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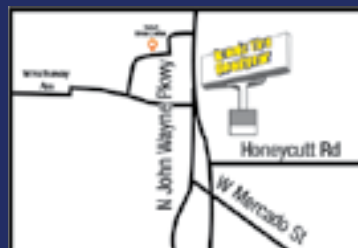
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16

LEADING OFF

Editor's letter **4**  
Contributors **4**

HISTORY

History photo **6**  
This month back in ... **6**

GOVERNMENT

Price looks to change fortunes for MEDA **8**  
New Mayor Nancy Smith hopes to inspire young women **12**  
The election that tested voters **16**  
O'Halleran: The calm amid a storm **22**

BUSINESS

Holistic healing: Vitiello Primary Care and Ritual Wellness Spa opening **26**  
Family pulls together to open new coffee shop **28**



22



34

inBRIEF: Development around town **30**  
Donnay: How to keep that summer glow **32**  
Restaurant inspections **33**

EDUCATION

Signs of fall: Football teams prepare for the upcoming season **34**

COMMUNITY

Beecroft: Wound care matters to people other than diabetics **36**  
Phelps: Assessing damage caused by pandemic. **38**  
Reinhold: Taking time to discuss suicide prevention **39**

HOME

inFOCUS: Dayv Morgan's evolution in the real estate business **40**  
Petersheim: A look at the Maricopa housing market **44**

Weekes: Tenant needs change as rental property values rise **46**  
Leamon: How to take care of your water heater **47**  
Least and most expensive homes **48**  
Morgan: Neighborhood amenities a big plus for homeowners **49**  
Brandenburg: The pros and cons of raised garden beds **50**

SENIORS

Smith: How to prepare for an emergency **52**  
Koczor: The actual cost of Alzheimer's **54**

THINGS TO DO **55**

BUSINESS DIRECTORY **56**

TRENDING **62**

PARTING SHOT **63**



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ON THE COVER

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## The values of good leadership

There's a common thread in this month's issue — and that's what a good leader can do for the success of any organization.

This month's magazine highlights leadership in all its forms. There's representation amongst many groups.

The most obvious is the appointment of Nancy Smith as Maricopa's fifth mayor.

If you've ever spent any time talking to Smith, you can't help but come away with an understanding of her empathy, intelligence and strength as a leader.

Smith has no problem standing up for issues in which she believes. I feel she is exactly what's needed at this time for the City of Maricopa.

Along those lines, you have to look at who Smith replaced as mayor, Christian Price, who recently took over as president and CEO of the Maricopa Economic Development Alliance.

Price is exactly what the organization needs to bring good paying jobs to Maricopa. He is a tornado of charismatic energy fully capable of selling the virtues of Maricopa to prospective businesses.

Leadership also exists outside the political arena. There are other stories this month about leadership. A good one is Dayv Morgan, a Maricopa Realtor who, during the Great Recession, went against the grain and actually entered the field of real estate when many other professionals were leaving. Part



of leadership is seeing opportunity when others can't.

Another example is Brooke Molyneaux, a 23-year-old entrepreneur who opened a coffee shop, Neaux Coffee, here in Maricopa. Starting a business is the perfect example of leadership. Just to get to that day the doors open takes a lot of hard work and follow-through.

And lastly, there's new leadership here in the editorial department at InMaricopa.

Lee Shappell took over as the editorial director in August. The man is a dynamo. He wrote three stories in his first two days for the magazine and will bring boundless energy to the department. He's got decades of experience with the Arizona Republic and many other publications.

It's yet another example of strong leadership both on his behalf and the people who hired him.

For me, this isn't quite a goodbye. My involvement here at InMaricopa will be reduced, but I will continue to write stories for the magazine and assist with the transition.

As always, thanks for reading our magazine.

**JUSTIN GRIFFIN | EDITOR**

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## CONTRIBUTORS



**LEE SHAPPELL**

Lee, who started his tenure as the new editorial director for InMaricopa in August, wasted no time getting involved with three stories in this issue.

Welcome aboard, Lee!



**JOAN KOCZOR**

Joan, one of Maricopa's most active advocates for seniors, discusses the true cost of Alzheimer's as September is the month set aside to raise awareness for the disease.



**BRIAN PETERSHEIM JR.**

In this issue, Brian tells the story of Vitiello Primary Care and Ritual Wellness Medispa and its mission to arm patients with the information to improve their health.

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## Maricopa's past mayors

On Aug. 16, the Maricopa City Council picked the city's fifth mayor, Nancy Smith. The story can be found on page 12.

Vice Mayor Vincent Manfredi, who served as the city's interim mayor following the departure of Christian Price, turned over the reins to Smith at the Aug. 16 City Council meeting.

Price left June 30 to take over the Maricopa Economic Development Alliance. His resignation came at a time when it wasn't possible to hold another election to fill the vacancy, so the City Council selected the new mayor, who will serve out the remaining two years of Price's term.

The City of Maricopa was incorporated on Oct. 15, 2003, and the other four past mayors, from left, are: Christian Price (2012-2022), Anthony Smith (2008-2012), Kelly Anderson (2004-2008) and Edward Farrell (2003-2004).



## THIS MONTH BACK IN...

For these and other historical stories, visit [InMaricopa.com](http://InMaricopa.com).



# 2004

A bit of controversy erupted in September when it was discovered Tim White, an elected member of the Maricopa Unified School District Governing Board, was providing a job and a place to live to a registered sex offender. White said the man spent 15 years in prison after being convicted of sexual assault. "He was not a rapist. He was a pimp and went to jail as a pimp," White explained, adding, "but if he was a rapist, I wouldn't trust him around my 10-year-old daughter or wife." Sgt. Kaye Dickson of the Pinal County Sheriff's Office said the man "is not on parole and not on probation and can live anywhere he wants."



# 2009

With inflation high these days, it's interesting to look at what prices on a few staples were back in 2009. At Bashas', chicken breasts were 87 cents per pound; Kraft Macaroni and Cheese was 48 cents per box. You could buy 10 32-ounce Gatorades for \$5.90. At Fry's Marketplace down the street, pork loin chops were 88 cents per pound. Pineapples were a buck each and a 24-pack of Arrowhead water was \$2.99. Today, chicken breasts are \$2.79 per pound and pork loin chops are \$5.99 per pound. A pineapple costs \$2.99, one 28-ounce Gatorade is \$1.69, and that 24-pack of Arrowhead bottled water is \$4.99.



# 2015

Maricopa High School's football team was turning heads in 2015, getting off to a 5-0 start in September. The Rams finished the season 7-3 after dropping three of its last four games. Maricopa was ranked as high as third in the Arizona Interscholastic Association Division III State Football Power Rankings. The Rams lost their final game of the season to Bradshaw Mountain High School on a last-second touchdown, ending their year without a playoff berth.

The Rams were 5-5 the following season and in 2017, finished at 6-4.

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# Price looks to change fortunes of MEDA

BY JAY TAYLOR

**W**HEN YOU HAVE BEEN MAYOR OF a city for more than 10 years and step away, what more is there to do for your city?

According to former mayor Christian Price, plenty.

Price was named president and CEO of Maricopa Economic Development Alliance this year, taking the reins of the public-private partnership on July 1. He will provide some stability at an agency that has seen significant turnover at the top in the past two years.

But why would he resign his post as mayor to take a position that had become a revolving door?

“When the position was offered to me, I asked myself how I could continue to serve Maricopa,” he said. “I knew I wasn’t going to run for re-election again, so I asked myself if my time as mayor was running out anyway, if making a jump to this new situation was a way to utilize the relationships that I had built over 10 years in office.”

After more than a decade as mayor, Price has cultivated relationships with business, political and civic leaders in every corner of Arizona.

“Economic development is the ultimate team game, and I wanted to bring all the elements and people that I’ve worked with over the years to move the needle forward and help the city,” he said.

Councilmember Bob Marsh believes Price is the ideal person for the job.

“The benefits to MEDA are obvious,” Marsh said. “MEDA gets a charismatic, proven leader who gets things done. The benefits to the City of Maricopa include getting a key vendor/partner marketing program armed with focused, capable, informed, smart leadership.”

Price said the new job combines many of the aspects he enjoyed as mayor, including transportation issues,

which are key to economic development, and policy development, which he will now influence rather than make.

But he said the biggest reason he wants to succeed is the most obvious.

“Ultimately, I live here in the city,” he said. “I want to see more businesses and headquarters and manufacturing and industry here, and when that opportunity presented itself, I couldn’t say no.”

## Looking ahead

It is no small task.

Even as Maricopa’s population has swelled to about 65,000, the city has struggled to attract major employers. One of the primary public perceptions is transportation — primarily State Route 347 congestion and lack of direct access to Interstate 10 — is holding the city back. But Price said those factors are not really impediments.

“People think that’s the biggest hurdle, but it’s really not,” he said. “I’m not going to say it doesn’t affect it. I’m a big proponent that great transportation corridors lead to fantastic economic development. When you see a new freeway go in, inevitably development follows it.”

He said Maricopa has transportation corridors, and they are going to get better over time. While businesses may search for the

perfect location for their headquarters, “those don’t exist,” Price said. “They’re unicorns. They’re not real. And no matter what location they choose, there are going to be some problems.”

Price pointed out that business owners looking to relocate to Maricopa think years ahead, especially when they are building a facility.

“Every day in the companies we’re working with they are looking three years out,” Price said. “So, if we’re talking to them today, the earliest time, if everything was perfect, they would be here is two, three years.”

Selling the city is something Councilmember Amber Liermann said Price can do like no one else.

“One of the things I admire about Price is his ability to communicate his vision for the future and success of Maricopa,” she said. “He has a contagious passion I know will continue and possibly even grow in his new position.”

Price said one of the primary traits of a good economic development official is tenacity; he uses the city’s overpass across the Union Pacific railroad tracks as an example.

“I can’t tell you how many people told me when I was mayor, ‘We’ve been working on that thing for a long time, you’re never going to get it, it will never happen.’ The pessimism is easy. The hard thing is to say, what if we’d stopped at year 14; we got it in year 15.”

Price describes MEDA’s role in the city’s economic development efforts as “the tip of the spear.”

“We don’t do the whole process, but we do most of the process,” he explained. “We fill that pipeline. We work very, very closely with the City of Maricopa. They help us close the deals. Our job is to prep everything and bring the pieces together.”

## Searching for a ‘Golden Goose’

Price said MEDA would like to attract companies that supply elements to two major semiconductor producers in the Valley — Intel and Taiwan Semiconductor Manufacturing Company. He said there will be ample opportunities for cities to work with companies providing hundreds of other elements of the chip-making process, either from a material or service standpoint. Those companies all need to have proximity to the manufacturers.

One huge advantage Maricopa has is large pieces of land, Price noted. For example, Chandler only has 6% of its land mass



Above: Commercial development, which is seen along Edison Road, is booming these days, but the next step will be to attract larger employers to Maricopa that will supply higher-paying jobs.

Below: A conference room at MEDA headquarters.



available before the city is completely built out. Maricopa, in comparison, has a lot of land that’s unspoken for.

“We are primed and ready. We just need to bring the areas we are weak in, such as shovel-ready sites, and get those ready,” he said. “Because these companies are coming.”

Two other industries that show growth

potential are agri-tech and electrical vehicles. With University of Arizona’s Maricopa Agricultural Center, Volkswagen and Nissan test tracks, and Apex Motor Club already in town, he said the city already has a solid foothold in those areas. And EV manufacturers Nicola and Lucid are nearby, in Coolidge and Casa Grande, respectively.



He said the “golden goose” for the city would be something in the semiconductor, aerospace or automotive industries because of their high-paying engineering and technical jobs.

“We’re talking jobs with salaries well over \$100,000 a year,” he said. “Who wouldn’t want to quit their job in Chandler, Phoenix or Tempe for (a job) five minutes from where they live so they don’t have to commute on the 347 anymore? Those are the types of things I see — aerospace and automotive, those are the golden goose for us.”

The City of Maricopa is committed to MEDA’s success. Although MEDA is a public-private partnership, the city has allocated \$700,000 to the agency in the current budget. The balance of MEDA’s total \$825,000 budget comes from contributions of local companies, including Electrical District No. 3, Orbitel Communications, Southwest Gas and Global Water. Price said the alliance has valuable partnerships in the education sector including the Maricopa Unified School District and Central Arizona College.

**“He has set the direction and velocity for the city over his past decade as mayor, and I believe the City Council and the new mayor will be able to continue in that direction and at that velocity.”**

—COUNCILMEMBER BOB MARSH

#### A good fit

City spokesman Quinn Konold said Price will be invaluable in his new role.


“Former mayor Price’s contributions in establishing Maricopa as a premier city in Arizona cannot be overstated,” Konold said. “Those who know him know he worked tirelessly to meet the needs of the community and promote the city on a local, region, state and even federal level.

“The City and MEDA share a common goal of attracting and supporting businesses in Maricopa. We are thrilled that the experience and knowledge Christian accrued over his many years of public service will continue to benefit the residents of Maricopa.”

Councilmember Bob Marsh said the MEDA role emphasizes Price’s greatest strength — working with others and building consensus.

“I think that the MEDA leadership position enables him to focus on one of the city’s top priority issues — business development in our city,” Marsh said. “He has set the direction and velocity for the city over his past decade as mayor, and I believe the City Council and the new mayor will be able to continue in that direction and at that velocity.”

Liermann is bullish on what Price will deliver in his new role.

“I can’t wait to see the results of his hard work and focus on attracting large businesses, corporations, manufacturing, technology and industry to Maricopa on a full-time basis,” she said. “Price’s legacy will only continue to grow in this new position.” 

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# As city's new mayor, Nancy Smith hopes to inspire young women

BY LEE SHAPPELL

**S**HE'D JUST BEEN SELECTED MARICOPA's new mayor and quickly was sworn in on Aug. 16, but there was one thing missing.

A gavel. Nobody brought a ceremonial gavel to hand to Nancy Smith, who was the unanimous choice of her City Council colleagues to take the position for the next two years.

Lacking the implement didn't prevent Smith from quickly hammering home several key points, among them being the city's first female mayor, as she assumes her new duties.

"Being a female mayor really doesn't change anything regarding the work we do," Smith said. "However, if this role brings hope to a young woman that she can accomplish great things,

Nancy Smith is sworn in by City Clerk Vanessa Bueras, right, as her husband Anthony, center, and other family members look on.

then I am humbled and honored to be that role model.

"In fact, I've been honored to actually have been in that role model twice in the past. I was the first woman to graduate with an Electronic Technology degree from my college. Also, I was the first woman to be hired as an Electronic Technician by Motorola Government Electronics Division."

Smith has spent the majority of her career in military technology and project management for major government programs.

She pointed out that, over the years, she has had the joy to speak with women's groups, minority groups, business leaders, youth and young adults sharing her story of hope that

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The Maricopa City Council, from left: Vice Mayor Vincent Manfredi, Councilmembers Bob Marsh and Henry Wade, newly appointed Mayor Nancy Smith, and Councilmembers Amber Liermann and Rich Vitiello. A seventh councilmember will be appointed.

they, too, can achieve their goals regardless of obstacles and challenges.

City Councilmember Amber Liermann offered first-hand testimony.

"She's been an incredible mentor to me and a lot of other people up here, as well," Liermann said.

Councilman Bob Marsh added that he has "a lot of respect for this lady."

"Her success in her professional career, her track record in industry and her track record in local government here — she's a charismatic leader," Marsh said.

Remarks from colleagues about her reputation for being dogged in achieving goals brought a smile to her face.

"She's tenacious, especially when she wants something from the state and county and federal, when we go to D.C. to beg for money," said Councilmember Rich Vitiello, who placed Smith's name in nomination. "I have to tell you, this is a choice that's well deserved."

Councilmember Henry Wade said Maricopa needs "strong, positive leadership," and is getting it in its new mayor.

"My greatest strength is fighting the hard battles," Smith said.

Maricopa resident Ron Smith added "not only is she well prepared, but she's very good

about educating the public by providing insight to residents who do not have access to all the support documents that a councilmember receives. That's important."

Smith said that while her agenda won't differ substantively from her predecessor's, it will have a new look. "Elevated Maricopa" rolls on, but Smith has, for example, a 10-bullet-point, 100-day plan that she'll be rolling out. Never has she been accused of being underprepared.

"I am, of course, a different person than our previous mayor, Christian Price — for one thing, I'm not nearly as tall as he — and I will surely bring a unique perspective and style to the role," she said. "However, I assure you, our passion for seeing Maricopa thrive is the same."

"I will work endlessly to improve transportation, with a laser focus on State Route 347. I will continue growing our economic strength with businesses that our residents need, focus on bringing in high-paying jobs, ensuring public safety, having a balanced and responsible budget, lowering property taxes and insisting on a high quality of life."

These are longstanding goals that others on the City Council have said they, too, embrace.

Smith, elected to the City Council in 2014, is the wife of Tony Smith, a former mayor.

She takes the baton from Interim Mayor Vincent Manfredi, who reverts to vice mayor, the position he held prior to the resignation of then-mayor Price.

Perhaps Manfredi paid her the ultimate compliment.

"I trust her, and I don't trust many people," Manfredi said.

Against Smith's background as a battler, resident Rachel Leffall shed light on Smith's softer side.

"She's compassionate. She makes everyone feel welcome," Leffall said. "She takes time to understand the issues."

"There have been some issues with racial discrimination. I've experienced it. I've been able to talk to Nancy about it and she listened. A lot of times when you're not a person of color you don't understand what a person of color experiences. That's strong leadership with compassion and without bias."

As the festivities rolled on following the swearing in, Price, the former mayor, who was among the roughly 100 people in the capacity crowd at City Council chambers, seemed to give them closure with an exclamation point.

He hustled to the front of the room bearing a miniature ceremonial gavel for Smith.

And it was official. 🗳️

Bryan Mordt

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# City Council primary 2022: The election that tested voters

BY JUSTIN GRIFFIN



**T**HE 2022 MARICOPA MUNICIPAL primary election, for many reasons, was a memorable one.

The end didn't come until Aug. 11, nine days after Election Day, with Pinal County announcing a Logic and Accuracy test of the results was certified and witnessed by political observers from both Republican and Democrat parties.

That certification cleared the way for Maricopa City Council to canvass the results of the city council race on Aug. 16.

Voters could choose up to three of the four candidates on their ballots, and a total of 17,860 votes were cast in the race.

Incumbent Councilmembers Vincent Manfredi, Henry Wade and Rich Vitiello held onto their seats in 2022. The election itself was overshadowed by repeated errors by Pinal County, including ballots that omitted municipal elections for the entire county, polls opening late on Election Day and even shortages of ballots at one of the polling stations.

The three incumbents all retained their seats with Rich Vitiello garnering 5,028 votes, Vincent Manfredi 4,774 and Henry Wade 4,373. Challenger Adam Leach came up short with 3,579 votes.

All three incumbents received enough votes to avoid another election in November, which must have come as a relief after the county's grossly mismanaged primary election started weeks earlier with a mass printing error on ballots.

## Trouble arises

It began July 7 when it became clear municipal races were left off early ballots mailed to some county voters.

The Pinal County Elections Department put out a statement:

"The County has been made aware of issues with some early ballots not reflecting the correct city and town election races. County Election and Recorder staff are working hard to identify

Bryan Moritt



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the scale of the issue.”

The issue, at first, appeared to only affect the cities of Apache Junction and Superior. The next morning, however, ballots in Maricopa and Casa Grande were also found to have omitted local elections. Later reports showed the problems extended to Eloy, Queen Creek and Mammoth.

All told, about 63,000 ballots were affected countywide, including those sent to about 13,500 Maricopa voters in six precincts.

In an email, James Daniels, Pinal County’s director of communications, said efforts were ongoing to rectify the issue.

“Working with the Secretary of State’s Office and our County Attorney’s Office, we are currently looking at a solution for voters in impacted areas to be sent a supplemental ballot specifically for their city/town contest,” he said at the time.

The county’s initial fix was to require mail-ballots — no in-person voting — for the municipal elections in the affected cities.

Voters would receive a supplementary ballot by mail with the correct municipal contests. The original ballot, however, would be used for federal, state and legislative contests.

In effect, voters would have to vote twice — with two separate ballots.

It was confusing to say the least.

But over the next week, public outrage erupted over the plan to eliminate in-person voting for the local elections.

The county’s first move to remedy the problem was to reach out to each voter it could, Daniels explained at the time: “We will be attempting to directly contact voters in this instance where their phone number is available to let them know this and to expect the supplemental ballot.”

### The final answer

Enough people were upset about not being able to vote in-person for their municipal candidates that the county reversed course.

On July 12, the Pinal County Board of Supervisors met to discuss the problems and unanimously approved a new solution.

Voters in Maricopa and the other six affected cities would receive a supplemental ballot solely for local elections — whether they voted early or at their polling place on Election Day. The original ballot would still be counted for federal, statewide and legislative elections. The two different ballots would be counted on separate machines. (In-person voters not in one of the affected precincts would receive a single ballot.)



Mayor Nancy Smith, who at the time of this photo was a councilmember, holds a mail-in ballot during a discussion about the election problems during at City Council meeting in July. She traveled to Florence the day after the primary to tell the Pinal County Supervisors that the election was an embarrassment.

County Attorney Kent Volkmer said the in-person voting process would be familiar to affected voters.

“The in-person is really going to be pretty standard other than you’re getting two different ballots,” he said. “You’ll have to sign two different books instead of one. There will be two different locations within the same (area) but otherwise, it will be the same process that an ordinary voter is used to.”

The supplemental ballots were visually different from the original ballots — with an orange stripe — to help ensure ballots would not be counted twice.

At the suggestion of Vice Chair Jeff Serdy, the board decided to allow candidates in municipal contests to request a hand count to ensure accuracy of the count.

State Rep. Teresa Martinez (R-Casa Grande) said such a provision could be important in the local elections.

“I can see some city council races being very close and some candidates wanting to challenge based on the error,” she said at the time.

Pinal supervisors had rejected two other options to fix the situation.

The first was to convert all municipal elections to mail-only voting. Volkmer said the affected cities rejected that solution because it would violate the county’s Intergovernmental Agreements with them to run municipal elections.

Volkmer said: “The overarching message (from the affected cities) was, ‘We didn’t

authorize it, we don’t want that, our people need to be able to go in and vote in person. If we convert to an all-mail, we would eliminate that availability.”

A second option was to hold special municipal elections at a later date in the affected cities. Concerns over historically lower voter turnout in special elections derailed that alternative.

Pinal County Manager Leo Lew said county staff would do whatever it took to ensure the election went off smoothly and accurately.

Elections Director David Frisk took responsibility for the errors. Hired in March as the third elections director in two years, he came to a department with a staff of one, instead of the five full-time workers it should have had.

“Thorough proofing would have prevented this error,” Frisk said. “This was not a system glitch or computer error or anything nefarious. There is no fault of anyone in the Recorder’s Office — it was my mistake. I and my staff are prepared to do whatever we need to do to fix this.”

### Troubles continue

The problems didn’t end with the ballot snafu.

On Election Day, the troubles persisted when opened hours late and another, Province, ran out of ballots about 5:30 p.m., 90 minutes before polls closed.

As a result, Pinal County printed additional

ballots at the last minute. The county released a statement at 5:50 p.m.

“Due to unprecedented demand for in-person ballots, Pinal County has experienced a ballot shortage in certain, limited precincts. Pinal County is continuing to print additional ballots and distributing them to each affected precinct polling place.”

The county advised voters who experienced an issue they could use the Express Vote device at their polling place. Otherwise, the county said as long as voters were physically in line by 7 p.m., they would be permitted to cast a ballot.

Some Maricopa voters claimed they were refused supplemental ballots by poll workers, preventing them from voting in the City Council election. At the Province poll, supplemental ballots were not distributed until 5:30 p.m. despite polls opening nearly 12 hours earlier.

In the days after the election, Maricopa City Councilmember Nancy Smith said she was unhappy with the circumstances.

“It is really disappointing because we thought all eyes were on these processes since the original (ballot omission) issue a month ago,” Smith said. “And to find out all the teams don’t have the right information and have denied the opportunity to citizens to vote for council is really a letdown. Every voter needs to have the right to vote in all cases and they were denied that right today.”

Smith said she understood the issue was confined to one polling place, at the Veterans Center near Province, and was rectified about 5:30 p.m. “It’s pretty obvious we need to figure out some new processes,” she said.

Asked if she thought the issues could lead to candidates contesting the election results, Smith said, “It depends on the outcome and how close different elections are. If it’s really close, that could happen. If the margins are wide, I wouldn’t think so.”

Then-Interim Mayor Vincent Manfredi, who was re-elected in the primary, was also displeased with the Election Day issues given the initial ballot omissions.

“It is ridiculous that with a month to fix this situation, we had workers at our polling stations not handing out supplemental ballots,” Manfredi said before the results in his race were tabulated and announced.

### The fallout

Three days after the primary, the Pinal County Board of Supervisors began to make staffing changes to address the incompetence in the Elections Department.

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Frisk was out. Pinal County Recorder Virginia Ross stepped down to become the new elections director “to restore confidence for voters in the November Election,” the supervisors said in a statement. Dana Lewis was appointed the new Pinal County Recorder through 2024.

In appointing Lewis, Supervisors Chairman Jeffrey McClure pointed to her “thorough understanding of how elections in Arizona function, which I believe is crucial for the role of Recorder.”

As Recorder, Ross did not oversee the Elections Department for the primary. She did lead Pinal County Elections during her first term in 2014 and 2016, but with the county’s growth and an increase in Recorder responsibilities, an elections director was brought in to oversee the department in 2017. Since that time, Elections has reported to county management, which is overseen by the supervisors.

Weeks after the election, Ross told the Board that in her initial research into what went wrong on Election Day, she found flawed logic assumptions in the formula that was used to calculate the number of ballots that were ordered for polling sites on Election Day.



#### Maricopa City Council election results

	Total Votes	
Rich Vitiello	5,028	28%
Vincent Manfredi	4,774	27%
Henry Wade	4,375	25%
Adam Leach	3,579	20%
Write-In	104	

She confirmed that both parties ran out of ballots. She also highlighted a lack of hands-on training for poll workers.

Ross and Lewis also presented to the Board a new Organizational chart for the Elections and Recorder’s Departments. This would see five staff members added to the Elections Department, including two Deputy Directors.

McClure said he and the board were “deeply embarrassed” and frustrated by the mistakes.

“We are taking immediate steps to ensure the November election runs smoothly, as elections in Pinal County have historically done prior to this primary,” he said in a statement.

“It is vital that we restore trust with Pinal County voters, and I can assure the community that there is no better leader to take control of our Elections Department than Virginia Ross,” McClure continued. “As a fellow elected official, I am grateful to Virginia for sacrificing her elected role to answer the needs of Pinal County.”

The general election is Nov. 8.

*Editor’s Note: Vincent Manfredi is an owner of InMaricopa.*

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# Composure learned as policeman served O'Halleran well in a moment of tumult

BY LEE SHAPPELL

**A**S A YOUNG POLICE OFFICER IN Chicago, Tom O'Halleran faced an angry mob during the 1968 Democratic National Convention, that elevated into a riot.

Tempers raged. Objects, some of them incendiary, were thrown. Fights broke out as O'Halleran and his colleagues tried to keep the politicians inside safe.

"Whether it was down at the Hilton or at Lincoln Park, mostly it was crowd control and trying to keep streets open," O'Halleran said. "Our job was to maintain the situation. When you stand in line for hours at a time and have rocks and other things thrown at you on a constant basis it becomes a little more difficult. Nobody likes violence but you do have to maintain order."

Fast forward 53 years — to Jan. 6, 2021. O'Halleran, a three-term Congressman who represents Maricopa, was on the floor of the U.S. Capitol when rioters — some of them armed — breached security, hoping to thwart Joe Biden from being certified as the duly elected president.

O'Halleran's days in law enforcement flashed back.



"We were very short on (law enforcement) personnel and we just had to maintain a calmness within the chambers," O'Halleran said. "I feared for others' lives. We have others now in Congress who have been police officers or in the military, who had been trained to

U.S. Congressman Tom O'Halleran discusses his time at the Democratic National Convention in 1968 and, later, in the halls of the U.S. Capitol on Jan. 6, 2021, when rioters breached security, hoping to thwart the certification of Joe Biden as the nation's next president.



A scene from the 1968 Democratic National Convention in Chicago.

**"Our job was to maintain the situation. When you stand in line for hours at a time and have rocks and other things thrown at you on a constant basis, it becomes a little more difficult. Nobody likes violence, but you do have to maintain order."**

—REP. TOM O'HALLERAN

Lee Shappell and Wikimedia Commons



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use gas masks and to keep people calm. I told those around me to watch the officers, listen to the officers, because they know what's going on outside."

O'Halleran had been a homicide detective, an undercover police officer and a special-operations officer.

"I'd seen a lot," he said. "That allowed me to maintain a calmness that other people might not maintain. That doesn't mean that I didn't think it was wrong. It doesn't mean that it would be sad if people were hurt or injured. But it did mean that during that time I had to go back to my training. If you're trained to be calm, and to think ahead, and if you're able to ascertain and evaluate a situation on a timely basis, that's what you naturally do."


As lawmakers were told to evacuate, O'Halleran said he could see rioters beating down a barricaded door that led directly into the hallway that was lawmakers' escape route.

Former Vice President Mike Pence, presiding over the certification proceedings, escaped rioters by only a few feet. What if they had gotten to Pence? Would he have been injured or even killed? Where might our democracy be today?



An angry mob gathers in Washington D.C. on Jan. 6, 2021.

"I don't know if the amount of people we had there would have been able to maintain his safety if they had gotten to him," O'Halleran said. "It was a dangerous, dangerous situation as we found out later because some people did have weapons. The police acted very appropriately, and they were able to get the vice president to safety."

"Our democracy must survive. We are part of a world that is in turmoil right now. We have to know when to unify and overcome our adversaries. We have to be able to maintain a strong economy in this world so we are seen as a leader, but also a central force that can bring people together so world wars don't occur." 

O'HALLERAN'S TAKE ON THE ISSUES

U.S. Rep Tom O'Halleran touched on topics key to Maricopa and Pinal County as well as national issues:

The \$739 billion Inflation Reduction Act, a number that might seem an oxymoron when dealing with inflation reduction:

"We know prescription drugs costs are high." "We know that for our elderly, this allows a \$200 maximum on costs. This invests in our future in a way that we are going to be able to accomplish some goals worldwide that will keep our economy going, and a stronger economy will help slow down the inflationary cycle. Is (acceptance) going to be automatic? I can't look at the American public and say, yes, but I can say we will be better off as we move along." President Biden signed it into law on Aug. 16. The bill promises to raise \$739 billion in new revenue by setting a minimum corporate tax rate and making changes to Medicare drug pricing — to help pay for \$433 billion in



climate and health initiatives. **Transportation in and around Maricopa, including an overpass at Riggs Road on State Route 347:** "The underlying element is the Infrastructure Law (to rebuild roads, bridges and rails) that went out the door. I worked hard on that to make sure the funding was there to be able to accomplish those goals, whether it was the 347 or the I-10 widening. It's coming together. I brought the Secretary of Transportation (Pete Buttigieg) out here out to show him firsthand. He understands

the issue now at much higher level." **O'Halleran's pending bill to aid homeless veterans:** "We have too many homeless people in the military, too many suicides in the military, and we want to be able to resolve that," he said. "Right now, because of the shortage of veterans' benefits specialists, we don't have enough to address the 100,000 people who have applied for (veterans' housing). My bipartisan bill would eliminate some of the need for research to qualify to get these veterans in. We don't want them dying of suicide over frustration. "Maricopa County veterans, Pima County veterans are being sent over here. If our Pinal County veterans aren't using resources, that's one thing, but we have more than enough veterans in Pinal County to use up every one of those 25 (allotted housing) vouchers."



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# Family nurse practitioner opens 2 practices under 1 roof

BY BRIAN PETERSHEIM JR.



Vitiello Primary Care and Ritual Wellness Medispa will celebrate its grand opening on Sept. 8. Owner JoAnn Vitiello pictured with husband Rich Vitiello and medical assistants Claudia Diaz, Jessica Spudich and Elizabeth Chavez.

**J**OANN VITIELLO BELIEVES health care is for everyone.

Growing up in a household where it wasn't always readily available, she understands the importance of proper medical care.

"I was raised from humble beginnings, and my parents didn't have the luxury of having insurance, so when we were injured or got sick, we could go to the county hospital," Vitiello said. "The nurses there left a big impression on my heart."

That impression motivated Vitiello to pursue a 25-year career in medicine, including nearly 10 years as a certified family nurse practitioner.

With that experience in hand, she has taken the next step: opening Vitiello Primary Care and Ritual Wellness Medispa — two practices under one roof — in the Maricopa Professional Village.

Vitiello had practiced part-time at Southwestern Pediatrics in Maricopa and Esperanza Hope Primary Care in Mesa, among other offices. She has cultivated a following of patients, coworkers and friends, including many from Maricopa.

## RITUAL WELLNESS MEDISPA GRAND OPENING

Sept. 8, 5 to 8 p.m.

21300 N. John Wayne Pkwy., Suite 108  
520-568-5943

VitielloPrimaryCare.com

RSVP: Facebook page or

RitualWellnessMedispa@gmail.com

Jessica Spudich, Vitiello's daughter and office manager at the new medispa, said she and her colleagues encouraged Vitiello to start her own practice, perhaps in aesthetics.

"For the longest time, we had encouraged her to open something ... for four or five years, we have been encouraging her," Spudich said, adding she thought it was important for Vitiello to have more control over the care of her patients.

"When it's not your business, you only have so much say if there are issues," Jessica said. "Customer service is her biggest thing. She believes because of where she came from, that everyone should receive the same service, no matter what."

Elizabeth Chavez, a medical assistant of 10 years, worked with Vitiello and jumped at the chance to join her new practice.

Bryan Mordt

"I have worked with JoAnn for over a year now. I love the way she treats her patients, the love and care she gives each patient," she said.

Claudia Diaz believes in Vitiello, too. So much that she bought a home in Maricopa just to work with her.

Diaz was impressed with Vitiello's doggedness when a diagnosis was difficult to attain.

"If a patient came in with something, and she didn't know the answer, she would dig until she found out what was going on," said Diaz, who has worked with Vitiello for five years.

## A thought becomes a reality

Spudich said Vitiello has patients from all over the Valley, including Mesa, Glendale, Phoenix, San Tan Valley, Queen Creek and Chandler.

Thoughts of a new practice turned serious at the end of 2021. Once decided, it became a question of where to locate the facility.

Over the past several months, Vitiello and company started to put all the pieces into place. She recalled learning an office had become available for rent, around the corner from Southwestern Pediatrics.

"It was a blessing, because Maricopa real estate (for businesses) is very limited. It was just too good to be true" she said. "First I was nervous ... but with everything aligning as it did, I couldn't walk away from it."

## Everyone deserves health care

Vitiello thinks of her patients first, Diaz said.

"She puts herself in the patients' shoes," she said. "And if she needs to do a free visit for a patient that is in need, she doesn't think twice."

A lot of Vitiello's customer service practices come from personal experience.

When she was a youngster, some in her community were intimidated by going to the doctor and didn't feel comfortable, she recalled.

"They didn't ask questions and were always under the assumption that they would be told everything," she said.

One of Vitiello's goals is to empower patients with knowledge about their own health and how to improve it.

## A little bit of both

The new office will keep Vitiello busy.

"I have two practices running under the same roof," she said.

At Vitiello Primary Care, the practice offers family medicine, health services for both men and women, and "trigger shots," hormonal injections used in fertility therapy.

The Ritual Wellness Medispa offers aesthetics and "holistic" medicine.



The facility at Vitiello Primary Care and Ritual Wellness Medispa offers many examination rooms where consultations can take place with a sense of comfort and privacy.

Part of her mission, Vitiello explained, will be to help people feel the same way physically they do mentally.

"We have that inner self that tells us that we're still that same girl," Vitiello said. "But when we look in the mirror, we're not happy with ourselves. I've always tried to do things to help people as well as myself ... and I truly love it."

The medispa offers treatments such as IV therapy, bio-identical hormone therapy, Botox and Xeomin. It also provides services for radiofrequency micro needling, an enhanced form of traditional micro needling that helps with acne scars, blemishes and loose skin.

Vitiello's medical career began in Ohio, a hotbed of nursing education.

"You've got Ohio University, Dayton University, