

Fall 2022

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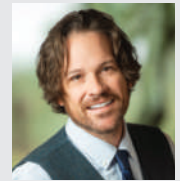
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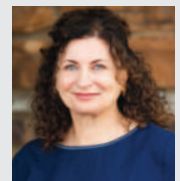
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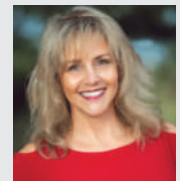
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A THANK YOU FROM THE COMMUNICATION AND MARKETING COMMITTEE CHAIR:

I thank Kevin Frawley, President of the Desert Mountain HOA; the Board of Directors; our Communication and Marketing Committee Members, an amazing group of creative and talented individuals; guest writers; Communications Manager Carly Omenhiser and the entire Desert Mountain staff for their professionalism and continual support. Lastly, a special thank you to Terra Waldron, Executive Director, for her leadership and support.

- Ron Helm

PRESIDENT'S MESSAGE

Kevin Frawley, *President*
Desert Mountain HOA



Dear Homeowners,

As we approach the end of the year in our great Desert Mountain community, we are seeing more and more of our neighbors returning to the Mountain. I'm sure you're all enjoying the beautiful fall weather and all that our community has to offer us.

The Board and staff of our Desert Mountain HOA have had another busy and productive year as we work to complete several initiatives important to the future of our community.

I would like to highlight our concerted effort to achieve certification as a Firewise Community. When we reach our goal, we will join 125 other Arizona communities that have earned this prestigious and important designation. Nearby communities with Firewise certifications include Mirabel, Terravita, and Tonto Hills.

The Desert Mountain HOA Board approved this project in September of last year, and our Firewise team has been working closely with the Scottsdale Fire Department to launch the effort. We are grateful to Jim Duffey, Chair of the Safety and Security Committee, Terra Waldron, Executive Director, and Bill Fultz, Security Director, for leading this important project from its inception.

Since last fall, each incorporated village has joined in support of this initiative. In June of this year, we began onboarding groups of villages to introduce them to Firewise and what they

needed to do to comply with its standards. By November, we will have all villages participating in this effort.

You may ask why it is important to have all villages and homeowners participating in this project. The answer is that it takes all of us collectively to do our part to reduce the risk of devastating wildfires that may threaten our residents, our homes, and the entire community.

Each home, and the community itself, that has developed clear defensible spaces are more likely to prevent destruction and the spread of a wildfire. Being Firewise also helps safeguard firefighters while they fight the fire and work to save our property.

Emails updating and reminding each village's residents of their respective progress are being issued every three weeks. Please take some time to review the materials about Firewise in these emails, and should you have questions, I urge you to reach out to the Firewise team at firewise@desertmthoa.com.

Now that more and more homeowners are returning to Desert Mountain, we are striving to increase the number of program participants as soon as possible. Our ambitious goal is 100% Firewise compliance. Please help us to achieve this important certification for our Community.

Sincerely,
Kevin Frawley, President
Desert Mountain HOA

EXECUTIVE DIRECTOR'S MESSAGE

Terra Waldron, *Executive Director*
Desert Mountain HOA



The fall season is here and I'm happy to see new and familiar faces and welcome them back home to Desert Mountain from their summer adventures/destinations.

I'm also happy to share that your Desert Mountain HOA has a full complement of staff as we head into the season. You are seeing on the news a lot these days that employees and staffing are a struggle for many organizations. However, we are not experiencing this at Desert Mountain, and are developing a stellar team of talented individuals to better serve the Desert Mountain Community.

Training and informative sessions have taken place all summer long starting with a CCMC company-wide meeting where company leaders provided an update on the status and future goals of the company. The meeting, hosted at the Scottsdale Hyatt Regency, also provided an opportunity for CCMC employees to meet and network with their colleagues.

One of our goals, and a continued work in progress, is the collaboration with the Desert Mountain Club. We have collaborated on training sessions with our staff and their HR staff; a favorite of mine being the Five Star Service training.

In an effort to continue that collaboration, I am invited to the Club's Easy Listening sessions, which are hosted for Club members and help resident Club members become more aware of the differences between the Club and the HOA.

Sessions review topics such as Club renovations, golf courses, budgets, and their operations. I enjoy attending and having the opportunity to meet some of our resident Club members.

The Club has also welcomed some of our board members and staff to participate in a Club podcast to help share information about important Board initiatives such as Firewise and security.

As we look into the remainder of the year and into 2023, your Board has several initiatives they are working on to benefit homeowners. We will keep you updated as these initiatives develop. I would like to thank the residents who serve on our various committees for committing their time so that we may continue improving upon this wonderful community. Their input is invaluable!

In closing, I'd like to extend a special thank you to the Board of Directors for their dedication to this community. Throughout this past year, I've been able to share ideas and best practices, and the Board keeps me informed and brings new ideas, comments, and thoughts - all leading to a more viable community. The collaboration has been a pleasure to be a part of these past several months. The efforts of the Board can sometimes go unnoticed and often thankless, but their hours of volunteerism have undoubtedly helped keep this community the desirable place that it is and will continue to be well into the future.

Sincerely,
Terra Waldron, Executive Director
Desert Mountain HOA

COMMUNITY MANAGER'S MESSAGE

Dick Rosenhagen, *Community Manager*
Desert Mountain HOA



I hope everyone has had a great year! Desert Mountain continues to be on solid financial footing. Through the first two quarters, we have performed well financially. We are running at or under budget in all categories. However, we have some major expenses coming toward the end of the year.

Some of these expenses include culvert maintenance and continuing the Desert Broom removal. We have also addressed multiple erosion issues and anticipate we'll have more before the end of the year. We are in the process of updating our Reserve Study, and by the time you read this, we will have that study in hand for review. This will allow us to better plan for future expenses. With rising costs over the last five

years, we anticipate it will impact us financially. The 2023 budget was recently completed. If you have not already received information pertaining to the budget, be on the lookout for information related to it and 2023 assessment rates.

The Investment Committee continues to meet on a regular basis. They have adjusted their dollar cost averaging plan due to the volatility of the marketplace. Investing in treasuries has been a benefit to the Association. Investing cash in money market accounts and treasuries has helped return a yield to the Association while the market has been volatile. The committee has continued investing per the revised dollar cost averaging plan.

ASSESSMENT PAYMENT OPTIONS

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When paying by mail or through your online payment service, separate checks and envelopes must be used for each account. Each check should also list the account number to ensure timely and proper posting to the correct accounts. The remittance address for your mailed payment is:

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Please make sure you mail your coupon/statement stub with your payment. Any payments that cannot be processed automatically by the payment processing service center will be processed by converting your paper check into an electronic check transaction.

Direct Debits

We continue to make the direct-debit payment option available at no charge. Please get in touch with CCMC at 1-866-244-2262 or stop by the HOA office to complete and submit an application. If you are set up for direct debit, and your assessment has changed, the new amount will automatically be deducted.



Electronic Checks & Credit Cards

To use either of these two services, visit www.ccmnet.com. Select the tab "Pay Online" and follow the instructions. From there, you will be linked to Smartstreet, the processing service center.

There is a \$14.95 processing fee per credit card transaction. If you have recurring electronic check payments with Smartstreet and your assessment has changed, it will be necessary to update your payment information with Smartstreet. If you wish to make any changes to your account with Smartstreet, you may access it through our website. CCMC and Smartstreet are not related companies. To comply with privacy laws, we do not share personal information.

Bill Payment Service

If you use a bill-payment service, please review your account number and remittance address. Many bill-payment services remit electronically, and the contract account number is essential to proper posting. If your assessment has changed, you must also update your bill-payment processor.



IS YOUR PROPERTY FIREWISE COMPLIANT YET?

Help Desert Mountain obtain Firewise certification by completing the following on your property:

- Trim trees up and away from your home.
- Thin bushes.
- Remove invasive or dead plants.
- Create a clear path around your home for firefighter access.

Lot owners do all of the above, except removing dead plant material as it serves as animal habitat.

If this work has been completed, notify the HOA by completing an abatement form available on the community website.

FOR MORE INFORMATION ABOUT FIREWISE, VISIT [DESERTMTHOA.COM](https://www.desertmthoa.com) OR EMAIL [FIREWISE@DESERTMTHOA.COM](mailto:firewise@desertmthoa.com)

OPERATIONS UPDATE

Monte Varah, Director of Operations
Desert Mountain HOA



Throughout the year, several projects have been completed on the Mountain to repair or improve existing infrastructure.

Village roadways receive crack fill and seal coat work on a rotational basis as an ongoing maintenance item. This year crack fill and seal coat work was completed in Apache Peak, Rose Quartz, and Saguaro Forest. In the first two quarters of 2023, homeowners in the villages of Gambel Quail, Sunrise, Eagle Feather, and Mountain Skyline will have crack fill work completed on the roads.

Major erosion repairs were made in Lone Mountain I & II, Painted Sky, Arrowhead, Grey Fox, and along Desert Mountain Parkway. Ongoing erosion mitigation will occur into the fourth quarter throughout the community. Culvert cleaning was completed in Saguaro Forest, Sunset Canyon, and Apache Peak. This work helps prevent culverts from clogging during heavy storms. The process will continue through December on culverts deemed priorities in other Villages.

We continue our efforts toward the replacement of all village mail kiosks. We have completed the design work for Grey Fox and have ordered the necessary materials. This will be the second village to have its kiosk upgraded (Arrowhead being the first). The upgrade includes the addition of a digital bulletin board where community announcements can be shared.

The Village of Apache Peak is currently in the design phase for its mailbox replacement with the villages of Cochise-Geronimo, Mountain Skyline, Rose Quartz, and Turquoise Ridge to follow in the 4th quarter of this year.

Looking into 2023, this project will continue with Desert Fairways, Desert Greens, Desert Horizons, Lookout Ridge, Renegade Trail, and Apache Cottages.

The Desert Mountain HOA would also like to recognize an addition to the team. Josh Drews has joined us as an Operations Coordinator. Josh has been a member of the Security team since April 2021 and was Officer of The Year for 2021. He will be the chief liaison for The Haciendas, Sonoran Cottages as well as assisting with operational duties in all other villages.



The Communications and Marketing Committee is interested in spotlighting community residents with memorable stories. If you have a story to tell, please email Carly Omenhiser at comenhiser@desertmthoa.com. We would welcome a brief description of your background or memorable story. Look forward to hearing from you!

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WHAT STYLE IS IT?

A FIELD GUIDE TO DESERT MOUNTAIN ARCHITECTURE

Joanne Klonoski

“A MAJOR PART OF THE VISION OF DESERT MOUNTAIN IS TO ALLOW A VARIED COLLECTION OF TRADITIONAL AND CONTEMPORARY ARCHITECTURAL DESIGN THEMES THAT ARE APPROPRIATE TO THE DESERT SOUTHWEST AND TO THE COMMUNITY CONTEXT.”
- DESERT MOUNTAIN ARCHITECTURAL DESIGN GUIDELINES

Many communities create design standards to preserve open space, keep their neighborhoods beautiful, and encourage harmonious living between residents. Some guidelines are intended to promote an overall neighborhood character by rigidly restricting acceptable architectural styles. Others mistake sameness for harmony, and allow narrow variations on only a few themes. Fortunately, the founders of Desert Mountain had a very different vision. Their goal was not to limit architectural styles, but to ensure that the design of every residence accomplished one goal: “The subtle blending of people, structures, and existing desert into a harmonious and aesthetically pleasing community with substantial emphasis on the preservation of major portions of the natural desert as a unifying theme.” The guidelines also reflect an awareness of a broader, historical

context: “The goal of Desert Mountain is to have a variety of styles that represent traditional and contemporary design themes that are rooted in authentic and historic architecture of the desert southwest.”

This focus on creating a harmonious community informed by a historical perspective and governed by an uncompromising respect for the natural world has crafted one community out of a great diversity of home styles. On a drive through Desert Mountain, what are the architectural styles that influenced the design of the homes we see? How are those styles defined? And how does each contribute to this “harmonious and aesthetically pleasing community” that we call home?

THE PUEBLO HOME

Adobe houses in the Pueblo style – modern versions are known as Pueblo Revival – aim to mimic the appearance of the Spanish Colonial west. This architectural style merged home-building concepts from Spain with the local materials and styles of Native American tribes, particularly the Pueblo and Hopi in the Southwest. Southwestern adobe houses typically have flat roofs and thick walls with rooms enclosing a central courtyard. While the original Pueblo houses were built from adobe bricks made of sunbaked mud and used relatively little timber, Pueblo Revival houses use


masonry and stucco to achieve the look. The most recognized element of the style is the projecting, round roof beam known as a viga. Upper levels are usually stepped and terraced to resemble the tribes' habitats. When not built of adobe, Pueblo Revival buildings try to look as though they are. Walls are plastered with non-adobe materials and are usually given a heavy, rounded look. The home will often feature enclosed courtyards and sheltered patios, with rounded rooflines and substantial overhangs. The thick walls are an advantage in a climate where summer temperatures can easily top 100 degrees.



A Pueblo Revival Home in Seven Arrows. Source: Russ Lyon Sotheby's International Realty

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WHAT STYLE, *continued*



A Tuscan Style Home in Gambel Quail. Source: Russ Lyon Sotheby's International Realty

THE TUSCAN STYLE HOME

Tuscan architecture combines modern and classic elements that make up pure Old World Europe. The beauty of the Tuscan style comes from the custom-crafted natural stone, including limestone, travertine, and marble.

