

Spring 2022

DESERT MOUNTAIN C O N N E C T I O N




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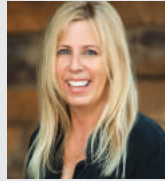


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JOANIE BARREIRO
480.235.2776
joanie.barreiro@russlyon.com



CHERYL D'ANNA
480.319.3800
cheryl.danna@russlyon.com



BARRY CONSER
602.790.3313
barry.conser@russlyon.com



PAUL PERRY
602.319.1110
paul.perry@russlyon.com



PATRICK RICE
970.846.5461
patrick.rice@russlyon.com



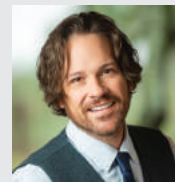
MITCH HUNDMAN
602.618.3580
mitch.hundman@russlyon.com



KATHLEEN LANE
480.489.2655
kathleen.lane@russlyon.com



CYNTHIA KOLANDER
480.980.4073
cynthia.kolander@russlyon.com



JAMES KOLANDER
480.326.5775
james.kolander@russlyon.com



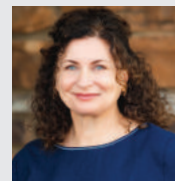
SHAWN CHAPPEL
480.329.2020
shawn.chappel@russlyon.com



KEITH MARSHALL
602.809.4100
keith.marshall@russlyon.com



KIRK MARSHALL
602.882.2112
kirk.marshall@russlyon.com



MICHELLE O'NEILL
480.776.9958
michelle.oneill@russlyon.com



JAN LUX
480.363.3543
jan.lux@russlyon.com



MIKE DOYLE
602.390.0494
mike.doyle@russlyon.com



DAN WOLSKI
480.266.7557
dan.wolski@russlyon.com



LONNIE LOPEZ
480.688.4463
lonnie.lopez@russlyon.com



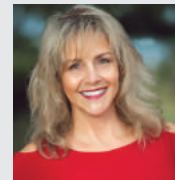
KATHY REED
480.262.1284
kathy.reed@russlyon.com



HUGH REED
480.570.6939
hugh.reed@russlyon.com



STACEY VANDIVERT
480.760.1001
stacey.vandivert@russlyon.com



TAMI HENDERSON
480.341.2815
tami.henderson@russlyon.com



KAREN BALDWIN
480.694.0098
karen.baldwin@russlyon.com



KATHLEEN BENOIT
480.544.5565
kathleen.benoit@russlyon.com



BEE FRANCIS
602.679.3193
bee.francis@russlyon.com



DAVID STOCKTON
760.574.9802
david.stockton@russlyon.com



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**Communication and
Marketing Committee**

Ron Helm, Chair
Helen Hemphill, Member
Joanne Klonoski, Member
Sharon Wong, Member

**Magazine Layout
CCMC**

Desert Mountain Master Association

Main Gate: 480-635-5630
Main Office Line: 480-635-5600
Main Office Fax: 480-488-7484
Design Review: 480-635-5605
Owners Services (OSB): 480-635-5610
DHE Gate: 480-635-5635

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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; and the 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

MY FIRST 90 DAYS

Terra Waldron, *Executive Director*
Desert Mountain Master Association



It is hard to believe just over 90 days have passed since beginning my journey with CCMC and the Desert Mountain Master Association.

So much has happened, and there is so much to look forward to in the short- and long-term. With both organizations focused on service, hospitality, and a vision to be the best, a ready and willing team, and a community-focused Board of Directors, there is much we can accomplish together.

Over the past 90 days, I have met with all operational staff and Board members. I also attended the Club's Strategic Plan launch in January and met the Club's CEO, Damon DiOrio. The goal was to listen, learn, and along with the management team and Board, make a plan to enhance systems, processes, and procedures. Through these interactions, I observed respect, trust and communication.

After listening to, learning and meeting so many new people, I have a true appreciation for the management and Club teams, Board and committee members, and our residents. Surely you've heard this before; if you are not moving forward, you are standing still or moving backward. Here on the Mountain, we're all focused on moving forward.

Our current Board is newly seated but has already begun working together on some

exciting plans to enhance our community. In the meantime, let me share some immediate plans:

- The management team is focused on enhancing DMMA's relationship with the Club by increasing communication and collaboration. Club CEO Damon DiOrio and I will continue to meet regularly, unifying the community as one to benefit our homeowners.
- The Communications Committee will be launching a new website in the future, and DMMA will be adding a dedicated Communication Manager to the team.
- We are developing new ways to reach our residents, exploring the addition of videos and podcasts and working with the Club and IT to produce timely, accurate information to keep our residents informed.
- We're working on learning more about fire mitigation and researching obtaining the Firewise USA designation for our community.

If I haven't had the pleasure of meeting you yet, please call me, send me an email introducing yourself or stop by the office. I've already heard from many homeowners that buying at Desert Mountain was the best thing they've ever done. For myself, I already know that serving this community is one of the best decisions I've ever made.

Warm personal regards,
Terra

DESERT MOUNTAIN HOA UPDATE

Dick Rosenhagen

The Desert Mountain HOA has continued to perform well financially and closed out 2021 in a good position for the community. The HOA ended the year with a net income of \$357,000.00, which was well above projections and put the HOA in good shape for 2022. Major impacts to the budget included:

- Spending \$193,763.00 from the reserve account, primarily for road maintenance and landscape items.
- Contributing \$475,000.00 to the reserve account for future capital improvements to existing assets.
- An increase in Design Review submittal revenue, accounting for the increased net income.

The HOA is on track for another successful year in 2022. As we continue into 2022, the Board of Directors, working with the **Investment Committee**, has instituted a new Investment Policy for the Association reserve accounts. With some major capital expenditures coming up over the course of the next few years, including improvements to the parkway, the Board and Committee approved the policy to help enhance the financial position of the HOA reserve accounts. Both the Board and Investment Committee are committed to a better return on investment while still being conservative in their approach. The Initial portfolio will dollar cost average into the portfolio over the next year (25% equities/75% FI/yielding).

For 2022, we're anticipating some major projects throughout Desert Mountain. Well in advance,

communications will be sent to affected neighborhoods, sharing what residents can expect and how projects with benefit and impact them:

- Desert Broom removal, community-wide.
- Continue the perimeter fence project along Cave Creek Road (we anticipate this to be completed within the next month).
- Concrete repair or replacement along the parkway, as needed.
- Crack seal, patching, seal coat, striping for Saguaro Forest Drive, Apache Peak, Rose Quartz, Saguaro Forest
- Mailbox replacement for Apache Peak, Cochise Geronimo, Grey Fox, Mountain Skyline, Rose Quartz, and Turquoise Ridge.
- Erosion projects for Saguaro Forest and Lone Mountain I

Our hard-working committees of volunteers are an incredible asset to our community. The Design Review Committee has been busy and continues to see a record number of submittals for both new homes and property improvements in the community.

