided to sell. The last thing I wanted to do was move again, so I decided to buy it.

### **You added a beautiful addition to the front of your house. What prompted this addition?**

For 5 years I traveled at least every 2 weeks for business, and other times for pleasure. More often than not a suitcase was lying on my bed. I imagined how nice it would be to have a closet large enough for a packing island that would also fit my girly stuff. I hang almost everything. I imagined the steps saved by not having to access three different closets when getting dressed or packing. So I made the decision to add a much larger closet. Some may call it a dressing suite.

### **I see you have been involved in many projects with your house. What other projects have you accomplished to update your house?**

Along with the walk-in closet I added a flex room, rooftop deck, covered entry, wider front iron door, enlarged front windows, new landscaping, and new exterior light fixtures. The flex room is multi-use with a rowing machine, vision and P.T. therapy, and a built-in Iron-Away ironing board. We live in an area with mountain views and frequent fireworks. I thought a rooftop deck would be a nice feature. And yes, I still iron :)

### **How important was it for you to maintain some Country Trace features in your project?**

I love the stately grandeur of the wrought iron lanterns here at Country Trace and felt a fervent desire to keep this as part of the elevation. The Arabesque/Quatrefoil windows are also in many homes, and I wanted to keep it as part of mine. With the intent of re-purposing my existing A/Q window, my contractor hired a concrete cutter to cut around it. It was a huge gamble that paid off wonderfully. Not a crack or break anywhere. I promise you that these frames are 100% concrete.

**To read the full Interview and see more images please visit the Country Trace website at:** <https://countrytracehoa.com/spotlight/>

If your interested in being featured as our next Homeowner Spotlight please reach out to the CT HOA Board at: <https://countrytracehoa.com/contact-us/>





## NEW LIGHT LENS FOR PURCHASE

The Country Trace HOA Board has purchased an additional seven (7) new light lens through a bundled order with Barclay Place as they are replacing all of the lenses on their corners. The Country Trace HOA Board will be selling the 7 light lenses on a first come - first serve basis for the same price of \$115 each including a LED light bulb (same as used on the corners). Please reach out to the Board at: <https://countrytracehoa.com/contact-us/> if you are interested in purchasing a new light lens for your home.

For those homeowners that would like to purchase a new white lens but missed out on the 7 available, we will be collecting information for another bulk purchase in the fall / winter. Please reach out to the Board if you have interest in improving the aesthetics of your home with a new white lens in our community unique light fixtures.



## SOUR ORANGE TREES

We have approximately 15 sour orange trees at the common area corners that are dead. The board recently consulted with an arborist to assess the overall health of the sour orange trees. We felt it was prudent to do this given that the trees are 40 years old and there are approximately 200 trees. The general assessment provided was that the trees are in "fair" condition. The arborist noted that years of over-pruning, inconsistent watering, and lack of fertilizer has produced stress. We have followed the advice of the arborist and have made changes in the maintenance regimen of the trees. We plan on replacing the dead sour trees during the fall "growing season."



## HOLIDAY FOOD DRIVE

By Marty and Kathi Mogalian

The Mogalian's will be hosting the 4th Annual Country Trace Food Drive, benefiting the Paradise Valley Food bank (which benefits everyone within the Paradise Valley Unified School District Boundaries). **The food drive will start the beginning of November and will be delivered before Thanksgiving.**

Stay tuned for more information regarding this years food drive donation.



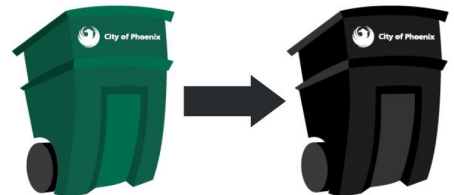
**PV COMMUNITY**  
*Food Bank*

## TRASH / RECYCLE BINS

As a reminder, our community trash and recycle pickup changed from Monday's to Wednesday's and bins should not be placed on the street until **1 day prior to pick-up (Tuesday)**; and should be removed from the street no later than **1 day after pickup (Thursday)**, preferably Wednesday evening.

