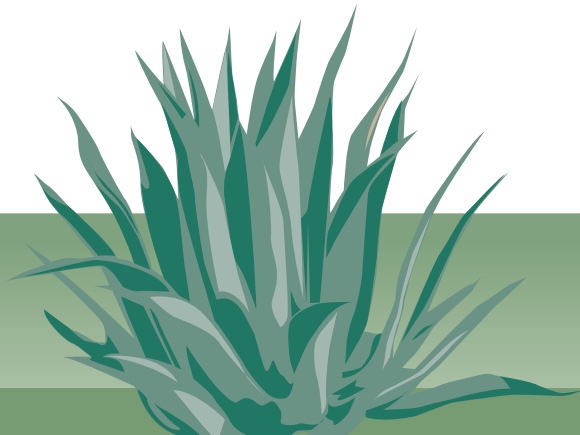


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July 2026

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Ace's Elite Offers a Dealership Alternative for Luxury Service at a Better Price

By Jamie Phillis

As summer arrives in the Valley, many luxury and exotic vehicle owners are preparing to store cars for the summer while others face the frustration of scheduling routine maintenance. For a growing number of East Valley residents, Ace's Elite has become a trusted alternative to the dealership experience.

Ace's Elite specializes in providing luxury service for European and exotic vehicles including Porsche, Ferrari, Lamborghini, Audi, BMW, Mercedes-Benz, and McLaren.

"We offer services at half the price, but we have the same work, with the same skilled technicians," said co-owner and Chief Marketing Officer Danny Page. "Everything is the exact same, but with a personal touch."



Another reason customers are making the switch is convenience. Dealership wait times have continued to increase, with some owners waiting up to six weeks to schedule routine service.

Ace's Elite offers same-day appointments whenever possible, with most vehicles returned to customers within one to two days. The shop also provides transportation assistance through black car service or Uber rides, helping busy clients minimize disruptions to their schedules.

For seasonal residents, Ace's Elite has expanded its concierge-style approach even further through its white glove service.

Customers can arrange for the team to pick up vehicles directly from their homes, complete the maintenance and detailing, and return them before they arrive back in town.

With many specialty vehicles



spending the summer months parked in garages, Danny also urges vehicle owners to prepare their cars with proper maintenance.

"A lot of these more expensive cars are not daily drivers," he said. "People are going to park them and store them, and they need to think about what is being done to their vehicle before they do that."

The team recommends a pre-storage, summer service that includes topping off fluids and connecting vehicles to battery tenders to prevent costly damage.

Danny learned that lesson firsthand after leaving one of his own Porsches unattended during the summer heat.

"I didn't put one of my cars on a battery tender, and it went three weeks in the heat," he said. "If I would have put the \$150 battery tender on it, it would have been fine, and I wouldn't have had to spend over \$3,000 on a new battery – now I recommend the service to everyone." ■

Ace's Auto Elite is located at 1711 N. Quail in Mesa. For more information, visit acesautoelite.com, follow on YouTube @AcesAutoEliteAZ or follow on Instagram and Facebook @AcesAutoElite.



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EDUCATION

Where Learning Begins with “Why?”

THIRTY-EIGHT YEARS OF NURTURING CURIOUS MINDS AT SELF DEVELOPMENT PRESCHOOL

By Dr. Anjum Majeed, Founder

A child pauses in the hallway to study a Monet print hanging on the wall. She cannot yet read the artist’s name, but something about the painting captures her attention. She looks closely at the colors and reflections and asks, “Why?” Why did the artist paint it this way? Why does the water seem to move?

At Self Development Preschool (SDP), we have always believed that learning begins with questions. Long before children learn to read, write, or solve math problems, they are learning how to think. They notice details, ask questions, and try to understand the world around them.

Research confirms what experienced educators have long known: the preschool years are critical. During this period, children develop habits of thinking, learning, and problem-solving that influence future success in school and beyond.

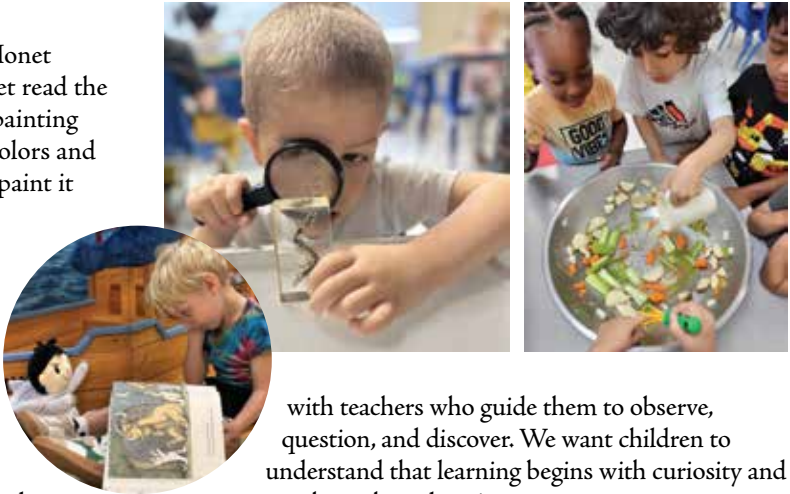
LEARNING THROUGH CONNECTIONS

What has always distinguished SDP is the thoughtful design of its curriculum. A rich preschool experience is not defined by the number of activities on a schedule but by how learning experiences are connected to help children build understanding over time.

Our curriculum is organized around themes that encourage exploration from multiple perspectives. A concept introduced during science may reappear in a story, art project, music lesson, or dramatic play activity. Learning is carefully mapped so that ideas deepen from year to year. Children learn by asking questions, exploring possibilities, and discovering relationships among concepts.

AN ENVIRONMENT DESIGNED FOR DISCOVERY

Curiosity is encouraged throughout the school day. In our STEM science lab, children investigate scientific phenomena



with teachers who guide them to observe, question, and discover. We want children to understand that learning begins with curiosity and grows through exploration.

Hands-on math experiences are equally important. Children count, measure, sort, graph, and compare as they develop mathematical thinking through meaningful activities. Music and movement are woven into daily routines. Classical music often fills classrooms during quiet times, creating a calm atmosphere. Students also participate in music lessons twice each week with a dedicated music teacher.

Children learn through dramatic play, block building, painting, and other creative experiences. In the dress-up center and child-sized kitchen, they practice cooperation, negotiation, and problem-solving. Block play develops planning skills and persistence, while art encourages self-expression and fine motor development.

The prints of Monet, Picasso, and other great artists displayed throughout the school reflect our belief that children should be surrounded by beauty, creativity, and inspiring ideas.

One parent described the experience this way: “We chose Self Development because when we toured the facility, my daughter saw Monet and Picasso prints hanging in the hallway and immediately fell in love with them.”

PREPARING CHILDREN FOR WHAT COMES NEXT

Reading is a natural part of daily life at SDP. Classrooms are filled with books, stories, conversations, and opportunities to build language skills. Children begin learning phonics and word recognition while developing a love of reading.

A highlight of the year occurs when our four-year-olds stand before parents and friends and read *Brown Bear, Brown Bear, What Do You See?* aloud. Their smiles reflect both accomplishment and confidence.

For many years, respected educator Ms. Haschke, former kindergarten teacher at Self Development Academy, often remarked that children arriving from SDP were consistently well prepared for kindergarten. They entered school with strong literacy skills, confidence, and enthusiasm for learning.

A TRADITION FAMILIES TRUST

Perhaps nothing speaks more clearly about SDP than the families who return generation after generation. As one parent recently shared, “When I walk my son into the same halls where I once sang songs and painted pictures, it feels like coming home.”

This continuity has been strengthened by stable leadership and exceptional teacher retention. For more than thirty years, the same director, Ms. Vernetta Madsen, has guided the preschool with dedication and care.

Thirty-eight years later, our guiding belief remains unchanged: when children are encouraged to wonder, explore, and discover, learning becomes a lifelong journey. That commitment continues to shape everything we do at Self Development Preschool. ■

For more information, please call Self Development Preschool at (480) 396-3522.



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LOCAL BUSINESS

Dear Mom

By Tim Beaubien, Hava Java Mesa

Dear Mom, how are things going up there in heaven? You talking to dad yet?

Well, I have another deadline due tomorrow, and just like cleaning my room, I waited until dad got home. Been thinking about writing you for a while now but life gets pretty crazy sometimes here at the coffee shop. However, I found a little time. We are in our summer slowdown now, so when the heat hits, everyone forgets they live in Arizona and they stay inside for a while. It will take a few weeks before they start venturing out again.

Anyway, my cell phone rang the other day and for some reason I thought of you. I was thinking about how mad you would get if I didn't call you at least once a week. Thinking about that now, it doesn't seem like such an inconvenience. I wish I could call and talk with you several times a week.

Back then no cell phones. I really kind of miss those days when if you weren't home, you didn't answer. I also remember paying a little extra to have an *unlisted number*. Boy, do I miss that option! We get calls from salespeople in India with a local area code. So, you just don't answer if you don't recognize the number. What a pain.

Of course, we never leave the house without our

phone clipped on our hips. Or in Barb's case, in her back pocket, in her purse, left on the kitchen counter, bathroom vanity, and/or the living room coffee table. "Where's my phone?" has become a common question whenever we are leaving the house. It was so much simpler when you never had to look for your phone; it was either on the kitchen wall or in your bedroom. You couldn't take it with you.

I know, I know, a recurring theme here, I am getting old. I know we can't go back to just one land line with an extension. But when you didn't know any better it was just fine. Like most technology, you didn't know you needed it until you did.

I guess we are on our phones so much we forget to use it to call the people we care about the most and just say, "Hi." I called my big buddy Bill yesterday to do just that.

It was good to hear his voice again mom. I still remember yours. When I finally got around to calling you, we would always find something to laugh about. If I complained about not having something I wanted, you would say, "Be careful what you ask for Tim, you just might get it." I still want a lot of stuff I don't have, but now I have Barb to bring me back to reality.

Well, Barb, Stephen, and Kelly all say "Hi." They miss you too. Tell the brothers I miss them also and I won't wait so long to write. ■

Please like and follow us on our new Facebook page – Hava Java Mesa-Beans, Beer, Wine, Music.



Barb and Tim Beaubien



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Rock Jazz Fusion from Notes from Neptune

THURSDAY, JULY 23RD 5:30 to 9pm

Hava Java Open Mic (all talent levels welcome)

FRIDAY, JULY 24TH 6 to 9pm

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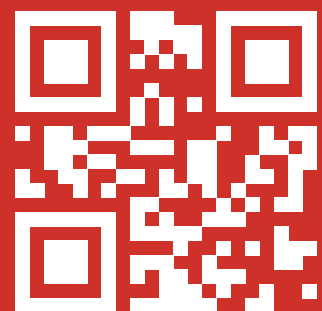
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EVENT

Local Church Hosts FREE CLOTHING EXCHANGE



Submitted by Nancy Higgins
On the last weekend of July, The Church of Jesus Christ of Latter-day Saints will host its annual *Community Clothing Exchange*, offering free clothing to individuals and families throughout the Northeast Mesa area. Now in its third year, the event continues to grow and bless the lives of community members seeking practical support during challenging economic times. The Clothing Exchange will take place at 10036 E. Brown Road, Mesa, AZ 85207. Community members are invited to donate gently used clothing on Friday, July 24 from 5 to 7 p.m. Donations of clean and wearable clothing for all ages are appreciated. On Saturday, July 25 from 9 a.m. to noon, the doors will reopen for the community to “shop” the exchange — completely free of charge. There is no cost, no registration, and no requirements to participate. All are welcome. The event is designed to be

welcoming and dignified. Clothing will be organized by size and type to create a boutique-style experience where individuals and families can browse and select items that meet their needs. Last year’s event saw a tremendous turnout, with hundreds of items donated and distributed. Organizers hope to expand awareness this year so that even more families can benefit. “Our goal is simple,” Communications Director Nancy Higgins said. “We want to strengthen our community by sharing what we have. If you have extra clothing, consider donating. If you need clothing, please come. Everyone is welcome.” The Community Clothing Exchange reflects the church’s ongoing commitment to service, generosity, and caring for neighbors. ■ For more information, community members are encouraged to attend or contact Nancy Higgins via email at njhiggins@comm.churchofjesuschrist.org.

EVENT

Pacino’s Hosts Competitive TALENT SHOW

By Kimberly Alvarado
Do you have what it takes to bring home \$5,000? Pacino’s Italian Restaurant’s 12th, and final, *Pacino’s Got Talent Show*, is here, and this last season is shaping up to be the most competitive one yet. This year’s show will seek out the finest local singing talent.

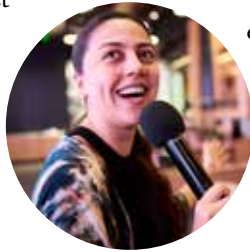
AUDITIONS
A cappella auditions will be held on Saturday, July 25, and Saturday, Aug. 1, from 9:30 a.m. to 1 p.m. To keep things fair, we’re asking all participants to be 16 years or older, since newcomers will be competing against some seasoned performers. “Because this is our grand finale year, all past contestants and all previous winners are invited to return,” said Pacino’s owner and manager, Frank Spaccarelli. “As you might imagine, our contestants take the competition pretty seriously, especially with a payout of \$5,000,” Frank remarked.

COMPETITION FORMAT
Each week, contestants will perform one song — with or without tracks — and depending on the number of participants, one or more singers will be eliminated until only four finalists remain. The finale will feature performances backed by a live band. “For this grand finale event, we are really expecting our performers to step outside of their comfort zones, by

challenging each of them with themed performances,” added Frank. Performances will be critiqued by a panel of judges. Audience voting determines who stays, with the lowest vote-getter going home unless a judge uses their one save. Bring your supporters because each guest receives as many voting tickets as there are contestants. Additional tickets are given for every \$10 purchase of food or drink, helping cover costs for the sound team, staff, prize money, and finale band. Don’t miss out on a hot event this summer. This year, it’s a winner-takes-all showdown for the full \$5,000 prize. If selected, the live show begins on Saturday, Aug. 15 at noon.

- WEEKLY THEMES**
- Week 1 — 60s song
 - Week 2 — 70s song
 - Week 3 — 80s song
 - Week 4 — Michael Jackson song
 - Week 5 — Country song
 - Week 6 — Two songs of contestant’s choice
 - Week 7 — Two songs: judge’s choice, plus contestant’s choice
 - Finale — Two songs: judge’s choice, plus contestant’s choice ■

For more information, call Pacino’s at (480) 985-0114 or visit pacinositalian.com. Pacino’s is located at 2831 N. Power Road in Mesa, in The Village at Las Sendas.



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||| SPIRITUALITY



By Judy A. Knox

Recently, I stopped procrastinating and began to organize and declutter my bedroom closet shelves. As I stood staring at them for the umpteenth time, I realized the stumbling block that was keeping me from tackling this chore was the middle shelf. It was piled high with a jumble of items that did not seem to have anything in common. It was tripping me up.

I finally took the tiger by the tail and emptied the entire shelf, put everything on my bed, then started looking for things that could be put into nameable categories. I counted the piles and ordered a set of bins from Amazon that would be the right size and shape for the shelf. When they arrived the next day, I put a pile in each bin and arranged the bins on the shelf. After that, the other shelves seemed less formidable.

Spiritual stumbling blocks can also trip us up. They go by many names: obstacles, mountains, negative mindsets, etc. The concept is the same in all of them: something serious must be dealt with before we can proceed. The stumbling block must be cleared, removed, or gone through.

In our spiritual growth we may come up against a problem that isn't responding to our prayers. It could be a habit we can't break or a relationship that is more of a burden than a blessing. Our tendency as human beings is to work around the obstacle, tackling everything but the factor that is really holding us back.

The Bible calls these *strongholds*, and it provides the answer to removing them. Second Corinthians 10:4-5 tells

us that, "the weapons of our warfare are not carnal but spiritual for the pulling down of strongholds." Or, as the NLT puts it, "We use God's mighty weapons... to knock down the strongholds of human reasoning, to destroy false arguments and every proud obstacle."

We need to face these strongholds head on. One of the most destructive things we can say is, "It is what it is (sigh!)" resigning ourselves helplessly, abdicating our responsibility. Whatever the problem may be, it is what it is right now, but the truth is that it may not have to stay that way. Jesus gave us authority over all the power of the enemy (Luke 10:19).

It has been said that most spiritual warfare takes place right between our ears. The Bible is loaded with powerful weapons to use against our strongholds. For example, in Psalm 105:20 we read that angels respond to the Word, so we can use the Word to set angels in motion.

To say, "It is what it is," and leave it at that, enables the situation to stay the way it is. To follow it with, but "My God is able to do exceeding, abundantly beyond what I ask or think" (Ephesians 3:20), or another encouraging scripture, sets angels in motion on our behalf. In Hebrews 1:14 we are told that angels are ministering spirits sent to help us.

The bottom line is that our spoken words, lined up with the Sword of the Spirit, and the Word of God, are powerful weapons.

Like my messy closet, we must identify the stumbling block and clear it out. Then we'll be free to move forward. ■

||| LOCAL BUSINESS

WHERE DO I GET HELP WITH MY LANDSCAPE IDEAS?

By Frank Weinberg,
Semi-Retired Landscape Designer

Where do I get help with redesigning my front or backyard in Mesa? Where do I get help in designing my yard if I purchase a new home and have to submit a plan to the homeowner association?

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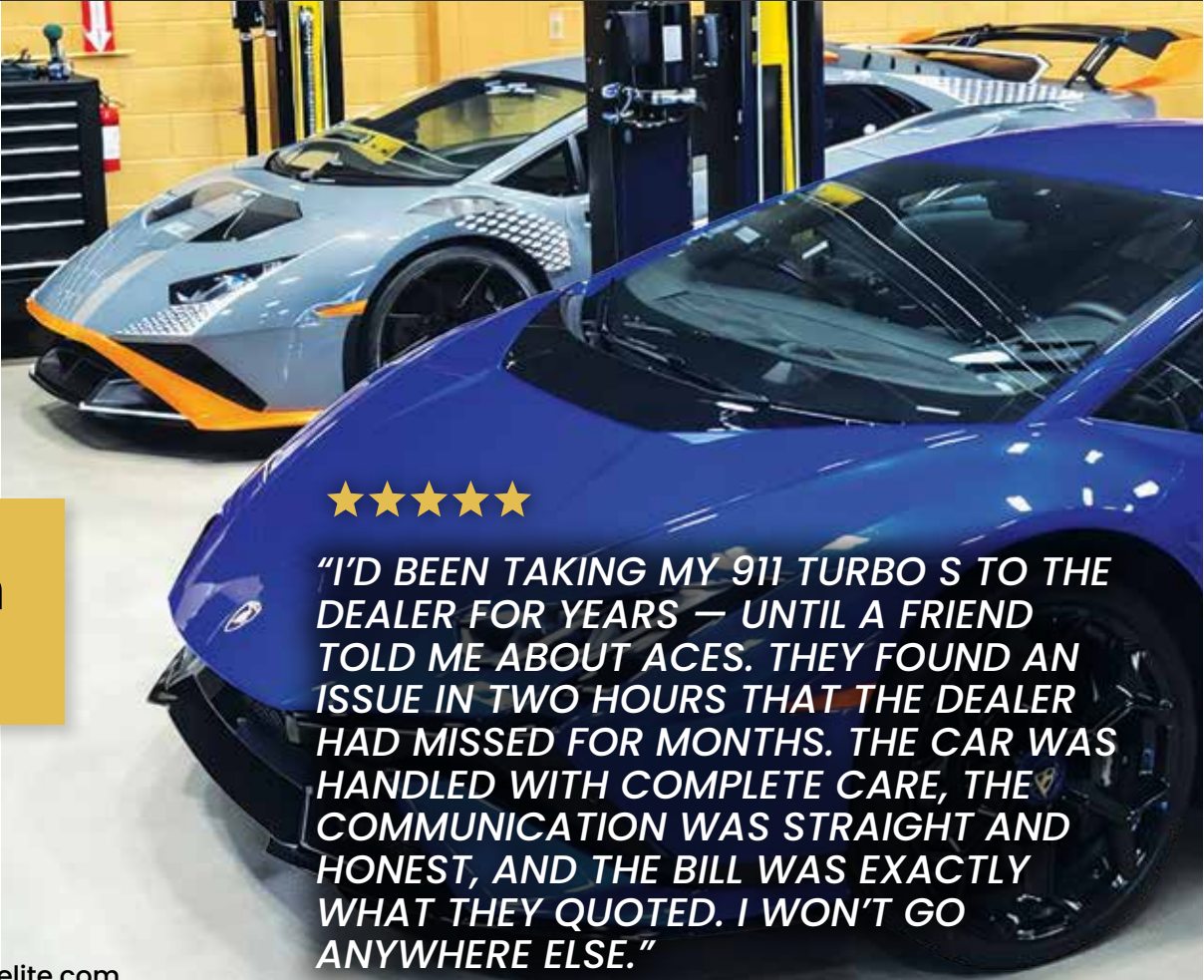
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LOCAL BUSINESS

Align Collective Brings a Community-Focused Pilates Experience to Mesa

By Jamie Phillis

Align Collective, a reformer Pilates studio in Mesa, opened its doors in November 2025 with a focus on creating more than just a place to work out. Founded by Karena Ellison, the studio was designed to offer a calm, welcoming environment where clients can reset, recharge, and feel connected to their community.

“I wanted to create a space of my own where everyone feels welcome and where diversity and inclusion truly matter,” Karena said. “It’s not just about the workout. It’s about how people feel when they walk in.”

Align Collective offers reformer Pilates, a low-impact style of exercise that builds strength, stability, and flexibility without placing excess strain on the joints.

“It’s low impact, but it’ll still have you shaking in the best way,” Karena said.

Beyond the physical benefits, the studio emphasizes the importance of community. Karena said creating an environment where people feel comfortable and calm is her priority.

“When people feel welcomed, recognized, and comfortable walking in alone, that really makes a difference,” she said.

The design and atmosphere of the studio also play a central role in the overall experience. With a clean, uplifting aesthetic Align Collective aims to provide a space where clients can step away from daily stress and focus on getting stronger.

“The vibe of the space matters more than people realize,” Karena said. “When it’s calm and put together, it just feels good to walk into. You can actually unplug for a bit and get out of your head.”

Align Collective offers a variety of membership options designed to fit different schedules and experience levels, including monthly class packages, an unlimited membership, and drop-in options. ■

Align Collective is located at 1135 N. Recker Road, Suite 112, in Mesa. For more information, visit alignmesa.com.



FINANCIAL FOCUS

Five questions that could change how you see retirement

Submitted by Linda Drake, Edward Jones Financial Advisor

Retirement is about more than saving. It’s also about knowing what you’re saving for. If you’re within five to ten years of retirement, now is the time to start building a plan around the life you actually want.

Ask yourself these five questions to help shape your retirement vision.

- ♦ **First:** “When do you want to retire?” Timing affects your income, healthcare, and Social Security benefits more than you may realize.
- ♦ **Second question:** “How do you want to spend your days?” Meaningful activity can help make the transition smoother.
- ♦ **Third:** “Where do you want to live?” You’ll want to consider family, healthcare access, and cost of living, among other factors.
- ♦ **The fourth question:** “What will your retirement lifestyle cost?” The more active you are, the more you may need to add to your budget.
- ♦ **And finally,** “Does your plan include giving back?” It might be to family, community, or causes you care about.

Your answers are just the beginning. Work with your financial advisor to align your savings with the lifestyle you want. And revisit your plan as priorities evolve. ■

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THE VISTAS PAVILION
SUMMERS ARE FOR CELEBRATIONS

Did you know this July 4 marks the 250th celebration year of our great nation?

Here in Arizona, a summer party sometimes sounds a little uncomfortable. After all, it is 105 degrees, or more, outside. So, who wants to stand over a hot outdoor grill to prepare food?

That is where The Vistas Pavilion at Las Sendas comes in. It's your go-to venue for all summer celebrations. The venue has incredible air-conditioning, breathtaking sunset views, and the evening glow of sparkling city lights. This venue is a stunning backdrop for every summer occasion.



"Let us manage the food," said Events and Catering Director, Carla Shaw. "Our culinary team will help design and prepare an amazing meal perfectly matched for the occasion," she added.

With more than 4,000 square feet of space, The Vistas Pavilion is a wonderful location for birthday parties, baby and bridal showers, celebrations of life, fundraising events, corporate meetings, and more. Stop by the facility for a tour and start planning your upcoming celebration. Contact cshaw@lassendas.com or call (480) 396-4000, ext. 222 for further information and scheduling opportunities.



THE PATIO & GRILLE
IT'S HOT OUT THERE

The summer heat is here, and there is no better way to stay cool and stay local than with a visit to The Patio & Grille. The neighborhood favorite has recently added a mouthwatering new feature to the menu: a half rack of smoked ribs, served every Monday evening starting at 5 p.m.

For those looking to elevate their weekend dining, Saturday night brings a locally crafted Prime Rib dinner, making it perfect for a relaxed, upscale night out close to home.

This summer, Happy Hour specials continue to offer a variety of food and drink selections at very reasonable

prices. Come in seven days a week, from 2 to 6 p.m. to enjoy the specials.



THE PRO SHOP
THE PRO SHOP STOREWIDE SALE
CONTINUES — 35% OFF

The Pro Shop's storewide 35 percent off sale is still going strong, and it's the perfect time to refresh your gear, upgrade your look, or grab gifts for the golfers and nongolfers in your life. All items are included, storewide, except counter items.

Shop top active-lifestyle brands like Vuori, Johnny O, and Rhoback for everything from performance polos to everyday casual wear. There's something for everyone! Footwear deals include favorites from Adidas, golf and athletic shoes, G/FORE, premium golf footwear, and QluKai, the Hawaiian brand known for high-end, ultra comfortable flip flops.

ARIZONA RESIDENTS SPECIAL

- Arizona residents enjoy:
- Half-off foursomes for tee times 1 p.m. and later.
 - A coupon for all day Happy Hour at The Patio & Grille with any round of golf. ■

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1 Year Trial Membership \$5,000 Initiation Fee + Yearly Dues (Fully transferable towards non-refundable)	New Range Pass \$995 (Add spouse for \$500 if you are a Family pass holder or Social member.)	Proxy Membership \$0 Initiation Fee \$220/Month + Dues *Limited Availability*

Las Sendas is going PRIVATE at 350 memberships sold!

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Access to all Member Events	Locker Room and Club Storage
Priority Tee Time Bookings	Use your own Cart or you can use one of our Yamaha Carts

REAL ESTATE

Is Your Roof Ready for Monsoon Season?

TOP 5 THINGS TO KNOW BEFORE INSTALLING A NEW ROOF

By Lorraine Ryall, Associate Broker, CDPE, CSSN, CNE
KOR Properties



Every summer, we look forward to the dramatic sunsets, beautiful clouds, and much-needed rain that monsoon season brings.

With monsoon season officially running from June 15 through Sept. 30, now is the perfect time to take a close look at one of the most important parts of your home, your roof.

1. YOUR ROOF MAY LOOK FINE BUT THAT DOESN'T MEAN IT IS

One of the most common things I hear from homeowners is, "My roof looks great."

And they may be right, at least from what they can see. Most Arizona homes have concrete or clay tile roofs, and those tiles can often last 50 to 75 years or more. The problem is that the tiles themselves are rarely what fail.

2. THE REAL PROTECTION IS THE UNDERLAYMENT

The most important part of a tile roof is actually hidden beneath the tiles.

The underlayment is the waterproof barrier that protects your home from moisture. Over time, Arizona's extreme heat can cause it to dry out, crack, curl, and eventually fail. You cannot determine the condition of the underlayment simply by looking at the roof from the ground, or even with a drone. The tiles may appear perfectly fine while the underlayment underneath is badly deteriorated. The only way is to have a roof inspection.

A qualified roofing contractor will lift tiles in several areas of the roof to inspect the underlayment and determine its condition. This is the only way to truly know what

is happening beneath the tiles and whether your roof is ready for another monsoon season.

3. DON'T WAIT FOR A LEAK

Another common response I hear is, "I haven't had any leaks."

Unfortunately, waiting for a leak is often the most expensive approach.

By the time water makes its way into your home, the damage may extend far beyond the roof itself. Water can damage insulation, drywall, ceilings, flooring, furniture, and personal belongings.

Preventive maintenance is almost always less expensive than repairing water damage after a storm.

The good news is that most reputable roofing companies offer free roof inspections.

4. THE CHEAPEST ROOF ISN'T ALWAYS THE BEST

As the saying goes, you get what you pay for.

Like every industry, there are excellent roofing companies and there are companies that cut corners. One contractor may honestly tell you that your roof only needs maintenance and still has years of life remaining, while another may try to sell you a complete new roof.

The best roofing companies often come from recommendations from neighbors, friends, family members, and trusted professionals. Realtors work with roofing contractors regularly and see firsthand which companies are honest and stand behind their work and which ones don't.

5. UNDERSTAND YOUR OPTIONS AND WARRANTY

Not all roof underlayment is created equal. There are different types and quality levels available, and the right choice depends on your plans for the home and your budget.

If you plan to stay in the home for many years, investing in a higher-quality underlayment may make



sense. If you expect to sell in the near future, a standard or mid-range product may provide the protection you need while helping keep costs under control.

When comparing estimates, one of the most important questions you can ask is, "Is the warranty transferable?"

Even if you have no plans to move, there is a good chance you may sell your home before a 10, 20, or 30-year warranty expires. A transferable warranty can be a valuable selling feature and an added benefit for future buyers.

You should also ask whether there is a transfer fee and, if so, how much it is. Transfer fees can range anywhere from free to several hundred dollars. In some cases, you may be able to negotiate this before signing the contract.

Most importantly, make sure the warranty terms, transferability, transfer fees, and any transfer requirements are clearly stated in writing before you move forward.

IN A NUTSHELL

The condition of your roof is not determined by how the tiles look from the street. The real protection lies beneath them in the underlayment.

A free inspection today could help you avoid costly repairs tomorrow. Whether your roof needs maintenance, repairs, or replacement, taking action before the storms arrive is far easier, and often far less expensive, than dealing with water damage after the monsoon has already found its way inside your home. ■

If you have questions about your roof or would like the names of the roofing companies I refer to my clients, please feel free to contact me.

If you're thinking about selling, I offer a complimentary, no-obligation Home Preparation Consultation to help you determine which repairs and improvements are worth making, and which ones can be skipped, so you can maximize your home's value while avoiding unnecessary expenses.

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“Lorraine is a truly exceptional realtor. She is highly knowledgeable as well as passionate about serving her clients. This combination created an experience where she secured us our dream retirement home, even with being out of AZ for most of the negotiating process. She worked into many late evenings making sure we got the home as well as the agreement that would serve us best. She protected and advocated for us in ways we wouldn't have thought to request. Even after the sale, she was amazing. Stopping by to welcome us, lending us furniture prior to renovations, and checking on the house during remodeling since we were out of state. I trust her judgment and her as a person immensely and should I choose to buy or sell real estate in the future, she will be my first call. She has a broad group of contacts and through her we found excellent companies to look after our home and remodel. If you are looking to buy or sell, do yourself a favor and get in touch with Lorraine. She is the gift that keeps on giving. Thank you, Lorraine, for working with us for 3 years to find our dream property and for handling us with such care. –Chris and Jeff

Lorraine Ryall
ASSOCIATE BROKER, CDPE, CSSN

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RED MOUNTAIN RANCH - 6334 E VIEWMONT DR 25 - \$620,000
1,695 Sq Ft 2 BR / 2 BA, Cul-De-Sac Lot, Pool, Mountain Views



HERMOSA VISTA - 2633 E MINTON - \$649,000
2,656 Sq Ft 4BR / 3.5 BA , Backyard Oasis



RED MOUNTAIN - 6712 E SADDLEBACK CIR - \$450,000
1526 Sq Ft 3 BR / 2 BA, Upgraded, Cul-De-Sac Lot

SOLD



HERMOSA ESTATES - 8334 E LAUREL CIR - \$995,000
2989 Sq Ft 3BR / 3.5 BA Mountain Views, Room for RV Garage

PENDING



RED MOUNTAIN - 3649 N KATMAI - \$565,000
2007 Sq Ft 3 BR / 2 BA, Stunning Remodeled



RESERVE RED ROCK - 5928 E SIERRA MORENA ST - \$1,089,000
3615 Sq Ft 5 BR/ 4.5 BA, Backs to Park, Mountain Views



Lorraine Ryall
ASSOCIATE BROKER, CNE, CSSN



REAL ESTATE

Fire Prevention program in Mesa strengthens wildfire preparedness

By John and Natascha Karadsheh, KOR Properties

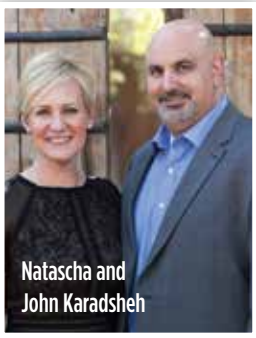
As we head into Arizona's fire season, many homeowners naturally begin thinking about ways to better protect their homes and neighborhoods. One of the most encouraging developments we have seen locally in recent years has been the growth of the Firewise USA® program here in Mesa.

Several years ago, Las Sendas became the first community in Mesa to earn the Firewise USA® designation, reflecting a long-term commitment to wildfire preparedness, education, and community safety. Inspired in part by several brush fires that affected areas throughout the Valley, residents, the Las Sendas HOA, forestry officials, and the Mesa Fire Department worked together on fuel reduction efforts, educational outreach, and long-range mitigation planning to help strengthen the community's preparedness.

Sponsored by the National Fire Protection Association® (NFPA®), the Firewise USA® program helps communities reduce wildfire risk through education, planning, and mitigation efforts. Communities complete wildfire risk assessments and maintain annual action plans focused on reducing combustible vegetation, improving defensible space, and educating homeowners on ways to better protect their properties.

What makes the program especially impactful is that it is not just about large-scale community work. It also encourages individual homeowners to take thoughtful steps to protect their own homes. The more neighbors who participate in Firewise USA® practices, the greater the overall benefit for the community as a whole.

It has been wonderful to see additional Northeast Mesa communities embrace the program, as well. Mountain Bridge began the Firewise USA® process in 2024 and recently removed more than 10,000 pounds of debris from



Natascha and John Karadsheh

a neighborhood wash as part of their mitigation efforts.

Community leaders are continuing the work and exploring grant opportunities to further strengthen wildfire preparedness. In Madrid, residents were inspired to act after witnessing the devastating impact of the January 2025 Palisades Fire in California. By February, the community had committed to the Firewise USA® process, and by March residents had already organized their first cleanup effort.

The Mesa Fire and Medical Department has also embraced innovative technology to support these efforts, using advanced drone systems to evaluate vegetation in surrounding communities. Similar to technology used in agriculture, the drones measure moisture content, vegetation density, and overall plant health to help identify areas of concern and guide mitigation work more effectively.

Today, Arizona is home to 212 Firewise USA® communities, including approximately 55 in Maricopa County. The benefits extend well beyond prevention alone. Firewise USA® communities help improve emergency response conditions for firefighters, strengthen neighborhood collaboration, and provide homeowners with greater peace of mind. In some cases, homeowners may even qualify for insurance discounts as a result of their community's designation. USAA is one of the companies that offers Firewise USA® discounts and several large carriers are considering discounts, as well.



As longtime residents of Northeast Mesa, we are incredibly proud to see our communities taking such a thoughtful and proactive approach to safety. Programs like Firewise USA® are a meaningful reminder that preparation, education, and neighbors working together truly can make a difference in protecting the homes and desert landscape we all value so deeply. ■

Whether you are buying or selling, the key is to be prepared, educated, and ready for the opportunities that are coming your way. We would love to help you build a strategy for success, so call us today for your complimentary consultation at (602) 615-0843. We have decades of experience, community knowledge, and the insight to answer all your real estate questions!

HOME IGNITION ZONE CHECKLIST

SIMPLE STEPS FROM ROOF TO FOUNDATION TO MAKE A HOME SAFER FROM EMBERS AND RADIANT HEAT

- Clean roofs and gutters of dead leaves, debris and pine needles that could catch embers
- Replace or repair any loose or missing shingles or roof tiles to prevent ember penetration
- Reduce embers that could pass through vents in the eaves by installing 1/8 inch metal mesh screening
- Clean debris from exterior attic vents and install 1/8 inch metal mesh screening to reduce embers
- Repair or replace damaged or loose window screens and any broken windows
- Screen or box-in areas below patios and decks with wire mesh to prevent debris and combustible materials from accumulating
- Move any flammable material away from wall exteriors - mulch, flammable plants, leaves and needles, firewood piles - anything that can burn
- Remove anything stored underneath decks or porches

VISIT FIREWISE.ORG FOR MORE DETAILS

Image by NFPA, with funding from USDA Forest Service

KOR PROPERTIES				Northeast Mesa Real Estate MARKET REPORT				PRESENTED BY JOHN KARADSHEH			
Sales for the Month of May 2026											
ADDRESS	SQ FT	COMMUNITY	SOLD PRICE	ADDRESS	SQ FT	COMMUNITY	SOLD PRICE	ADDRESS	SQ FT	COMMUNITY	SOLD PRICE
2306 N Acacia	2,740	Citrus del Ray	\$695,060	2161 E Menlo Cir	3,202	Groves of Hermosa Vista	\$985,000				
1633 N Luther	2,797	Mountain Bridge	\$715,000	9515 E Julep Cir	4,286	Boulder Views	\$1,044,400				
2915 E Russell St	3,910	Lehi Crossing	\$745,000	6862 E Mallory St	2,609	Sonora	\$1,100,000				
9907 E Flanders Rd	1,874	County Island	\$760,000	2142 E Mintonn St	3,775	Groves of Hermosa Vista	\$1,117,500				
7622 E Culver St	2,562	County Island	\$775,000	8143 E Jaeger St	2,688	Monteluna	\$1,160,000				
3203 E Ellis St	4,994	Groves	\$800,000	3342 E Fox St	3,659	Groves	\$1,230,000				
2523 N Via Serena Cir	2,542	Boulder Mountain	\$815,000	3322 E Jaeger Cir	4,546	Arboleda	\$1,385,000				
3417 E Elmwood St	2,568	Thayer Estates	\$815,000	1639 N 94th St	4,015	County Island	\$1,475,000				
7864 E Laurel St	2,983	Estates at Desert Shadows	\$832,000	2251 N 32nd St #27	4,907	Tanner Grove Estates	\$1,600,000				
2514 E Preston St	2,462	Grove at Lehi	\$845,900	2840 N Whiting Cir	5,253	Hillcrest Estates	\$1,643,000				
3423 E Fairbrook St	2,994	Groves	\$860,000	3041 E Backus Rd	6,550	County Island	\$1,690,000				
9718 E Inglewood Cir	2,578	Whisper Mountain	\$913,000	3835 E Leland St	4,134	Spyglass Estates	\$1,700,000				
3215 N 83rd St	3,779	County Island	\$920,000	2005 N Pomelo	5,511	Villa Tuscano	\$1,850,000				
1510 N Gentry Cir	3,127	Sahara Estates	\$940,000	4222 E McLellan Cir #15	6,387	Park Avenue	\$1,900,000				
4055 N Recker Rd #6	3,369	Red Mountain Ranch	\$967,500	2440 N Maple	5,625	Vista Estancia	\$2,050,000				
				8540 E McDowell Rd #21	6,798	Thunder Mountain	\$2,390,000				



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Just Listed

*2950 N. 71st Pl - Desert Creek at Las Sendas
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*1909 N. Calle Maderas - \$1,275,000
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SCAN TO SCHEDULE YOUR FREE CONSULTATION CALL



Alysha Abell

B.S. Nutrition, Master of Public Health • Certified Functional Nutrition Counselor • Founder, Macro Method

@macro_method_nutrition
alysha.macromethod@gmail.com

LOCAL BUSINESS

Food Is Powerful. Let's Use It Strategically.

By Alysha Abell, B.S. Nutrition, Master of Public Health, Certified Functional Nutrition Counselor

I became a nutrition coach because I needed one first. But I didn't stop there. After navigating my own autoimmune diseases, I studied to become a Certified Functional Nutrition Counselor through the Functional Nutrition Alliance. The education gave me the science, while my own health journey gave me the understanding.

At six years old I was diagnosed with Kawasaki Disease and Juvenile Rheumatoid Arthritis. At eleven, PCOS.

I spent most of my childhood in a body that felt like it was working against me, and for years I had no idea that food had anything to do with it. It wasn't until my twenties, after hiring my own nutrition coach, that I discovered food as a real tool for healing.

That changed everything. The inflammation and pain lessened. I felt like myself for the first time.

That realization became Macro Method. Having grown up in Mesa/Las Sendas, bringing this practice back to the community feels like the right place to grow.

WHAT IS MACRO METHOD?

Macro Method is a personalized, 1:1 virtual nutrition coaching practice rooted in functional nutrition, the



science of using food strategically for how your body actually works. This is not a diet, nor quick fix.

What I offer is a long-term coaching relationship built entirely around you, your body, and your life, with a customized nutrition plan, weekly virtual check-ins, and access to me between sessions.

I work with clients navigating weight loss resistance, autoimmune conditions, chronic inflammation, low energy, and metabolic concerns.

Many of my clients come to me after years of doing "all the right things" and still not feeling well. Does this sound like you?

REAL PEOPLE, REAL RESULTS

The results my clients experience go far beyond the scale. One of my first clients struggled with severe inflammation and weight gain despite eating what she thought was healthy. After working together, she lost 21 pounds and the joint pain she had lived with for years was gone.

Another told me she was amazed by how much food she was eating while still steadily losing weight and finally free from digestive issues after years.

What I hear most, though, is something simpler: "She makes it feel like something you can actually do."

This is what's possible when nutrition is personalized.

READY TO FEEL LIKE YOURSELF AGAIN?

Scan the QR code to apply or find me at @macro_method_nutrition on Instagram. ■

For more information, email Alysha Abell at alysha.macromethod@gmail.com.



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THE TREATMENTS HAVE BEEN SHOWN TO SIGNIFICANTLY REDUCE RECOVERY TIME FROM INJURIES OR SURGERY. IN ONE CASE, DR. CALDWELL TREATED AN AIRLINE PILOT WHO BROKE HER ANKLE, AND AFTER JUST A FEW WEEKS OF INTENSIVE TREATMENT, SHE WAS CLEARED BY HER SURGEON TO RETURN TO WORK FOUR MONTHS AHEAD OF SCHEDULE.

“MY PATIENTS FEEL A DIFFERENCE AFTER THE FIRST TREATMENT, EVEN ADULTS IN THEIR 50S, 60S, 70S, OR BEYOND,” HE SAID. “I EXPLAIN IT LIKE WATERING A PLANT - YOU NEED WATER TO CARRY NUTRIENTS DOWN TO THE ROOTS, OR THE PLANT STARTS TO DIE. IN THE BODY, BLOOD FLOW IS WHAT DELIVERS OXYGEN AND NUTRIENTS TO MUSCLES, NERVES, AND BONE TISSUE. WITHOUT IT, TISSUE BREAKS DOWN.”

WHILE TRADITIONAL HEALING PROTOCOLS CAN REQUIRE MONTHS OF COMMITMENT, LIGHTRENEW’S TREATMENTS ARE AFFORDABLE AND FAST – WITH A TYPICAL TREATMENT LASTING JUST 10 MINUTES AND OFTEN REQUIRING ONLY FIVE TO TEN VISITS. FOR CHILDREN, WHO ARE PRONE TO FAST HEALING, RECOVERY CAN HAPPEN WITH A SINGLE TREATMENT. FOR THE BEST OUTCOME, EACH PATIENT RECEIVES A CUSTOMIZED TREATMENT PLAN FROM DR. CALDWELL DURING THEIR CONSULTATION.

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DISCOVER ARIZONA

Staycations offer cool escapes, LOCAL ADVENTURES, AND FAMILY FUN

By Kimberly Alvarado

Arizona summers have a reputation — yes, a *dry heat* reputation, but they also come with something else: endless opportunities for memorable staycations. Whether you want to head north for cooler temperatures, enjoy small-town festivals, or stick close to home and save on gas, the state is packed with easy, refreshing getaways. From kayaking in Payson to movies under the stars in Flagstaff to resort-style relaxation right here, in the Valley, here's your guide to making the most of an Arizona summer.

PAYSON: LAKES, WATERFALLS, AND SUMMER NIGHTS

Payson is one of Arizona's most accessible mountain escapes. The town is just 90 minutes from the Valley but a world away from the heat. If you're craving fresh air and pine trees, this is a great spot. Start your day at **Willow Springs Lake**, where you can rent kayaks and paddle across glassy, tree-lined water. The lake sits at 7,600 feet, so temperatures stay cool. The area is a peaceful place to explore coves, watch osprey dive for fish, or simply drift and enjoy the quiet. For something a little more adventurous, lace up your hiking shoes and head to **Waterwheel Falls**. This trail is famous for its natural pools, cascading water, and shaded canyon walls. As the summer sun sets, unwind at the **Green Valley Summer Concert Series**, held Saturday evenings through July. Bring a blanket, grab a spot on the grass, and enjoy live music under the stars.

PRESCOTT: ART, WINE, AND WILDLIFE

Prescott blends Old West heritage with modern culture, making it a perfect staycation for families, couples, or anyone who loves a lively downtown.

Plan a trip for Aug. 2 and stroll through the **Art and Wine Festival** at Courthouse Plaza. Local artists, regional wineries, live music, and shade from the towering elms make it a relaxing way to spend a summer afternoon. Families should also make time for the **Heritage Park Zoo**, a sanctuary-style wildlife park where you can see black bears, bobcats, reptiles, and more.

FLAGSTAFF: MUSIC, MOVIES, AND NATURAL WONDERS

Flagstaff is the classic Arizona summer escape. The area boasts cool weather, tall pines, and a vibrant downtown. The city is home to one of the state's most charming traditions: **Movies in the Square** at Heritage Square. Every Saturday through July 25, the square hosts **free live music at 5 p.m.**, followed by **family-friendly movies at dusk**. Kids dance and parents relax, as the community gathers under the evening sky. The event is simple, wholesome, and wonderfully Flagstaff. For daytime adventure, explore the **Lava River Cave**, a mile-long underground tube formed by ancient volcanic activity. Bring sturdy shoes and a flashlight for this adventure.

VALLEY STAYCATIONS: RESORT LUXURY WITHOUT THE ROAD TRIP

If you'd rather skip the drive altogether, the Phoenix metro area has no shortage of resort experiences. Here are a few options: **Arizona Biltmore** — A historic, elegant property with iconic architecture, lush grounds, and luxurious pools. This resort offers a great cool way to beat summer's scorching heat. **Fairmont Scottsdale Princess** — This is one of Arizona's signature luxury escapes, especially beloved for the hotel's summer festivals, sparkling lagoons, and family-friendly design. With multiple pools, including

a sandy-beach lagoon, plus dive-in movies, fireworks on select weekends, and seasonal events such as their *Summer at the Princess* celebration, the resort creates the kind of energy keeping both adults and kids entertained without ever leaving the grounds. **Arizona Grand** — The Oasis Water Park is open for the 2026 season. Attractions include eight-story thrill slides (Free Fall, Roadrunner, Sidewinder) with drops up to 52 feet. A giant zero-entry wave pool features two-foot swells. The Zuni River features the Valley's only side-by-side active river for double-inner tubing. Younger kids will enjoy Wild Cat Springs, a splash and spray zone. Family friendly movies are shown at sundown, and guests can float in the pool or lounge poolside. Stay for a weekend or check out the single day passes for flexible options. **Great Wolf Lodge** — A kids' favorite with an indoor water park, themed rooms, and nonstop entertainment. This interactive lodge is sure to satisfy the high-energy level of children of all ages. Attractions at the lodge include the interactive MagiQuest, Rustic Ridge Climbing Wall, Oliver's Mining Co., and more. View their website for great resort deals and discounts offered this summer. These resorts offer the easiest staycation of all: check in, cool off, and let the amenities do the rest.

THE BEAUTY OF STAYING CLOSE TO HOME Arizona's staycation options are as diverse as their landscapes. You can kayak on a mountain lake in the morning, listen to live music in the afternoon, explore a lava cave the next day, and still be home in time for work on Monday. Or you can skip the travel entirely and enjoy a resort pool minutes from your front door. Either way, summer doesn't have to be something you endure, the season can be something you savor. ■

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LOCAL BUSINESS

IMPROVING MUSCLE QUALITY WILL CHANGE YOUR LIFE

Submitted by *The Exercise Coach®*

WHAT DO WE WANT FROM EXERCISE?

For many years the idea of exercise has been shaped around the notion that if we just “get moving” we can burn calories, improve cardiovascular health, and tone muscles. The prescription has been the same for decades: eat less, move more, exercise for at least 45 to 60 minutes four to seven days a week. There’s just one problem, this doesn’t work!

If you gauge the effectiveness of these recommendations by realizing people exercise more than ever, our nation’s obsession with dieting is greater than ever before, and \$2.6 billion dollars per year is spent by Americans on gym memberships and personal training, yet obesity, type II diabetes, and inflammatory-related conditions remain in our society.

INSANITY IS DEFINED AS DOING THE SAME THING OVER AND OVER AGAIN AND EXPECTING A DIFFERENT RESULT

The prevailing sentiment with exercise remains the same. While every other industry in our country has seen improvements regarding effectiveness and efficiency, exercise and dietary recommendations have continued to be ineffective and inefficient for more than 40 years.

Since The Exercise Coach®’s inception 16 years ago, there has finally been a different, and evolutionary approach to exercise / fat loss and health improvements – all centered on the most critical goal in improving the things which matter most to us – muscle quality.

If we take the approach with “calories in/calories out” isn’t the solution and look how muscle quality can improve our quality of life and decrease inflammation in our body, we open ourselves up to a new horizon for more effective and efficient physical wellness.



MUSCULAR STRENGTH HAS THE GREATEST IMPACT ON THE LONGEVITY OF LIFE

Muscles have been called the windows to every system of the body. If we start with this premise, we can see how transformative whole effort exercise can be so meaningful.

AS MUSCLE QUALITY IMPROVES SO DO THE FOLLOWING:

- Our body’s ability to lose fat and reduce the risk of obesity and type II diabetes by improving glucose metabolism and insulin sensitivity.
- Cardiovascular function and oxygen uptake in the body. This enhancement leads to lower blood pressure and takes stress off the heart.
- Our skeletal system, because demanding greater load on our muscles leads to stronger tendons and stronger bones.
- Our gastrointestinal tract and the ability to digest food and filter out nutrition while helping the waste exit our bodies.
- Our endocrine system and the ability to properly balance the production and release of anabolic and catabolic hormones.
- Our body’s ability to deal with inflammation and the host of chronic disease.
- Our body’s ability to actually slow down and, in some cases, reverse the aging process as well as keep us living a fully functional life.
- Neurological activity and motor unit recruitment. This means we can use more muscle fibers, which in turn leads to greater capacity for increased muscular growth, and a greater ability to improve glucose metabolism. ■

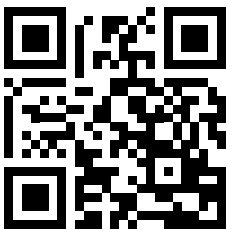
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Over 50 Up Close

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HEALTH

Over 50

How to Get Started with Medicare

By **Lynne Jones, Tapestry Insurance**

Very often I receive calls from people about to turn 65 and who want to understand Medicare. Most people have talked to a friend, neighbor, or relative and hear all kinds of advice.

Most of the advice is partially correct, but there are so many conditions and exceptions that I thought I would take an opportunity to give some clarity.

Here are five important facts about getting started with Medicare:

- Some people get Medicare automatically and some people have to sign up. You may have to sign up if you are 65 or about to turn 65 and NOT getting Social Security.
- If you are covered by an employer plan and want to continue on the employer plan after 65 you can delay your Medicare Part B without incurring a penalty provided the employer plan is "credible coverage" and includes RX coverage.



Lynne Jones

- There are certain times of the year when you can sign up or change how you get your Medicare coverage. One of those opportunities is right around the corner. Medicare Annual Enrollment is from Oct. 15 through Dec 7. This is an opportunity to review your current plan and possibly choose a new plan.
- You can choose how you get your Medicare coverage, either by original Medicare with a supplement and part D plan or enrolling in an Advantage plan.
- You may be able to get help with your Medicare costs if you are low income. Most of the commercials on TV that advertise getting your part B reimbursed only apply to Medicare recipients who have limited income.

If you would like to have guidance in making this choice, please feel free to call me. I would love to help you make sense of Medicare, understand the process, decide when enrolling is right for you, and pick a plan that is best for you. ■

Call or text Lynne Jones, a licensed salesperson, at (480) 212-2246 or email me at jonesdvp@yahoo.com.

LOCAL BUSINESS

Over 50

Dedication Builds Community, Compassion, and Care for Seniors

Submitted by **Marcie Geisser**

What began as one woman's dream to help others has grown into two thriving businesses dedicated to improving the lives of seniors throughout the community.

Six years ago, Marcie Geisser, Founder and CEO of Marcie's Home Care, started her company on her own with a simple mission: to provide compassionate, reliable care to seniors who wished to remain independent in the comfort of their own homes.

Through hard work, determination, and faith, Marcie built her company one client at a time. As the demand for quality senior care grew, so did her team. Marcie carefully hired caregivers who shared her passion for helping others.

Today, the team at Marcie's Home Care is made up of dedicated professionals with hearts for service. They are more than caregivers; they were born to care for people. They provide companionship, personal care, homemaking services, respite care, and support that allows seniors to maintain their dignity, independence, and quality of life.

While serving seniors in their homes, Marcie recognized another important need within the community. Many seniors were experiencing loneliness, isolation, and a lack of opportunities to socialize and stay active.

Instead of simply recognizing the problem, she decided to create a solution. That vision led to the creation of Marcie's Senior Day Club. Marcie's Senior Day Club was founded to give seniors a place where they can connect with others, stay engaged, stimulate their minds, and enjoy meaningful activities in a safe and welcoming environment.

The club offers games, crafts, music, sit & fit drumming, brain stimulating activities, social events, and opportunities to build lasting friendships. The goal is simple: create a community where seniors feel valued, supported, active, and connected.

Throughout this journey, Marcie credits her faith for guiding her every step of the way. She believes that God opened doors, provided opportunities, and placed the right people in her path to help make both organizations successful.

What started as one woman serving others has grown into two businesses that continue to positively impact the lives of seniors and their families every day.

Today, Marcie proudly leads both Marcie's Home Care and Marcie's Senior Day Club, continuing her mission to serve seniors with compassion, dignity, and love. ■

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LOCAL BUSINESS

Over 50

Celebrating 13 Years of Driving My Friends to the Airport

By **Dirk Van Leenen**

Thirteen years ago, I went to a convention in New York. When it was over, I ordered a shuttle to take me to the airport. They told me I had to be ready at 3 a.m. for my 9 a.m. flight. I thought that was ridiculous.

I was ready and waiting for an hour. At 4 a.m., the shuttle started making its way through New York. The shuttle ended up getting in an accident, but the shuttle driver let me know he was still going to make it to pick me up, but that it would be another five minutes. I was waiting more than an hour. I was pretty nervous about possibly missing my flight.

After waiting all morning for the shuttle, which never showed up, I took a taxi and arrived at the airport only 30 minutes before my departure. That was such a bad experience.

I didn't want anyone else to go through something similar so that day I made a plan to start driving people to the airport. All of my clients became friends, because I am always on time.

My motto became A.O.T. (Always on Time) and I stick to my motto. I will never allow it to become A.A.O.T., if you know what I mean. It has become a hobby I enjoy. I keep my prices low. I have great conversations with my friends. Thirteen years of service and I continue to love it. ■



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REAL ESTATE

ARIZONA SUMMERS DON'T STOP REAL ESTATE — THEY FILTER IT

By Kris Miller, Real Estate Strategist & Agent



It's 112 degrees outside. The steering wheel is hot enough to leave a permanent impression on your hand. Your flip-flops are one bad decision away from melting into the driveway. And if you accidentally leave a chocolate bar in the car, you've just created a science experiment.

Those situations lead many Arizona homeowners to assume something else melts away every summer: home buyers.

But that's not exactly true. In fact, one of the biggest misconceptions in Arizona real estate is that nobody buys homes during the summer.

What actually happens is something much more interesting.

Summer doesn't eliminate buyers. It filters them.

The people casually browsing open houses on a pleasant February afternoon may disappear for a while. The people who are merely thinking about moving "someday" may pause their search.

But the motivated buyers are still here.

They're relocating for a new job, trying to get settled before school starts, downsizing, upsizing, getting married, moving closer to family, settling an estate, or simply starting over.

Life doesn't stop because it's hot outside. Neither does the motivation that drives real estate activity.

In many ways, summer buyers are often more serious than buyers during other times of the year. Nobody voluntarily spends a Saturday afternoon driving from house to house in triple-digit temperatures unless they're genuinely interested in finding a home.

That's good news for sellers. While some buyers step aside during the summer, many sellers do too. Every year, agents across the Valley hear homeowners say, "Let's wait until fall."

And many do. The result is often less competition. Fewer homes are competing for the attention of motivated buyers. For some sellers, summer can actually create an opportunity to stand out.

When inventory shrinks, well-positioned homes can receive more attention simply because there are fewer alternatives available. While the overall number of buyers may be somewhat smaller, the buyers who remain are often the ones with a reason to move and a timeline to meet.

Of course, every market is different and every home is unique. Pricing, presentation, condition, location, and overall value still matter. A home that is overpriced or poorly positioned against the competition will struggle regardless of the season.

But the next time someone tells you nobody buys homes during an Arizona summer, remember this: The market may slow down. The temperature may go up. But motivated buyers are still out there. ■

For more information, contact Kris Miller, Realtor®, The Miller Group | Citiea Real Estate, at (480) 236-6181.

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