- In 2021, we saw a 26% increase in Design Review applications. As of today, we have 1,938 completed homes and just 299 remaining lots.
- In 2021, there were 29 new homes completed, 77 homes currently under construction, and 80 in the design review process. In addition, we had 251 additions or modifications in process in the community.

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DESERT MOUNTAIN HOA UPDATE, *continued*

The **External Affairs Committee** continues its work, launching the ESG project with its immediate focus on our community's short- and long-term sustainability. In addition, they're concentrating on:

- Working in conjunction with the Desert Mountain Club to identify and implement measures to enhance sustainability in both Club and community properties.
- Working with key telecommunications carriers to identify sites for additional cell towers to help improve cell coverage on the Mountain.

The **Parkway Renovation Committee** worked with Frank Civil Consulting in 2019 to examine the parkway. Complete replacement of the parkway is estimated to occur between 2024 and 2028, meeting county specifications, installing a solid foundation beneath the road to help prevent cracking, and potential consideration to an addition of rubberized asphalt to reduce road noise. Currently, the estimated cost of the future work will be \$7,102,000.00 which will be funded from capital reserves.

The **Landscape Committee** has worked diligently with DLC to address line of sight issues and continue to battle invasive weeds like Desert Broom and Stinknet. In addition, they are adding plants to support butterfly migration to village entrances.

The **Safety and Security Committee** has continued to improve community safety. Over the course of 2021, the committee:

- Completed Operation Safe and Secure. Arrivals to the gate without driver's license started at 7.1% and was reduced to 1.89% within 30 days.
- Phase 2 of the perimeter fence project began.
- Traffic safety improvements were made, including calming tables at the Desert Mountain parkway 4-way stop, which reduced disobeying by 48%.
- Began the Firewise process to help reduce the risk of wildfires in our community.
- Implemented board-approved security team retention plan and emergency dispatch number: 480-635-5691.

The **Communications Committee**, in addition to improving our community email blasts and this magazine, is ready to move forward with developing a new HOA website integrated into the Desert Mountain Club's online landing page. The community website will launch this year, creating a user-friendly and more helpful resource for our homeowners.

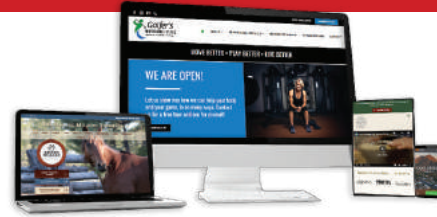
The **Ad Hoc Design Review Efficiencies Committee** examined the current processes through interviews with stakeholders, including the **Design Review Committee** and staff, developers, architects and homeowners. In 2022, the Committee will propose and implement improvements to the entire process to benefit our homeowners.

There's so much to look forward to in our community, and we appreciate all the time and energy our volunteer Board and Committee members spend on improving Desert Mountain. If you'd like to learn more about any of the upcoming projects or initiatives, please consider attending an upcoming Board or Committee Meeting, or reach out to our team with questions.



The Communications and Marketing Committee is looking for talented team members to help bring the latest news to our community. We also are interested in spotlighting community residents with memorable stories. If you are interested in joining this committee, contributing an article, or if you have a story to tell, please email Jacque at jpickering@desertmthoa.com. We would welcome a brief description of your background or memorable story. Look forward to hearing from you!

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SECURITY COMMENDATIONS

NOVEMBER 2021 TO JANUARY 2022

Jim Duffey, Chair of the Safety & Security Committee
Desert Mountain Master Association



Lt. Gabriel Reyes



Officer William Ungor

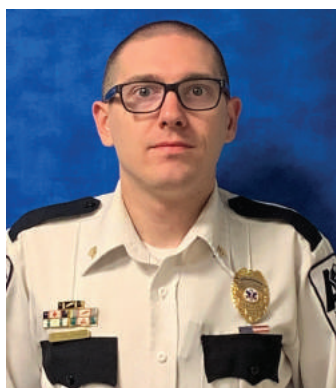
Meritorious Commendation for Community Service

Lt. Gabriel Reyes and Officer William Ungor

Traffic control for a homebuilder related to moving heavy equipment.



Capt. Pat Connors



Sgt. Eric Gudzin

Meritorious Commendation for Community Service

Capt. Pat Connors and Sgt. Eric Gudzin

Assisted an out-of-town homeowner with a water leak determined to be coming from a dishwasher in the bar area. The officers shut off the water supply to the dishwasher via the valves under the sink and removed the standing water.



Sgt. Adonis Hernandez

Humanitarian Service Award

Sgt. Adonis Hernandez

Removed Teddy Bear Chollas Cactus thorns from a dog's leg; grateful owners sent a thank you email.



Officer Brooklyn Walker

Meritorious Commendation for Community Service

Officer Brooklyn Walker

Homeowner cited Officer's professionalism in a difficult interaction with a Club Member regarding the eGo policy.



Officer Louis Lopez

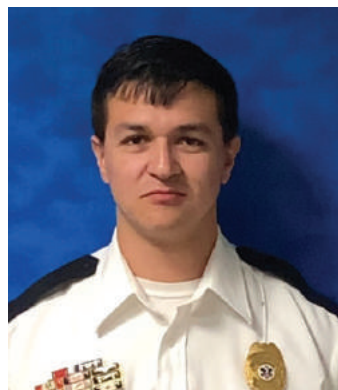
Meritorious Commendation for Community Service

Officer Louis Lopez

A routine traffic stop turned into a medical call as the driver was stung by an insect.



Officer Ryan Fraser



Lt. Gabriel Reyes

Humanitarian Service Award

Officer Ryan Fraser and Lt. Gabriel Reyes

Officers were dispatched to a residence for a possible stroke. The team arrived and assessed the patient, including administering a FAST evaluation to determine the severity of a stroke. Once the paramedics arrived, our officers transferred command to Scottsdale Fire Department. The patient was further evaluated by EMS and transported to the hospital. A call was later received from the patient's wife, stating that her husband is doing well, and she appreciated the rapid response, skills, and professionalism of our security team.

REDUCE FIRE HAZARD AROUND YOUR HOME AND IMPROVE THE HEALTH OF YOUR LANDSCAPE.

WATCH FOR AND REMOVE THESE NON-NATIVE INVASIVE PLANTS.

Wendy Whitman

Thanks to the spectacular monsoon last summer and the fall rains, our native plants have been blooming and flourishing. However as spring approaches, be on the lookout for these non-native invasive species. Once established, they displace native plants and increase the intensity and spread of fire. Wild fires are not a natural part of the desert ecosystem, and native desert plants don't typically recover from intense wildfires.

Three non-native invasive plants to watch for in our area are Stinknet, Fountain grass and Buffel grass. All three are on the Arizona noxious plant list (updated in January 2020), which means these plants cannot be sold or imported into the state.