Per Article IX, Section 5 of the CC&Rs, all garbage cans "shall be kept screened by adequate planting or fencing so as to conceal them from view of neighbouring dwelling and streets". **Therefore, trash and recycle bins cannot be stored where they are visible from the street, Thursday through Monday.**

**City trash containers are getting a makeover**



**Your dark green trash container will eventually be black!**

**Containers will be replaced as needed through attrition only**

For more information on City of Phoenix trash and recycling, please visit: [www.phoenix.gov/publicworks/garbage](http://www.phoenix.gov/publicworks/garbage)



## COUNTRY TRACE REAL ESTATE NEWS

By Marty Mogalian

Here is a brief run-down of real estate activity in Country Trace (CT) and 85254.

- CT experienced 5 sales year-to-date, 4 were traditional sales and 1 private sale.
- There is 1 Active Listing, 1 Sale Pending and 1 Coming Soon Listing.
- 85254 has 112 Active Listings (as of 07/01/23) compared to 134 one year ago.
- 85254 had 83 sales in June vs 68 sales in June, 2022 which is encouraging.
- Annual \$/SF Appreciation in 85254 going back 12 months from 06/30/22 to 07/01/23 is 3.00%. This should not come as a surprise based on what happened in the real estate market during the 2nd-half of 2022. Compare that to the 12 months from 06/30/21 to 07/01/22 with the Annual \$/SF Appreciation in 85254 of 34.2%.

One statistic I began following more closely last year, especially with our higher mortgage interest rates, is the Percent of Closings with Seller Paid Concessions noted in the MLS during the last 30 days:

List Price Range:	\$500K-\$600K	\$600K-\$800K	\$800K-\$1M	\$1M-\$1.5M
Closings w/Seller Pd Concess:	2	11	8	4
Total Closings:	5	26	18	13
% Seller Paid Concessions:	40%	42%	44%	31%
Median Concession:	\$8,600	\$10,000	\$12,500	\$12,275

One final note, regarding the high-rise luxury apartments, retail and restaurants planned for the southwest corner of Scottsdale RD and Bell RD, I contacted Adrian Zambrano who is with the City of Phoenix Planning and Development Department, Long Range Planning Division. This is what I was told per his email:

*"It appears this development had their final site plan approved in March of this year. It looks like they still need their building plans approved."*

## COMMON AREA BEAUTIFICATION

The efforts of the Board to update and improve the entry corners of Country Trace are well under way.

The first step was changing out the light lenses from the former orange to white and this step has been completed on all corners. Further plans include the installation of new and more modern signage. This will entail the removal of the current tile signage and then necessitate stucco repair in those areas. Once repaired, the plan is to paint the corners in a shade of white to highlight new signage and modernize the overall look. Down the line, additional plans call for the re-painting of the light cages and gates that flank the curved walls. Additional thought is being given to revised low maintenance landscaping below the curved walls. These improvements will help to differentiate Country Trace from surrounding neighborhoods and further highlight the unique architecture of the community we all enjoy and are so proud of.

## WEEDS

A common complaint we receive from homeowners concerns weeds on another homeowner's lot. While there is nothing specific in the HOA governing documents that addresses weeds, the Board will attempt to reach out to the offending homeowner and politely request that they address the issue. This tactic is successful most of the time. Another remedy available to homeowners is to report this condition to the City of Phoenix, which has a Blight Ordinance. To report a violation, simply take a photo of the violation and email it to the Neighborhood Services Department at [nsd@phoenix.gov](mailto:nsd@phoenix.gov). Make sure to include the address of the offending property.

## BOARD MEETINGS

Monthly Board Meetings are typically held on the 4th Monday or Tuesday of every month, but may change due to Holidays and Board Member availability. Please refer to the Country Trace 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>