Terra cotta floor and roof tiles are often used to give an antique feel, and the homes sometimes feature wooden beams that have been refurbished from Tuscan farmhouses. Tuscan architecture involves fine Italian building materials that create beautiful marble fireplaces, elegant

iron accents, textured wall finishes, and trompe l'oeil designs.

Exteriors feature wrought iron gates, “crumbling” stone walls covered with vines, beautiful travertine cobblestone driveways, and striking fountains, providing a personal paradise in an arid, desert climate.

While not indigenous to the American Southwest, Tuscan homes nonetheless speak to the adaptations necessary to comfortably survive hot and dry summers.


THE WESTERN RANCH

Western Ranch is a domestic architectural style that originated in the Western United States in the early part of the twentieth century. The ranch-style house is noted for its long, close-to-the-ground profile, and open layout. The style fused modernist ideas and styles with homage to the American West's wide open spaces, creating an informal and casual living environment. In the Southwest, these homes pay tribute to the functioning ranches and western-style structures of old Arizona. They are meant to be sprawling and to blend in with the desert landscape.

They showcase a long, low-pitch roofline, and a mix of materials on the exterior, most commonly stucco, wood, brick, or stone. While the original ranch style was informal and basic in design, ranch-style houses often have more dramatic features, such as varying roof lines, cathedral ceilings, and sunken living rooms. Offering large windows, they are designed to provide for breezes through the home and frequently include large, extensively landscaped backyard spaces. Embodying casual, single-story living and an open concept design, the appeal of the Western Ranch style endures.



A Western Ranch Style Home in Cintarosa Ranch. Source: Russ Lyon Sotheby's International Realty

continued to next page 

WHAT STYLE, *continued*

THE CONTEMPORARY HOME

Contemporary architecture is the architecture of the 21st century, and no single style is dominant. Contemporary architects work in several different styles, from postmodernism to high-tech architecture to new interpretations of traditional architecture to highly conceptual forms resembling sculpture on an enormous scale. Common to all forms of contemporary architecture is the use of computer-aided design, which allows buildings to be modeled on computers in three dimensions and constructed

with more precision and speed. Contemporary borrows from Modern design in its emphasis on clean, simple lines and a strong commitment to individuality.

Some feature concrete structures wrapped in glass or aluminum screens, asymmetrical façades, and cantilevered sections that hang over the street. They frequently incorporate eco-friendly and energy-efficient components and are often made from recycled and sustainable building materials.



A Contemporary Home in Cochise Geronimo Village. Source: Russ Lyon Sotheby's International Realty



A Home in the Modern Style in Lone Mountain. Source: Russ Lyon Sotheby's International Realty

THE MODERN HOME

Not to be confused with Contemporary architecture, Modern architecture emerged in the first half of the 20th century and became a dominant influence after World War II. It was a movement based upon new and innovative technologies of construction, an embrace of minimalism, and a rejection of ornamentation.

Modern homes, particularly Mid-Century Modern, have a very wide, low footprint with large, open spaces, floor-to-ceiling windows, and an emphasis on bringing the outdoors in. It celebrates the marriage of form and function, with clean, straight lines and right angles.

Simplicity is key, and furnishings feature a muted color palette, complementing the home's simple exteriors. With its emphasis on blending the home into its natural surroundings, this style has become increasingly popular in Desert Mountain.

BUILDING IN DESERT MOUNTAIN



ALL CONSTRUCTION AND EXTERIOR MODIFICATION PROJECTS MUST BE SUBMITTED TO THE DESIGN REVIEW BOARD PRIOR TO THE START OF CONSTRUCTION.

Guidelines for structures and landscaping can be found on the community website.

Meetings are hosted by the Design Review Board every two weeks.

TO LEARN MORE ABOUT THE STEPS TO COMPLETE YOUR NEXT PROJECT, VISIT DESERTMTHOA.COM

SAVING WATER? PRICELESS!

Helen Hemphill

When I was ten years old, my older brother told great scary stories. Lounging on a blanket, under a summer star-filled sky, he would tell tales of eccentric creatures and far-flung galaxies, full of dire predictions and unquestioned truths. Okay, he was a bit dystopian, and I was ten, but he made an impression. One prediction was particularly worrisome. One day—in your lifetime, he said, water will be more expensive than gold! I giggled a little anxiously. It was the 1960s, and that seemed silly. It rained almost daily on late summer afternoons. Our father watered the lawn twice a day. Nobody we knew turned off the water when they brushed their teeth, and nobody hurried to fix a dripping faucet. Water was everywhere; it was a given.

Yet, when we moved to Arizona four years ago, one of the items on my pro/con list was water. What was the forecast for long term water sustainability in the state? A lot of news stories had been written about the growth of Phoenix and the decade long drought being experienced in the Southwest. Would there be water? Would it be the price of gold?



Currently, about 40 million people in seven states get their water from the Colorado River and its reservoirs. This summer, pictures of Lake Mead are scary indeed. The lake, the nation's largest reservoir by volume and fed by the Colorado, is three quarters empty, at its lowest level since April 1937. Even a year of good rain won't be enough. Rules for operating the Colorado's reservoirs will expire in 2026, and the seven states impacted will negotiate the future. It sounds bad. But even in this reality, there's some good news.

BE WATERSMART!

Scottsdale has partnered with WaterSmart - a user-friendly website portal where customers can view and manage their water use for their individual water accounts.

Customers can:

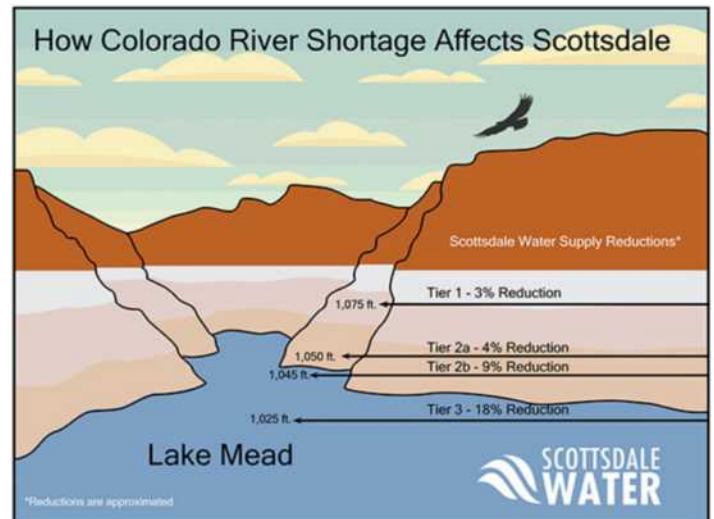
- See and download water use data
- Use the online leak assistance tool
- Learn water saving tips
- Sign-up for notifications

It's easy to sign up and use. Just login to your online utilities account and click on the blue WaterSmart button on the left of the screen. You will be able to still receive and pay your bill as normal—just update your account preferences.

In June 2025, Scottsdale Water will have advance metering infrastructure (AMI) that will allow you to view your water usage on an hourly basis. AMI will enhance customer service and help you increase water efficiency!

We won't run out of water. The City of Scottsdale has been planning for drought and water sustainability for decades through its Drought Management Plan, recently updated and approved in April 2021. With one of the most advanced water recycling programs in the country, Scottsdale recognizes that every drop of water in the desert is precious. Desert Mountain's HOA has always been proactive regarding desert landscaping because grass is a thirsty groundcover. Natural plants preserve the beauty of the environment but are also a smart choice when water is scarce. The Club also actively works toward environmental stewardship in golf operations, modernizing course irrigation systems and minimizing water runoff. "Even though we use only 100% reclaimed water from the City of Scottsdale, that doesn't mean we shouldn't be good stewards," said Todd Bohn, Director of Agronomy.

In January, an official Colorado River Tier 1 Shortage was declared for 2022 by the Bureau of Reclamation, and on August 17, 2022 Scottsdale declared Stage One of the city's Drought Management Plan. Scottsdale residents and businesses will continue to see normal water supplies at this stage, as most of the water conservation efforts will be targeted toward agriculture. Currently, 70-80% of all water usage is to produce food. But the reality is that we all need to start thinking about water conservation now. At "Stage 1" of the Drought Management Plan, Scottsdale asks residents and businesses to voluntarily conserve and more efficiently use water with a wide and varied list of programs and rebates.



Graphic courtesy of Scottsdale Water.

One of the easiest ways to get started is a free Outdoor Water Efficiency Check. A certified irrigation specialist will walk around your home and help you discover leaks, program your irrigation clocks, and give you tips for irrigation repair. Call 480-312-5650 to schedule. By visiting the City of Scottsdale's web site, you can also find out information on other water conservation efforts like checking for potential pool leaks or attending free landscape workshops. And for "real time" water management information, you can sign up for WaterSmart to view specific water usage data for your account.

My brother was wrong. The last time I checked water was relatively cheap. But it's still priceless to be good stewards to the natural resources we are given. Join in the effort and learn to use water efficiently. It's not scary. It's golden.

DESERT MOUNTAIN FOUNDATION CELEBRATES ITS TENTH YEAR

Helen Hemphill

It's no secret that most of the people who live and play at Desert Mountain worked hard to get here. Good educations, promising jobs, lifelong savings, and planning are the DNA of Desert Mountain residents. Success is a little luck and a lot of hard work. It's also getting a few breaks along the way.

Ten years ago, Desert Mountain residents, guided by founding members Bob Borsch, Troy Gillenwater, Roger Greaves, Ann Melsheimer, and Carol Parry Fox began a Foundation with two priorities:

- To help Club and HOA employees and their families fund education and professional training and;
- To work on developing a 3,000-acre area of Desert Mountain known as The Ranch. It was the start of a mission to distinguish Desert Mountain, both as a club and as a community.

In the last decade, the Foundation has given over a half a million dollars to colleges and junior colleges on behalf of educational efforts by 158 Desert Mountain employees and their families. It's the community's way to acknowledge the people who work at Desert Mountain, but it's also a bond between the people who live here and the people who work here. We celebrate education because it changes lives—not just for the individuals going to school, but for their families and for future generations. But the Foundation is not just scholarships. Its history is tied to individuals who love living on the Mountain and care about the people who make it possible. Professionally managed through the Arizona Community Foundation (ACF), the DM Foundation is a donor

collaborative fund not sponsored, affiliated with, or controlled by Desert Mountain Club, Inc. or the Desert Mountain Master Association. ACF is a nonprofit organization that manages more than 1,300 charitable funds throughout Arizona. The Desert Mountain Foundation is us—residents who generously support three areas of giving on the Mountain. The DM Scholarship Fund provides scholarships to eligible Desert Mountain Club and HOA employees, their spouses, dependent children and grandchildren. Students attend 4-year universities, community colleges or institutions for professional development, and the money is paid directly to the schools. The Scholarship Fund is managed by an Advisory Board, who is responsible for raising funds, soliciting applications and determining the awards.

Helping Hands Employee Hardship Fund provides financial support to Desert Mountain Club and HOA employees and their dependents when faced with significant, temporary financial hardship caused by a sudden, unexpected event. Although not part of the original vision for the Foundation, it soon became clear that emergency support for working families at Desert Mountain was critical. Originally championed by Frances Emerson, a Review Committee responds with urgency to requests by employees. The committee reviews documented need and responds with the tax-exempt funds typically distributed within a few business days. Thanks to the generous donations of the Desert Mountain community, this tax-advantaged fund is currently fully funded.

The Desperados are a group of volunteers who are associated with the Desert Mountain Community Foundation. They love the outdoors, enjoy the company of like-minded compatriots and are vigilant about protecting, promoting and enhancing Desert Mountain's outdoor recreation experiences. Working closely with the Desert Mountain Club and Community Association, they are vital stakeholders in our northern properties both inside the gate and the surrounding Tonto National Forest beyond the gate. To learn more, email: dmdesperados@gmail.com. All of these components make up the larger umbrella of the Desert Mountain Foundation. Each group uses volunteers to conduct business and fulfill their unique missions. Every action is done for the benefit of life on the Mountain.

The Scholarship Fund raises money each year through its Scholarship Raffle, Putting Challenge, Day of Play and private donations. Information about all of these events is announced in the Club's Desert Mountain Minute and the HOA's eConnection. This year, because of generous giving, 22 students were awarded \$97,000. We're celebrating the current recipients in this article. Read their stories and know that the generous support of the Scholarship Fund is much more than giving money to charity. It's giving someone a break. Someone you know. Someone who works hard to make Desert Mountain a magical place to live. A key component of the Club's branding promise is "Desert Mountain Gives Back." If you want to know more about the Foundation, please visit the website <https://www.azfoundation.org/scholarships/scholarship-funds/desert-mountain-foundation>. Plan to participate in the events this fall to support the Scholarship Fund or give online. Cheers to the Desert Mountain Foundation as it celebrates ten years

of doing good on the Mountain made possible through the unwavering support of the people who live and work in this community. A sincere thank you to everyone who has supported the Foundation, caring about the Mountain and each other.

MEET A FEW OF OUR SCHOLARSHIP RECIPIENTS...

Cierra Cook graduated from Boston College with a 3.93 GPA, graduating summa cum laude, in the top 2% of her class. She is now enrolled in a master's program in Social Work/Public Health at the University of Utah, where she has a GPA of 4.0. She is working with adolescents—some who have substance abuse problems. She played softball in college.

Calista Devore is a sophomore at Butler Community College majoring in nursing. Her academic career was interrupted by acute lymphoblastic leukemia. She works part-time at a kennel and volunteers for a rescue.

Haley Devore is a freshman at Grand Canyon University, majoring in biology. Future plans include attending a school for veterinary medicine, to support his love and compassion for animals. Haley also plays the guitar and loves the sport of hockey.

Micaela Bartkua has dual enrollment—taking community college classes as well as classes at Arizona State University majoring in computer sciences and cyber security. She works full time as a server at Constantinos. When she is not working or studying, she volunteers at her family church.

2022/2023 DESERT MOUNTAIN FOUNDATION SCHOLARSHIP WINNERS

The Desert Mountain Foundation is proud to announce that they have awarded \$97,000 in scholarship grants to the following students as they pursue their educational goals:



Michael Antahn
Northern Arizona University



John Bauer
Arizona State University
Foundation Scholar



Micaela Bartkus
Arizona State University



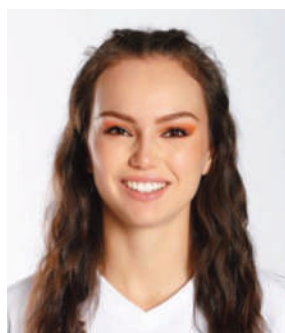
Nathan Berman
Arizona State University



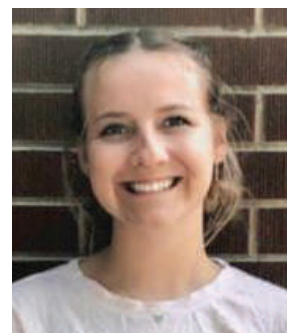
Emma Bouquin
University of Colorado



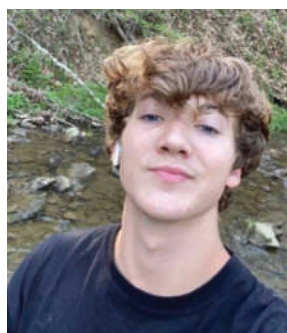
Emanuele Cocuzza
Maryland



Cierra Cook
University of Utah



Calista Devore
Community College



Haley DeVore
Grand Canyon University



Sydney Doherty
Pacific College
Craig Mitchel Scholar



Paula Enriquez
Northern Arizona University



Lena Forbes
Texas Christian University

THE FIRST CANADIAN CIRCUMNAVIGATION OF THE WORLD

Ron Helm

Bob Dengler, a resident of Desert Mountain, and his son Steven spent 1½ years planning a journey called the C150 Global Odyssey, celebrating the 150th anniversary of the Canadian confederation. It was the first Canadian circumnavigation of the globe by a helicopter – and the world record first ever father/son aerial circumnavigation.

Starting on July 1, 2017, Canada Day, they flew a Canadian Bell 429 helicopter more than 35,000 kilometers around the world, making 90 stops in 14 countries, including every provincial and territorial capital in Canada (except for central BC due to an historic wildfire).

Their C150 Global Odyssey was a Canadian not-for-profit to raise money and awareness for two charities: 1) True Patriot Love, supporting Canadian veterans and their families; and 2) Southlake Foundation, supporting one of Canada's leading health care facilities.

They started their adventure in Vaughn, a city in Ontario, Canada. Their first stop was at the Canada Aviation and Space Museum in Ottawa. From there they flew east along the St. Lawrence to Newfoundland, north along the coast of Labrador to Iqaluit, east through Greenland and Iceland and the Faroe Islands to the UK, then through Europe and into Russia. A third of their trip was through Russia.



Dan and Steven Dengler with their Bell 429 helicopter.

continued to next page 

HELICOPTER, *continued*



St. Lewis River Lodge in Labrador, NL July 5, 2017 during the circumnavigation of the world in Bell 429 helicopter by Bob and Steve Dengler.

As a way of paying tribute to key moments in Canadian history, the journey made several stops in historically significant places, including Baddeck Bay on Cape Breton Island, site of the first airplane flight in Canada by J.A.D. McCurdy in 1909.

"A lot of saluting, a lot of historical significance..." said Bob Dengler.

Other key stops included the Canadian National Vimy Memorial in France, where the pilots delivered a wreath honoring Canadians who fought in the Battle of Vimy Ridge, as well as a wreath honoring Newfoundlanders who fought in the Battle of the Somme. The Newfoundland wreath was subsequently delivered to Beaumont-Hamel in France, site of the Newfoundland Regiment's tragic advance on July 1, 1916, an event that has become a symbol of the regiment's valor and wartime sacrifices.

"A LOT OF SALUTING, A LOT OF HISTORICAL SIGNIFICANCE..."

- BOB DENGLER

The pilots also carried a brick that was part of the original building where Guglielmo Marconi is believed to have sent the first transatlantic radio signals in 1901. After a ceremony in Newfoundland that recreated that first transmission, they delivered the brick to Poldhu, England, where the 1901 message is said to have been received.

"I've had the opportunity to meet amazing people all around the world that, without a doubt, will be friends for the rest of my life," said Steven Dengler.



Marg Shaw (friend of the family) Lorraine Croll (Pat's sister) Pat (Patricia) Dengler (wife of Dan Dengler) and Bruna Pace Dengler (Steven Dengler's wife).

Both pilots spoke well of the Bell 429's performance. It also was a trip that strengthened Bob and Steven as pilots and helped them grow as people; it was full of many wonderful memories. There were many challenges that they had to face flying around the world in a helicopter, such as carrying supplies. In addition to their daily supplies, they carried 429 Bell Baseball hats and posters that they passed out at every fuel stop. However, they also had to dispose their worn

"I'VE HAD THE OPPORTUNITY TO MEET AMAZING PEOPLE ALL AROUND THE WORLD THAT, WITHOUT A DOUBT, WILL BE FRIENDS FOR THE REST OF MY LIFE."

- STEVEN DENGLER

undergarments as they had no way to wash or store them. The duration of the trip included two maintenance stops (Prague, Czech Republic and Whitehorse, Canada) where they met their wives (Bob's wife Patricia and Steve's wife Bruna) and several other family and friends who acted as their supply chain. Over seven weeks, against the backdrop of a trip around the entire world, they experienced highs and lows, had adventures, saw unforgettable sights, and met amazing people.

"We flew around the world . . . It's surreal. Hard to believe it all happened," said Bob Dengler

If you have an interesting story to tell (no matter the topic), please let us know and it may be memorialized in the next Connection Magazine. Please contact Desert Mountain HOA Communications Manager Carly Omenhiser at comenhiser@desertmthoa.com.



TIPS FOR PRUNING DESERT TREES AND SHRUBS

Wendy Whitman

If you have been in the desert southwest for a bit, you have likely learned that gardening is different here than anywhere else. Before you plant anything, consider the mature size, shape and if it has spines. There should be clear goals before pruning any plant and try to maintain the natural form and structure of the plant. Keep in mind that removing overhead ground cover can increase soil temperatures and reduce soil organisms that help provide nutrients to plants. The top 3 to 5 inches of soil is where the majority of soil nutrients are introduced and soil organisms bring them down to the root zone. Organic matter and shade, minimizing soil disturbance, and plant diversity help the soil and the plants to thrive.

PRUNING YOUNG AND MATURE TREES

Keep in mind most desert trees are naturally multi-trunked and a clear central leader may not be obvious. Some of the most common pruning goals for trees are to:

- Provide clearance or raising around pedestrian or vehicular access and contact with structures
- Remove unhealthy or dead branches to improve plant health
- Reduce wind resistance – remove interior branches to allow wind to pass through the plant possibly reducing breakage during heavy winds.
- Improve aesthetics. Create a more balanced architecture for the tree.

Newly transplanted trees should not be pruned for about one year. This allows time for the tree to establish roots and recover from transplant shock. Monitor moisture in the soil in that first year. Within the second and third year after planting a young tree, you may consider some structural pruning. Avoid pruning in hot summer months or an initial flush of growth.

General tree pruning guidelines:

- Do not prune more than one fourth of the foliage or plant material within any given year. Removing a large amount of leaf coverage will make it difficult for the plant to produce enough energy to recover.
- Lion tailing or removing foliage so all the remaining foliage is concentrated at the ends of the branches can result in sunburn, and increased failure potential during storms.
- When raising or providing space under a plant. After a tree is raised, the height of the remaining crown should be 50 percent or more in length compared to the full vertical length.



Example of a properly trimmed Mesquite tree.

PRUNING SHRUBS

If using native species to our area and they are not on irrigation, pruning is not recommended. If pruning is needed for clearance, do so selectively and lightly. For desert adapted plants on irrigation, selective thinning is the most common pruning method for shrubs. The term selective pruning means to remove from the point of attachment to another branch or all the way to the ground. This helps to stimulate growth in parts of the plant that previously did not receive much sunlight. Shrubs should not be pruned into shapes.

Heading cuts or shearing stimulates more plant growth and density at the tips of the branches but also blocks sunlight penetration to the rest of the plant and thus, reduces leaf growth beneath the surface.



Example of a properly trimmed Salvia Greggii shrub.

As a final note; proper pruning can and does comply with Firewise certification recommendations.

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HOME PRICES RISE AS TRANSACTION VOLUME FALLS

Joanne Klonoski

National Home Sales Start to Cool: Nationwide, the National Association of Realtors reports several indicators showing a cooling of the over-heated real estate market of 2021. In July 2022, fewer homes sold above the asking price, dropping from 55% in May to 39%. Similarly, homes selling in May received an average of 4.2 offers, down in July to 2.8 offers. In Phoenix, the supply of homes increased 23.7% year-over-year. While prices are holding steady and Phoenix remains a seller's market, experts believe that buyers and sellers may soon be entering negotiations on a more level playing field.

Desert Mountain Prices Rise: But is that the case in Desert Mountain? A review of the first eight months of 2022 versus the same period last year tells a different story:

- The number of transactions has fallen from 176 in 2021 to 101 in 2022.
- However, the median sales price of a Desert Mountain home rose 42% from \$1,965,000 in 2021 to \$2,795,000 as of 08/31/22.
- And, the average sale price rose 25% from \$2,414,197 (\$507/SF) in 2021 to \$3,016,996 (\$637/SF) in 2022.

Comparing the first 8 months of 2022 to the pre-pandemic levels of 2019 show an even more astounding growth in home values. While there were 14% fewer transactions during the first 8 months of 2022, the median sales price of a home was 93% higher, and 2022's average sales price of \$637/SF was 69% more than 2019's average.

The Supply Side: Econ 101 tells us that as supply is constrained, prices rise. The number of homes offered for sale continues to be far below historic levels. A Russ Lyon Sotheby's International Realty at Desert Mountain report from November 2019 shows 155 homes offered for sale. As of August 31, 2022 that number fell to 60, of which 16 are under construction. The average list price is \$770/SF, well above the average sale price to date.

COMPARING 2022 TO PRE-PANDEMIC LEVELS SHOWS AN ASTOUNDING GROWTH IN HOME VALUES, WITH 2022'S AVERAGE YTD SALES PRICE 69% HIGHER THAN WHAT WE SAW IN 2019.

For insights into the supply side of the equation, we spoke with Cheryl D'Anna of Russ Lyon Sotheby's International Realty. Cheryl is a thirty-year veteran of the real estate industry and is consistently ranked in the top 1% of agents in Arizona. She has represented buyers and sellers from the Desert Mountain office for many years. Her roots in the community run deep, and she enjoys golfing, hiking, and leading members on full-moon hikes on the trails.

"The market in 2021 was definitely overheated and unsustainable," says Cheryl. "That feeding frenzy is over. We still see high levels of interest from buyers, but they are more picky than we saw a year ago. Sellers need to adjust their expectations and be prepared to put their best foot forward. We're experiencing longer

marketing times and a higher list to sale price ratio, say 5%. Of course, this is well below the 15%-18% we saw during the recession of 2008!" Looking at inventory levels, "We've seen a small uptick in supply over the last six months," reports Cheryl, "but inventory is still much lower than pre-pandemic levels. During the pandemic, Desert Mountain home owners became truly aware of the benefits of living this far north, in a beautiful and safe community. While people will always relocate for personal and family reasons, far fewer people are leaving the Mountain. They are happy here!"

What about new construction? "There's just not that many lots left," says Cheryl. According to the Arizona multiple listing service, 33 lots are currently on the market versus 88 in November 2019. And prices have increased: lots offered for sale range from a low of \$430,000 to a high of \$3.4 million, with the median sale price this year at \$895,000 versus \$375,000 for the same period of 2021. According to Don Berg of the Desert Mountain HOA, over 100 homes were constructed on vacant lots over the last two years, with pre-construction concepts in the pipeline to continue at the same pace. How long this pace can be sustained with the limited supply of vacant land is uncertain.

The Demand Side: Econ 101 also tells us that as prices rise, demand falls. But the data tell us that buyer demand has continued strong throughout 2022, and prices continue to rise. Again, a perspective from Cheryl: "During the pandemic, we stopped hearing objections about our location being so far north. Buyers appreciate that Desert Mountain is away from the city, and is very much self-contained. And the health clinic that the club



is putting in is another bonus!" But as memory of the pandemic fades, will demand decline? "There are more factors at work," says Cheryl. "Clients coming from California and the Pacific Northwest are very concerned about the impact of crime, homelessness, civil unrest, and high taxes. Some of our buyers have had very negative, first-hand experiences, and they want the protection and lifestyle offered by Desert Mountain for themselves and their families." Clearly the design of our double-gated community, combined with the HOA's security initiatives over the last several years, have made our community even more attractive for buyers and current residents.

Cheryl has also seen an increase in the number of clients searching for a year-round home. "People are starting to see how wonderful the summers are here. And they are looking for larger homes that can accommodate their extended families for longer stays. I listed a beautiful 11,000 square foot home in 2014, but demand for a home that large wasn't there at the time. It took six months to sell and closed at 75% of list price. I listed that same home last year and it sold in two months for 97% of asking."

continued to next page ➤

REAL ESTATE, *continued*

We know that what comes up may go down. What are the risks that Cheryl sees on the demand side of the equation? "Interest rates don't really affect our market," continues Cheryl. "And while we hear a lot of talk about a recession, this is far different than what we experienced in 2008. At that time, people lost major wealth. Now, they look around and say 'What recession?' People have equity in their homes. People haven't been hit financially. But what does give our buyers pause is volatility in the stock market, so a major downturn may affect an individual's decision to purchase here."

The Power of the Membership: The other risk to continuing demand is the waitlist for available memberships to the Desert Mountain Club. The price for a Club membership is currently set at \$150,000, and the waitlist consists of approximately 40 approved applicants. "Not only did demand for real estate soar during the pandemic, but so did the demand for memberships," Cheryl continues. "To really enjoy all that Desert Mountain has to offer, many buyers want to become members as well as homeowners. So a home offered with a membership definitely commands a premium."

Of the 60 homes listed for sale in Desert Mountain (excluding Seven), only 14 are offered with full golf memberships. Has that impacted demand for Seven, where each lot is deeded a membership? "Definitely!" says Cheryl. "Buyers at Seven know that as soon as they purchase, and their application for membership is approved, they can enjoy the full range of Club amenities as membership transfers to them upon close of escrow. But since those memberships are deeded to the Seven homes, they would only be able to move into one of the Desert Mountain villages if

their new home came with a membership as well." According to Cherie Crooks, Director of Membership Sales for the Desert Mountain Club, the Club now has a waitlist for the first time in its history. "In the fall of 2021, the Club began accepting applications only from Desert Mountain property owners," recounts Cherie, "and they are given priority on the waitlist. Currently, someone seeking to join the Club must either acquire a membership through a real estate transfer or join the waitlist. And of course, their applications must be vetted and approved."

The Big Picture: New residents continue to come to Desert Mountain, from California, Washington State, Oregon, Minnesota, Indiana, and many, many other states.

According to Cheryl, the demographics of our residents are not so much shifting as broadening. "I'm seeing a new generation of buyers, children of residents who have been coming here for years, who now want the Desert Mountain lifestyle for themselves and their families. And we are still seeing plenty of buyers in their sixties and seventies, who are drawn to golf and are seeking an active lifestyle. The Club is expanding capacity – the new Renegade Clubhouse will be a game changer! Right now, Desert Mountain checks all the boxes, and I see a really bright future ahead! "

"I'M SEEING A NEW GENERATION OF BUYERS, CHILDREN OF RESIDENTS WHO HAVE BEEN COMING HERE FOR YEARS, WHO NOW WANT THE DESERT MOUNTAIN LIFESTYLE FOR THEMSELVES AND THEIR FAMILIES." - CHERYL D'ANNA



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26TH ANNUAL HIDDEN IN THE HILLS ARTIST STUDIO TOUR SET FOR LAST TWO WEEKENDS OF NOVEMBER

Susan Kern-Fleischer

Arizona's largest and longest running artist studio tour, Hidden in the Hills (HITH), will take place during the last two weekends of November: Friday, Saturday and Sunday, November 18, 19 & 20 and November 25, 26 & 27.

Coordinated by the nonprofit Sono ran Arts League, this year's free, self-guided tour features 174 artists at 47 private studios throughout the scenic Desert Foothills communities of Cave Creek, Carefree and North Scottsdale.

Known for including both nationally recognized and emerging artists, Hidden in the Hills attracts thousands of patrons who appreciate fine art and seek a variety of mediums, styles and price ranges.

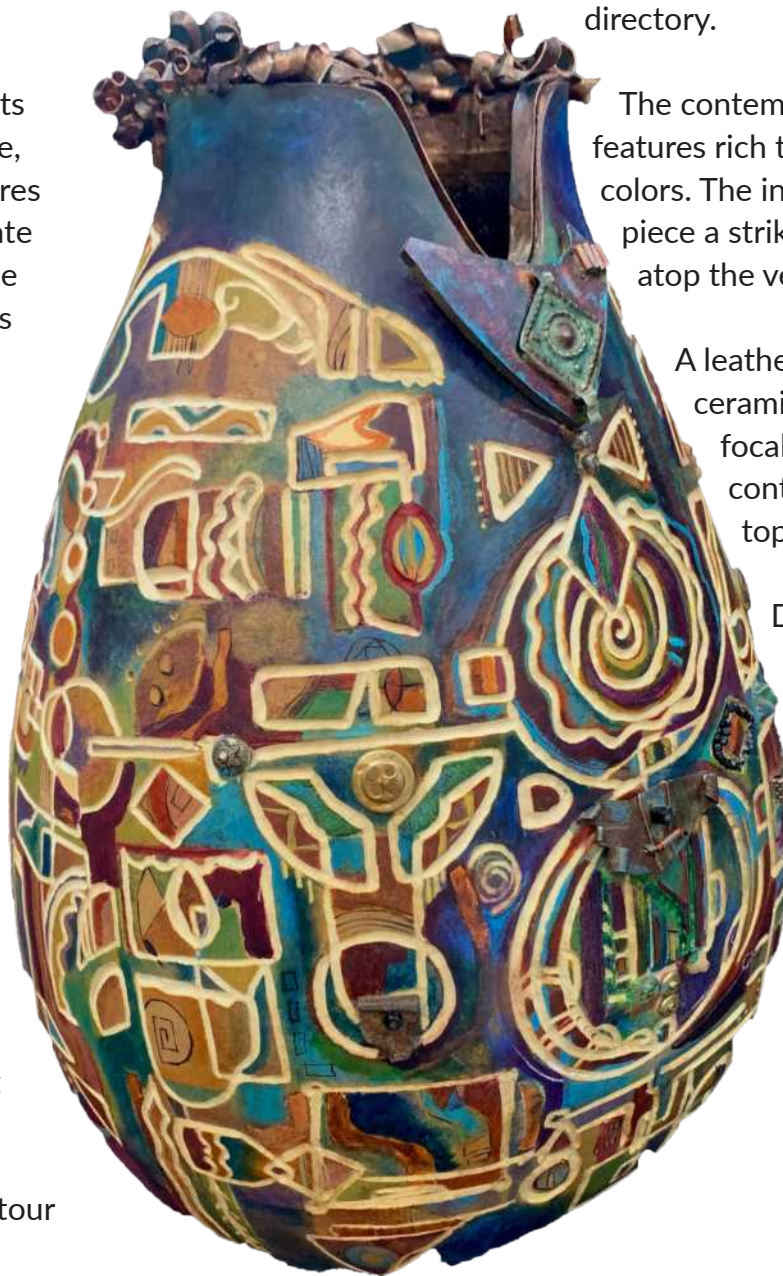
With the event taking place the weekends before and after Thanksgiving, the art tour

also attracts holiday shoppers who want to find an original, unique gift. The League also announced that ceramic artist Myron Whitaker's stunning vessel, "Large Ferric with Agate" will grace the cover of this year's popular four color, glossy artist directory.

The contemporary, raku fired piece features rich textures and earthy colors. The inspiration for the piece a striking Brazilian agate sits atop the vessel's handle.

A leather band with tusk-shaped ceramic adornments is also a focal point, separating the contrasting textures from top to bottom.

Downloadable maps and details about participating artists will be available closer to the event at www.HiddenInTheHills.org. For more information, call 480-575-6624.





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WHAT IS SHOW-AND-GO?

Sharon Wong

Did you know that there are group hikes and bike rides almost every day of the week? Yes, residents have been operating under a Show-and-Go concept since the trails first opened almost ten years ago. Interested? Just show up and go at the event of your choice.

Show-and-Go group activities are a fun way for like-minded residents to join together for hiking, biking, and speaker events without pre-registration, fees, or a formal leader. Sometimes the destination is pre-defined and other times the group will come to a consensus at the planned rendezvous location. Either way, these events are fun and engaging for all participants.

Depending on any number of variables, the group can range from one or two to up to 30, and outings often motivate spontaneous planning for subsequent Show-and-Go's.

There are also popular monthly Show-and-Go activities like the ever-popular Sunset to Full Moon Hike where residents hike to view a glorious sunset at Sunset Summit and then enjoy the full moon as it lights your way to the China Wall Overlook before returning to the trailhead.

The moonlight will guide you but bring a flashlight if desired. This hike with 940 feet of elevation gain is about 3.6 miles/two hours and you will need water. Meet you at the trailhead!

SHOW-AND-GO WEEKLY GROUP HIKES

DAY	ACTIVITY	MEETING LOCATION	DESCRIPTION	TIME
Monday	Bike Ride – Road/Hybrid/E-bike	Sonoran Courtyard	Bartlett Lake Ride – 33 miles with 3,000 ft. of elevation gain. Distance and elevation gain may be reduced if desired.	Oct. – 7:30 a.m. Nov. – Mar. – 8:30 a.m. Apr. – May – 7:30 a.m.
Tuesday	Bike Ride – Road/Hybrid/E-bike	Sonoran Courtyard	Coffee House Ride – 18 miles with 1,000 ft. of elevation gain for a casual ride to a local coffee house and return.	Oct. – 7:30 a.m. Nov. – Mar. – 8:30 a.m. Apr. – May – 7:30 a.m.
Wednesday	Hike	Ranch Trailhead	Typically 4+ miles and 2-3 hours of on-property adventure and fun.	Oct. – 7:30 a.m. Nov. – Mar. – 8:30 a.m. Apr. – May – 7:30 a.m.
Thursday	Bike Ride – Mountain Bike	Sonoran Courtyard	McDowell Sonoran Preserve Trail Ride, 1.5 – 2 hours. No E-bikes allowed.	Oct. – 7:30 a.m. Nov. – Mar. – 8:30 a.m. Apr. – May – 7:30 a.m.
Friday	Hike	Ranch Trailhead	Typically, 4 or less miles, 2 hours or less of on-property adventure and fun.	Oct. – 7:30 a.m. Nov. – Mar. – 8:30 a.m. Apr. – May – 7:30 a.m.
Saturday	Watch the Club Calendar for weekly updates.			
Sunday	Hike	Ranch Trailhead	Typically, 4 or less miles, 2 hours or less of on-property adventure and fun.	Oct. – 7:30 a.m. Nov. – Mar. – 8:30 a.m. Apr. – May – 7:30 a.m.



SUNSET TO FULL MOON HIKES

Hike to Sunset Summit to view a glorious sunset, then hike to the China Wall Overlook under the light of the full moon. This hike, with 940 feet of elevation gain, is about 3.6 miles and two hours.

Water, hiking-appropriate shoes and weather layers for colder night temperatures are required. A personal flashlight is recommended.

Sunset to Full Moon Hikes generally set out two days before the full moon because the moon rises earlier and is higher in the sky for the return hike.

Meet at The Ranch trailhead at varying times through the year. No registration is required.

DATE	TIME
Monday, November 7, 2022	4:30 p.m.
Tuesday, December 6, 2022	4:15 p.m.
Wednesday, January 4, 2023	4:30 p.m.
Friday, February 3, 2023	5:00 p.m.
Sunday, March 5, 2023	5:30 p.m.
Monday, April 3, 2023	5:45 p.m.
Wednesday, May 3, 2023	6:15 p.m.

SEE IF YOU CAN FIND THE DIFFERENCES IN THESE TWO PICTURES

Katherine Helm

Jane Sauter submitted this wonderful photo of the 18th hole at the Chiricuhua Course. See if you can find the seven differences. The answers are at the bottom of the page.





1 - Sand trap removed 2 - House window added 3 - Mountain removed 4 - One golfer removed 5 - Stair rail removed 6 - Sidewalk line removed 7 - Arm on small cactus removed

ONE LAST THING - GETTING TO KNOW

MONTE VARAH, DIRECTOR OF OPERATIONS

You're new to the HOA, but not new to Desert Mountain. In what roles and for how long have you been working in Desert Mountain?

I found my way to Desert Mountain Properties in January of 1993, accepting a position as Assistant Superintendent of Amenities, which soon became "Environmental Manager" followed by Club Landscape Superintendent in 2000. During those early years, development of the property was exploding and in addition to managing many large construction projects such as the Sonoran Clubhouse, the second Renegade Clubhouse, Apache, Chiricahua and Outlaw golf courses, we also were part of the development team building the infrastructure and even homes!

What do you enjoy most about working in Desert Mountain?

It's hard to pick one thing. Obviously I've had the sincere pleasure of working with a tremendous number of wonderful, hard-working people over the past 30 years. Some are still with us, some have passed. However, anyone who knows me is keenly aware of my true appreciation of this location, from its unique landscape, long history of human habitation to all that amazing wildlife that I never take for granted. After all these years there are still surprises out there and I'm eternally grateful to those who've passed their knowledge and experience along to me.

Tell us a fun fact about yourself that colleagues and residents may not know.

I was an artist at some point years and years ago. Every once and awhile I run into someone who still has one of my paintings and I have to ask them, " Couldn't you find anything better after all these years?"

What is your favorite vacation spot and why?

Easy! Anywhere that my wife Susan has planned for us. I didn't travel much before we met, since then she's put us in places I never figured I'd see like Costa Rica, Spain, Portugal, Scotland, Iceland to name just a few. She even got me to New York City, and I liked it?

What are some of your hobbies outside of work?

Although I'm not quite the low handicap I once was, I still enjoy golf and usually figure a way to walk 18 every week and play in some tournaments each year. As many of you know, I take a lot of photos...a lot...way too many. I have photos I haven't even looked at yet. Sleeping in the back of the truck in Wyoming or Montana or the driveway, waiting for the opportunity to capture an image of whatever comes my way.





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