Take care to remove the correct species. Anyone having any concerns or questions about identifying and removing the "correct" species can contact the Desert Mountain HOA.

Call the Desert Mountain HOA if:

- You are unsure of what NAOS is and what is not.
- To report invasive species in NAOS areas.
- If you need help identifying invasive species.

Stinknet (*Oncosiphon piluliferum*)

Also known as Globe Chamomile. A winter annual originally from Africa, stinknet grows in dense clusters from 6-24 inches. It has bright green lacy or carrot like leaves and bright yellow globe like flower. Use gloves when handling this plant as it can cause allergic reaction in some people. It will leave a strong odor on your hands.

Control must take place before plants go to seed. If infestations are allowed to propagate over the course of several seasons, they will form dense stands with prolific seed production. Stinknet can be manually pulled out as soon as it is recognized. It is important to remove the plants before they develop mature seeds. Once stinknet is established for a second year, chemical control becomes necessary. Glyphosate with MSO surfactant can be applied to plants before flowering.



Fountain Grass (*Pennisetum setaceum*)

Fountain Grass, a once popular ornamental and now prohibited, has an upright and graceful form with long feathery flower spikes at the end of the stems. Leaves are narrow and flat to V-shaped. Plants grow to 6 feet. The blooming spikes are 6 to 12 inches long and have purplish to bright green bristles. The stems all grow from a crown just below the ground surface. Each year the base diameter increases and the stems become more numerous.

If it is not in bloom, it can be difficult to tell from other native grasses. If this is the case, rub your fingers along a stalk. If the stalk feels like fine sand paper, it is fountain grass. If it is smooth, most likely it is not fountain grass.

Remove individual plants by digging out all of the crown below the surface. (You may need a pick and/or a soil beforehand so the seeds don't disperse while you are stands of fountain grass may require chemical treatment.

Glyphosate herbicide (e.g. RoundUp) can be spot-sprayed on green plant tissue. Respraying of plants is often necessary due to regrowth from surviving crown tissue. Pre-emergent herbicide treatment is not recommended.



Buffel Grass (*Pennisetum ciliare*)

Introduced for grazing cattle, these plants grow in dense bunches up to 40 inches tall, knotty and branching at base. With flat leaf blades, sheaths open, soft long hairy ligule, these grasses display a purplish or reddish bottlebrush like inflorescence (flower head 0.8-5.1" long). To distinguish from native grasses, the base of the stems is round and reddish in color; the plants grow from underground crown that forms new stems each year, growing bigger and thicker each year. Seed can lie dormant for three to eighteen months but remain viable for three to five years.

Buffel grass, when small, can be pulled by hand. The larger they get, the more difficult to remove. It is important to remove all or as much of the root system as possible as they can grow back. For chemical control, plants must be at least 50% green and actively growing for herbicide to be effective; this usually occurs during the monsoon rains but can also occur in the winter if climatic conditions are right. Products containing glyphosate are effective and are readily available at hardware stores. Follow

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REDUCE FIRE HAZARD_{,continued}

the label directions; a 2% glyphosate solution works well. Post emergent herbicides can kill non-targeted grasses and broad-leaf plants and have no effect on seeds. If you are spraying in or around water, use an aquatic-approved glyphosate product.

Important Reminders

- Be sure to follow proper safety protocols and laws when using herbicide. Use of herbicides is prohibited in Scottsdale Natural Area Open Space (NAOS).
- Homeowners and your landscaper may apply herbicide and are not required to be licensed.
- After removing invasive plants, consider planting or seeding with native species as they decrease the chance of invasive seeds taking hold.



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AUDUBON CHRISTMAS BIRD COUNT

DESERT MOUNTAIN, DECEMBER 30, 2021

Susan Sridharan, Desert Mountain Resident, Desperado, and Friends of the Tonto Board Member

History

It started in 1900 as one ornithologist's attempt to counter the traditional holiday "Side Hunt" of the late 1800s, when hunters formed teams to see which one could shoot the most birds and animals in one day. The ornithologist (Frank Chapman) recruited 27 like-minded early conservationists across the U.S. and Canada for the inaugural Christmas Bird Count (CBC) to count instead of kill, and together that first year they recorded 90 species. The event grew in popularity and significance, and for the 2020 CBC, tens of thousands of volunteers from over 20 countries in the western hemisphere tallied 2,355 species, including 287 in Arizona alone.

Importance

The value of 122 consecutive years of bird census data is incalculable. It has been used for scientific research by biologists and ecologists for decades, and guides climate and population modeling, wildlife management, and conservation and environmental policy.

Desert Mountain

Gold Hill Area Birding Team: Desert Mountain members Susan Sridharan, Wendy Whitman, and Dr. Tim Parker, along with Allison Mayes



Lesser Goldfinch, photo courtesy of Susan Sridharan

Desert Mountain is part of the Audubon-designated CBC "Gold Hill" area that includes Carefree Ranch, Desert Mountain, Tonto Hills, and part of Blue Wash. Teams have 24 hours to bird their area on a date set by the local Audubon*, rain (or snow) or shine. The day began with "owling" at 5:30am, where one member drove through Desert Mountain listening for owl calls. At 7:00am most of the team met at the Sonoran (one birded from home) and continued birding the Gold Hill territory until 4:00pm. The results below are from Desert Mountain only and do not include additional birds that were counted in Carefree Ranch or Tonto Hills (Red-tailed and Sharp-shinned Hawks, Woodhouse's Scrub Jays, and American White Pelicans).

Desert Mountain species total
Most numerous species
Second most numerous species
Third most numerous species
Fourth most numerous species

46 (including those observed during count week*)
Ring-necked Duck (89)
Hooded Merganser (33)
White-crowned Sparrow (27)
Gambel's Quail (24) Where were they all hiding?

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AUDBON CHRISTMAS BIRD COUNT_{,continued}

2021 Desert Mountain Audubon Christmas Bird Count Species List

American Wigeon	Western Screech-Owl	Cactus Wren
Mallard*	Great Horned Owl	European Starling
Ring-necked Duck	Belted Kingfisher	Curve-billed Thrasher
Bufflehead	Gila Woodpecker	Crissal Thrasher*
Hooded Merganser	Ladder-backed Woodpecker*	Northern Mockingbird
Common Merganser	Gilded Flicker	Phainopepla
Gambel's Quail	Great-tailed Grackle	House Sparrow
Pied-billed Grebe*	American Kestrel	House Finch
Rock Pigeon	Black Phoebe	Lesser Goldfinch*
Mourning Dove	Say's Phoebe	Black-throated Sparrow
Greater Roadrunner	Verdin	White-crowned Sparrow
Anna's Hummingbird	Ruby-crowned Kinglet	Canyon Towhee*
American Coot*	Black-tailed Gnatcatcher	Abert's Towhee
Killdeer	Rock Wren*	Orange-crowned Warbler*
Black-crowned Night Heron	House Wren	
Harris's Hawk	Bewick's Wren*	

*Species observed during count week, but not count day. Audubon records species that are seen by team members three days before and three days after the official count day, but the number of individuals does not count toward the census.

By the time this article is published, most of the ducks and other winter visitors will have left and our summer residents are arriving to breed and nest. It will also be migration season, which brings the possibility of unusual sightings on any day. Now is the perfect time to grab a pair of binoculars and a guidebook (or download the Merlin Bird ID app) and see what surprises Desert Mountain holds.

If you would like to participate in the next Christmas Bird Count in late December 2022, email susansri@cox.net. Anyone with an interest in birding is welcome, whether an expert or a novice. It's a great way to experience the natural beauty of Desert Mountain and meet new friends.



*Common Merganser (female),
photo courtesy of Susan Sridharan*

Audubon Webpage

<https://www.audubon.org/conservation/science/christmas-bird-count>

THE TOM MIX CORD 812 SUPERCHARGED PHAETON

Ron Helm

Tom Mix's background as a cowboy, ranch hand, law enforcement officer, and circus performer ultimately led him to the silver screen, and by the 1920s, Mix was arguably America's most beloved action hero. At one point, Mix was Hollywood's highest paid actor earning over \$16,000 per week when the average U.S. salary was less than \$1,500 per year. Mix had already made hundreds of silent films by the time "talkies" came along in the late 1920s, and like many silent movie stars, he struggled to make the transition to sound. He ultimately left the movies for life on the road, touring the country in Wild West shows.

His passion for fast cars was well known, and on October 12, 1940, Mix died behind the wheel of his 1937 Cord 812 supercharged phaeton, killed by excessive speed and a washed-out bridge.

Mix's Gordon Buehrig-designed Cord 812 supercharged phaeton was equipped with a forced-induction 288.6 cubic inch Lycoming V-8 engine rated at 170 horsepower. The front-wheel-drive Cord also utilized a four-speed pre-selector gearbox. As delivered, Mix's car was one of three Cord 812 phaeton models to include a factory-installed rear tire mount, with the other two going to Al Jolson and Barbara Stanwyck. The car cost Mix \$3,000, an extraordinary sum of money in its day; it had a top speed of 110 mph.

"When Tom Mix's Cord came up for sale", Desert Mountain resident Bob White said, "it was like divine intervention. ... We bought it at an auction in Missouri and then brought it straight to Kansas, to a well-known restorer of Cords."

**"WHEN TOM MIX'S CORD
CAME UP FOR SALE", DESERT
MOUNTAIN RESIDENT BOB
WHITE SAID, "IT WAS LIKE
DIVINE INTERVENTION."**

"I grew up in Kansas near a ranch where, in the early 20th century, a Wild West show was staged. The 101 Ranch toured the world. A lot of famous cowboys came off that ranch. Tom Mix was one of them," White said. "Mix became a star of Hollywood's silent-movie era, and he owned his own circus. In 1937, he bought a Cord 812 (the color was called "cigarette cream") and turned it into an embodiment of his persona. It had a gun holster, a siren, and flags on the bumper with his circus logo. Even the gas pedal was branded 'TM,' and it was specially fitted for his boot ... Mix had medallions, given to him by the King of Denmark, on the car's hood; we found them in the Tom Mix Museum, an Oklahoma museum, and recast them. We found the siren, gun holster, and fender leather in a 90-year-old man's attic in California. You can picture Tom Mix driving with his flags and guns, siren wailing. The car's quite a spectacle coming down the road."

White funded a thorough restoration of the car, and its tear-down revealed that no former owner (including the Imperial Palace Auto Collection in Las Vegas) had ever properly repaired the damage caused by Mix's 1940 accident. "Our biggest challenge has been determining what it looked like in 1940 and then reproducing those parts, because everything had to be handmade," White said. "Finding suitcases like he had took a year

continued to next page 

TOM MIX CORD, *continued*

and a half. So many parts had to be made from scratch, like the license plate covers that had 'Tom Mix' on them."

A lot of time was spent in photo archives and libraries to get the details right. Memorabilia was also borrowed from the Tom Mix Museum in Oklahoma and duplicated for the car, which has been shown across the country in recent years. Eventually, with the help of Cord experts, White returned the 812 supercharged phaeton to the condition the car was in on the day that Mix lost his life behind the wheel.

Hitting the show circuit in 2011, the Tom Mix Cord has taken awards at the Glenmoor Gathering, the Amelia Island Concours d'Elegance, Keels and Wheels, The Elegance at Hershey, the Pebble Beach Concours d'Elegance and the Santa Fe Concorso, to name but a few.

For a 2016 interview with Bob White, visit:
<https://youtu.be/XZa9rWhgKVc>

If you have an interesting story to tell (no matter the topic), please us know and it may be memorialized in the next Connection Magazine. Please contact Jacque Pickering at jpickering@desertmthoa.com.



OTTO CAR CLUB

Ron Helm

As a vintage Porsche collector, Eli Kogan was tired of “cars and coffee” meetups with doughnuts and vendors turning social experiences into sales pitches. “There’s so much passion and funding behind this hobby that there had to be a way to take these enthusiasts, put them in a space, and have experiences that you couldn’t otherwise imagine in a private, upscale environment,” he says. Kogan dreamt of a club that offered exclusivity and combined social events with high-end automotive storage and collection-management services. After some research, Kogan discovered that such a place didn’t seem to exist. Leveraging his background in commercial real estate, as well as previous stints in the hospitality and automotive industries, Kogan opened the OTTO Car Club in northern Scottsdale in 2018.

I recently toured OTTO Car Club with McKenzie Zuza, Director of Events and Special Operations. The club’s home is a jaw-dropping 49,000-square-foot building, custom-built to be the ultimate storage facility for discerning car collectors. Named after Nikolaus August OTTO, who is widely considered the father of the modern engine, OTTO Car Club isn’t just a car storage facility. It is a central hub for its members who share a passion for all things automotive, with a social calendar that’s filled with activities such as track days, private rallies, lifestyle events, and more. It features a 33,000-square-foot main collection room that can easily accommodate 110



Nearly every hobby deals with the problem of storage. For car enthusiasts, space is a luxury often rarer than time and money. Because what is the point of owning a dream car if you have no place to put it?

vehicles in dedicated floor spaces, all of which allow those vehicles to independently move in and out of the showroom at any time. The air-conditioned facility (complete with carbon monoxide sensors, security cameras, and motion detectors) is also equipped with stacker spaces that can hold an additional 75 cars. Every space is outfitted with trickle-charge capability, including connectivity to 220 amps for hybrid models.

Outside, the club is further equipped with 19 private, two-car garages (all outfitted with the same features and capabilities as the main showroom floor), which provide members with 24-hour access. An additional two-car garage exists as the club’s in-house detail bay, a facility that provides cleaning and maintenance services for all members’ vehicles. “We take all the legwork

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OTTO CAR CLUB, *continued*

out of owning multiple cars,” McKenzie explains. “We make it arrive-and-drive for the members.”

Inside the club’s main building, on the second floor, OTTO members can enjoy a private dining room, a library, and a variety of entertaining and social areas equipped with a billiards table, custom furniture, and a full bar. “A lot of these collectors want to share their cars with other people, but they don’t want to do it in an environment that makes them uncomfortable,” says McKenzie, alluding to the downfalls of most social gatherings for car collectors, like cars-and-coffee events that are staged early in the morning and in parking lots

**“PEOPLE WANT EXPERIENCES
MORE THAN ANYTHING AND
THIS IS AN EXPERIENCE.”**

that are open to the public.

“As members of OTTO, they can be around like-minded individuals and not feel such a spotlight. They can share their passion with people that understand it to the same level that they do.”

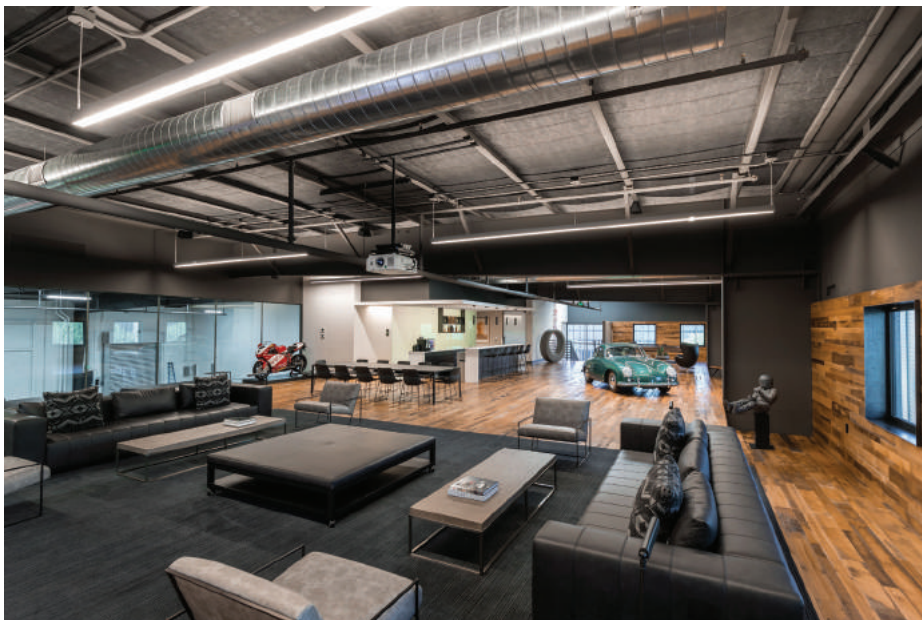
Exclusive club-organized opportunities—like attending car and motorcycle model launches, ride-and-drive events featuring new exotic sports cars, and track days at the nearby APEX Motor



The main collection area is an air-conditioned open floor ensuring your vehicle will never be blocked or moved without your permission. The layout also means you get to enjoy a private car show every time you visit.

Club—are a major selling point for membership. “We’re trying to facilitate unparalleled experiences that they wouldn’t have access to outside of OTTO,” says McKenzie.

OTTO Car Club collection management is like having a personal curator for your vehicles. They offer assistance in every aspect of car ownership. From vehicle detailing, coordinating service and maintenance with desired independent shops or dealers, organizing transportation logistics, vehicle acquisitions and sales, to making sure the vehicle’s inspection sticker doesn’t lapse.



“Kogan wanted to create an environment where car people could indulge in their hobby in luxury.”

The club currently offers two tiers of membership: A Social tier that gives you access to the facility, the OTTO social calendar, and club amenities, and the Executive tier that gives you all the Social tier benefits as well as access to their storage and collection-management program.

It’s easy to portray the term “private membership” in a country club, such as Desert Mountain. But it’s different when it comes to cars. OTTO’s atmosphere is based on a common interest. In the automotive community, status, politics, religion, ethnicity takes a back seat when two people start

talking about cars. McKenzie speaks positively about the diversity in OTTO’s membership ranging from ambitious 20-somethings needing a safe place to store their new Honda Civic Type R to a retiree renting a private garage for a 1987 Ferrari F40.

For any car collector at Desert Mountain looking for a safe place to keep the desert sand and sun off their vehicles, OTTO Car Club can be your home away from home. Please contact McKenzie Zuza for more details (mckenzie@ottocarclub.com, 480-625-4654).

LOW BACK INJURIES IN GOLF

Robert Mottram, PT ATC, Golf Health and Performance, robert.golfpt@gmail.com

Optimal performance of the golf swing relies on the efficient transmission of forces from the ground, through the legs, trunk, and arms and finally to the club. The trunk is the largest segment of the body and provides a mechanical link between the lower and upper extremities. Trunk rotation allows the golfer to use the large muscle groups of the legs, trunk, and shoulders and has been associated with increased club head speed. However, the low back is also one of the most prevalent sites of injury in golf. Proper trunk biomechanics and training are important for the development of an efficient swing but are often overlooked by coaches and other golf professionals.

Trunk stability, also known as core stability, is the ability to maintain proper postural control during typical body movement tasks. It has been suggested that in golf, core stability helps improve performance and prevent injury. As explained earlier, performance of the golf swing depends on the efficient transfer of force from the lower body to the upper body through the trunk. The trunk needs to provide a stable base of support, but the large muscles of the trunk must also provide most of the trunk rotation.

The primary reasons for low back injuries appear to be the repetitive movements of spine rotation and hyperextension generated during play. It has been shown that golfers suffer from muscular imbalances in the trunk because of the similarity of the movements to become consistent. Elite junior players demonstrate greater trunk flexion strength than extension strength, which is the

opposite of a normal population. Muscular imbalances are also acquired through poor static posture and even inappropriate training programs. These imbalances could contribute to the incidence of trunk injuries.

Trunk injuries, primarily low back injuries, are common among golfers according to statistics from the PGA TOUR fitness program. PGA TOUR doctors reported that 38% of male professional players had missed at least one tournament in their careers due to low back pain. Researchers studying low back pain have suggested that poor trunk muscle control is likely to compromise movement function and could ultimately lead to injury. If the trunk musculature doesn't work properly, the resulting instability could lead to neuromuscular inhibition and a decrease in force production. Therefore, players and coaches need to consider exercises to strengthen the trunk, especially exercises that demand high levels of neuromuscular control (i.e. Swiss ball, unstable bases, slide boards, etc.)

Swiss Ball Bridge Single Leg Raise

Place the Swiss Ball under your back and head with your hips elevated and level. You may use fingertip control at first. Straighten one leg so it's parallel to the floor and keep the hips high and level. Hold this move for a 5 count. Then, repeat the same move on the other leg. As you improve, decrease the fingertip control. Do up to 3 sets of 10 reps.

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IS DESERT MODERN DESERT MOUNTAIN?

Helen Hemphill

For most of its thirty-year history, traditional architecture has been the norm in Desert Mountain. Beautiful Tuscan style homes are scattered among authentic desert Southwest architecture. Add to that mix, new modern houses that respect the land and echo the colors of the desert. It's no accident. Desert Mountain's original master plan called for structures to be fused with the landscape. Lyle Anderson's early association with Frank Lloyd Wright's Taliesin West meant that Wright's vision of organic architecture would forever be part of the Mountain. The goal was houses and people in direct harmony with the land, often meaning homes with multi-levels tucked into mountainsides, desert colors, and natural building materials. Desert Mountain's Design Guidelines states its philosophy:

The goal is the subtle blending of people, structures and the 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.

While more traditional structures are part of DM's history, Design Review Guidelines do not restrict styles of architecture. "That's one of our strengths," noted Design Review Chair David Ostermeyer. "The Committee—composed of Desert Mountain homeowners, along with architectural consultants—isn't here to demand homeowners stick to one particular style over another, but that the overall look of a dwelling merges with the philosophy of the original development." Modern architecture—in varying degrees—is already part of the Mountain and is a growing construction trend. David Hovey Sr. from Optima Inc. has built seven houses in Desert Mountain over the past twenty years. "We believe

“SPECIFIC ARCHITECTURAL STYLES ARE NOT DICTATED BY THESE GUIDELINES. THE COMMITTEE ENCOURAGES CREATIVE ARCHITECTURE, AS LONG AS THE ARCHITECTURAL STYLES ARE APPROPRIATE WITH AND BLEND INTO THE DESERT ENVIRONMENT...”



what we are doing is exactly what Frank Lloyd Wright would be doing if he was building in the 21st century," Hovey Sr. commented. "Wright used modern materials like concrete. Our houses have low profiles and follow the contours of the land. We don't flatten the site to build—we build with the least intervention into the desert as possible."

Currently, several architects are incorporating Wright as muse to modern design on the Mountain, but how specifically is Wright's dream of a desert utopia being honored? Maybe, the answer comes from the architects themselves and in the flexibility of the HOA Design Guidelines.

Frank Lloyd Wright believed that architecture should reflect place—and time, with Taliesin West a living laboratory for innovation. Stuart Graff,



CEO of the Frank Lloyd Wright Foundation notes that thanks to this forward thinking, “many of us have grown up with open floor plans, wide expanses of windows, and many other innovations that seemed radical at the time.” Clean lines, open spaces, and natural materials are part of Wright’s legacy—which fits perfectly with Desert Mountain. Erik Peterson, President of PHX Architecture, agrees, noting that Wright influence allows for “interpreting and abstracting rhythms and patterns found in nature, creating forms that feel as if they grew out of the place” while, at the same time, “interpreting it with today’s technology

“...SPECIAL DESIGN
ATTENTION NEEDS TO BE PAID
TO MASSING, PROPORTION,
TEXTURE, COLOR, HEIGHT,
SOLAR ORIENTATION,
MATERIALS, LIGHTING AND
LANDSCAPE. ADDITIONALLY,
DUE TO THE VISIBILITY OF
THE HOME SITES FROM THE
SURROUNDING COMMUNITY,
IMPROVEMENTS SHOULD BE
DESIGNED IN A MANNER THAT
THEY BLEND WITH THEIR
NATURAL BACKDROP...” ~DM
DESIGN REVIEW GUIDELINES

and materials. Certainly, blending and merging the indoors and outdoors with floor to ceiling glass is a staple of Wright’s esthetic.”

Brent Kendle, President of Kendle Design Collaborative, integrates intentional harmony between land and structure. “A building should look like it belongs where it is. It should express its unique place in the world. An architect must understand the nature of a place and draw inspiration from that. Desert Mountain isn’t just any desert. It is its own unique micro-climate with a backdrop of Tonto National Forest. One of my goals is to connect the clients I design for to the nature that surrounds them. I am a firm believer that the human connection with nature results in better physical and mental wellbeing.” Desert Mountain’s Design Guidelines reflect just such thinking, actively promoting the natural range and limitation of each lot within Desert Mountain.

But not every lot at Desert Mountain provides an optimum construction opportunity. Recently architect David Hovey Jr. from Optima, Inc., DCH Global worked with Design Review on a challenging lot straddling a desert wash. His answer? New technologies available in modular construction—a process very new to Desert Mountain, but a perfect solution for maintaining the beauty of the natural wash by allowing water to flow under the home in heavy rains. Modern steel construction made that possible; it couldn’t have been done with conventional housing construction methods. “The system is a separate modular configuration comprised of large, prefabricated steel and glass modules that can be combined in different dimensions and designs,” Hovey Jr. noted. “They come to the site with everything built in and are ready to be connected to utilities, once hoisted into place by crane. The modules are supported at just four

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DESERT MODERN_{,continued}

“EACH LOT WITHIN DESERT MOUNTAIN IS UNIQUE IN TERMS OF ITS NATURAL OPPORTUNITIES AND CONSTRAINTS AND WILL REQUIRE DIFFERENT APPROACHES IN DESIGN AND CONSTRUCTION.”
~ DM DESIGN REVIEW GUIDELINES



Photo courtesy Optima, Inc., DHL Global.

points on the ground and are designed to appear to float. The house and environment enhance one another.” This new way of thinking created a sleek modern home that sits above the wash, allowing the natural flow of water during monsoon season. Hovey, Sr. added, “The modules can go together in hundreds of ways so the design can be suited to its site. The materials allow column free interiors that are open, full of light and offer spectacular views. They were planned for the way people live

now.” These new modular homes are designed up to LEED Platinum Level, offering sustainable, environmentally friendly construction.

It seems Wright’s legacy is alive and well in both traditional and modern homes in Desert Mountain. The fun is blending the traditional and modern—Desert Mountain has that too. Brent



Photo courtesy Kendle Design Collaborative.



Photo courtesy PHX Architecture.

Kendle incorporates rammed earth into some of his designs. Rammed earth is an ancient building method that uses raw materials like dirt, chalk, lime, or gravel in place of concrete. “It reminds me of a canyon wall,” Kendle said. “Rammed earth has a humble, ancient character that when used

in a modern design, forms a connection between the past and the present.” Erik Peterson loves the update of the traditional English kitchen scullery. “We’re seeing a lot of “butler” kitchens now—a separate full kitchen behind and in addition to the main kitchen. While the main kitchen is open to the living spaces, the scullery kitchen does the heavy lifting. It’s a blending of the traditional kitchen layout with upper and lower cabinets and typical appliances and a more open space that allows for community and creativity in the act of preparing food.”

Much of the day-to-day work that maintains the beauty of Desert Mountain’s architecture falls to the HOA’s Design Review Committee. It’s a tough job! The Design Review Guidelines are just that—guidelines. Each project is unique and requires attention to detail and review of construction techniques. Peterson notes, “Modern design is cleaner in its expression, but more difficult in its execution. Modern architects don’t like to follow rules, so limits are pushed or interpreted differently, which leads in most cases to exciting and different ideas.” Committee members may express personal design tastes during a Design Review meeting, but ultimately diverse ideas bring about solutions that navigate the complexities of the guidelines themselves. Kendle agrees the balancing act may sometimes be tricky, but “Desert Mountain has created design guidelines based on timeless principals. These principals, when applied to a current style trend, tend to promote a framework that maintains long term value for all.”

Clearly, some of the DNA of modern architecture stems from Frank Lloyd Wright, but the architects working in Desert Mountain today are bringing their own modern esthetic into the

THE COMMITTEE HAS THE
OBLIGATION TO EXPLAIN
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MODIFICATIONS TO MEET THE
ABOVE INTENTS.
~DM DESIGN REVIEW
GUIDELINES

mix as well. What if you own a more traditional home and want to give it a modern update? The architects’ response? Simplify, simplify, simplify! Work within the framework of your home’s structure, strip away what feels dated, and explore the beauty of what’s already there. And of course, always hire a great design team!

Lyle Anderson had a vision for what Desert Mountain could be. Modern design belongs to the narrative of that vision, but like the landscape itself, Desert Mountain is always evolving. Houses and people in harmony with the land—that was the plan. And it still is.



Photo courtesy Kendle Design Collaborative.

REAL ESTATE UPDATE: PRICES RISE AS INVENTORY PLUMMETS

Joanne Klonoski

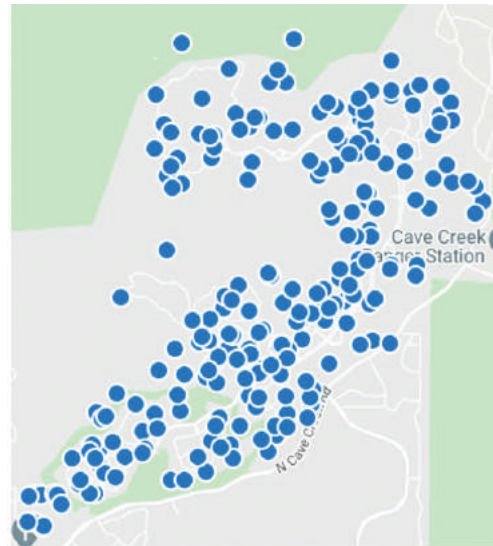
While declining inventory affected the number of sales of Desert Mountain homes, upward pressure on pricing continued during the last twelve months. Home sales continued to shatter records in all categories. Comparing the twelve-month period ending February 28, 2022 with the prior twelve months:

- Sales volume rose 10% from \$504.6 million to \$555.1 million in spite of fewer homes trading hands (214 sales versus 257 in the prior year).
- Median home sales prices rose 34% from \$1.6 million to \$2.2 million
- Sales on a per square foot basis rose 28% from \$416 to \$534
- The lowest sale of \$750,000 was 32% higher than the lowest sale price of the prior year.

Declining inventories continue to be an issue as buyers relocate to our community from California, the Pacific Northwest, and the chilly Midwest. Only 38 homes are listed for sale in Desert Mountain, and 15 of those will not be completed until late 2022 or 2023. For those home buyers who want to turn the key in the lock, there are only 23 options. The maps (pictured right) illustrate the dramatic difference between the number of sales in the last twelve months and the current inventory.

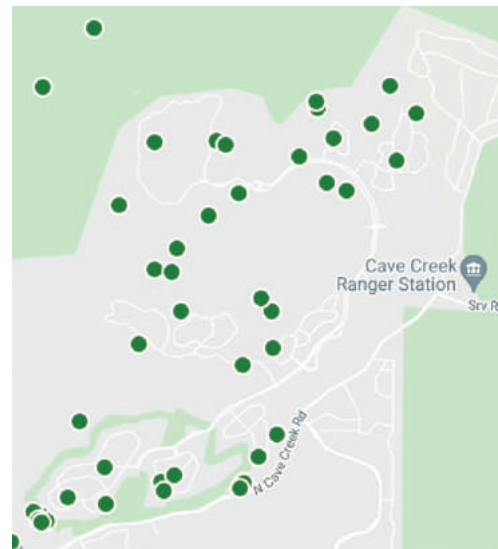
Families Discover Desert Mountain

Cynthia and James Kolander became the youngest members of the Desert Mountain Club in 2003 but had been associated with Desert Mountain since Cynthia graduated from college in 1997. As one of the top producing teams at Russ Lyon Sotheby's Desert Mountain office, they combine



Homes sold in the last 12 months

Source: ARMLS



Homes currently listed for sale

Source: ARMLS

years of Desert Mountain experience with the perspective of young parents. "In the past year, we have had many new, younger families purchasing homes here," recounts Cynthia. "Our daughter Keira is now eleven, and her best friend's parents have purchased a home here

and become members. They said their lives have completely changed for the better since they have moved here. Most of my 'mom-friends' are forty, so I definitely think the average age is coming down." And why are families with younger children flocking to Desert Mountain? "One of the main reasons we are seeing young families move here is for safety. Plus, there is so much for everyone in the family to do on the Mountain to stay active. The family can expect a whole new life with opportunities to meet new and amazing people plus enjoy a healthy lifestyle, which is what Desert Mountain promotes." In terms of education, the Desert Mountain community is served by a number of public and private schools so parents have choices to meet their children's needs. "The school buses come up to the entrance of each village," describes Cynthia. "It's so amazing to see all the different generations working, living and playing together here. Keira will be a third generation Kolander living in Desert Mountain. So cool!"

Desert Mountain Club Memberships Seal the Deal

With a significant waiting list for Club memberships, home buyers who want to jump into the Desert Mountain lifestyle place a premium on homes offered together with a membership. This can pose a dilemma for sellers seeking to downsize while retaining their club status. "It absolutely makes a difference if a property has a membership to sell," says Cynthia. "Some clients who are anxious to sell will include the membership, hoping to buy a smaller home with another membership. It can be an issue."

"THE SCHOOL BUSES COME UP TO THE ENTRANCE OF EACH VILLAGE," DESCRIBES CYNTHIA. "IT'S SO AMAZING TO SEE ALL THE DIFFERENT GENERATIONS WORKING, LIVING AND PLAYING TOGETHER HERE. KEIRA WILL BE A THIRD GENERATION KOLANDER LIVING IN DESERT MOUNTAIN. SO COOL!"



Cynthia and James Kolander's 11-year-old daughter, Keira.

continued to next page 

REAL ESTATE UPDATE, *continued*

Buyers are willing to take on remodeling projects required by older homes, particularly if that home offers a membership. Of the 23 existing homes on the market, 16 were built before 2006. Cynthia recommends that sellers of older homes consider paint, new light fixtures, staging and of course, appropriate pricing. However, she does not recommend extensive remodeling. "I don't think for an older property, that it's worth the time, effort, and money right now. The seller will probably get the same price, and you need to hope that the buyer likes your taste. Most buyers of older homes are prepared to remodel themselves."

Memberships are associated with every lot at Seven Desert Mountain and can be a significant draw for buyers looking to access the full range of Desert Mountain amenities as quickly as

possible. There were three sales in Seven during 2020, jumping to twenty-two in 2021. Two more sales have occurred as of February 28, 2022 but seventeen more transactions are pending.

Looking Forward

The press reports that one consequence of the COVID pandemic is the acceleration of life decisions, whether that means changing jobs, changing relationships or moving one's home. As our community evolves and grows, there are opportunities for us as residents of Desert Mountain to grow with it. Whether you are a new neighbor in the middle of a remodel, or a long-time homeowner meeting new neighbors on their way to the school bus, we might all take the time to appreciate the very special place that is Desert Mountain and look forward to what the future might bring.



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PHOTO CONTEST WINNERS

The Desert Mountain HOA is proud to announce the winners of our 2022 Photo Contest. As you know, we invited all photographers that are property owners to submit up to four high-definition photographs in the following categories: 1) Adventure and Outdoor Recreation; 2) Family, Friends and Fun; and 3) Scenery, Landscapes and Wildlife. The subject matter was of your choosing, and we encouraged a range of moods, settings, characters, and imagery. We received many photos of exceptional quality. In addition, we felt that we didn't have photos that truly embraced the family, friends and fun category so we improvised with winning photos of animal families.

The winners are (drum roll please!): Rex Short – Adventure and Outdoor; Don Powell – Scenery, Landscapes and Wildlife; and Ginna Short – Family, Friends and Fun.

Our cover photo and overall Grand Prize Winner: Don Powell.

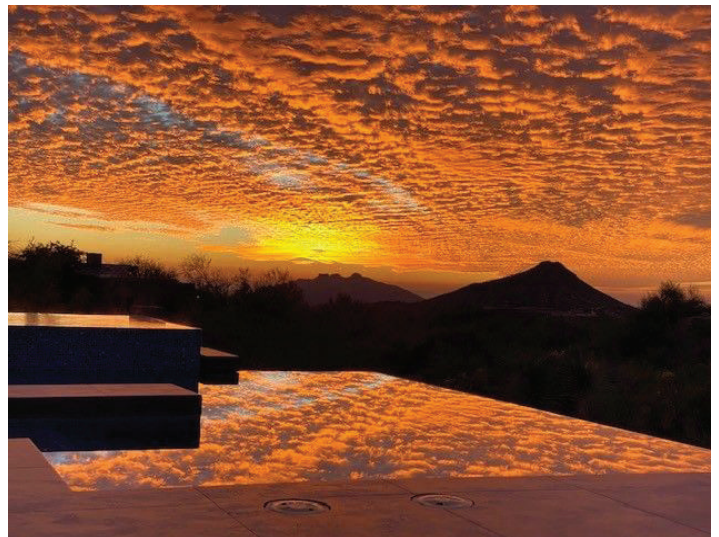
First and Second Place in each category has received a professionally framed 18x24 print of their photo with a commemorative plaque. The Grand Prize winner's professionally framed photograph is displayed in the HOA offices. Lastly, a \$1,000 contribution was made to the charity of the Grand Prize winner's choice.

Thank you to everyone who submitted entries. We certainly have some talented photographers in our community.

ADVENTURE AND OUTDOOR RECREATION



1st Place Adventure and Outdoor Recreation - Rex Short

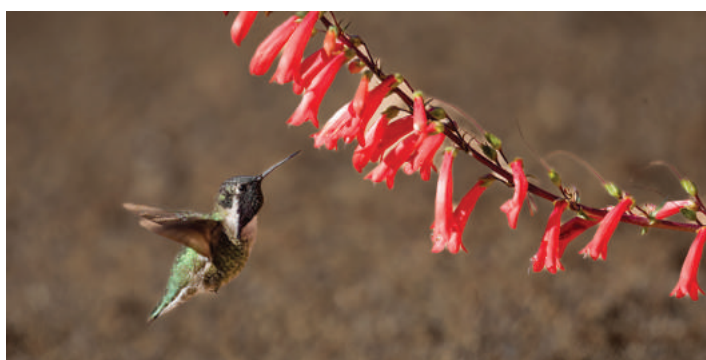


2nd Place Adventure and Outdoor Recreation - Scott Grimmert

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PHOTO CONTEST WINNERS, *continued*

SCENERY, LANDSCAPES AND WILDLIFE



1st Place Scenery, Landscapes and Wildlife - Don Powell



*2nd Place Scenery, Landscapes and Wildlife
- Julio Gross*

FAMILY, FRIENDS AND FUN



1st Place Family, Friends and Fun - Ginna Short



*2nd Place Family, Friends and Fun
- Elisabet Lucas*



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SEE IF YOU CAN FIND THE DIFFERENCES IN THESE TWO PICTURES

Katherine Helm

Kristen Atlas submitted this wonderful photo of two bobcats. See if you can find the six differences. The answers are at the bottom of the page.





1 - House is missing in background; 2-One of rocks is missing under bobcats; 3- Cactus next to rock pillar is gone; 4 - One of beams on eve/roof missing; 5- There is another cactus on hill; 6- Decor on back of chair is missing

ONE LAST THING

BRIAN HORN, DIRECTOR OF SECURITY, DESERT MOUNTAIN

What made you decide to become the Director of Security at Desert Mountain?

I was looking for a challenging role that fit with my experience, and I found it with Desert Mountain. This is a great opportunity to work with a professionally trained security team while improving service to the community.

What would you like the Desert Mountain Community to know about you?

I bring a diverse background and experiences to the community having spent over 21 years in law enforcement, working with and interacting with all levels of society. I have seen people at their best and worst. Security/public service at its core is a customer service role, ideal for me as I truly have a servant's heart and mindset.

I currently volunteer my time with the Arizona Rangers, a Law Enforcement Auxiliary in support of community and civic events for the men and women who actively serve and protect. I have three grown children- all married and on their own, along with three beautiful and amazing grandchildren.

What do you enjoy most in your daily professional life?

The day is never routine. Like law enforcement, you never know what will occur, or how you will serve.

What "superpower" would you choose for yourself and how might you apply it to Desert Mountain?

One of my consistent superpowers (as others describe it) is that I "deliver results", regardless of the task. I take pride in finding a positive resolution of an issue to the best of my ability.

What personal activities do you enjoy most?

People watching, social activities and motorcycle riding.

How would your friends describe you?

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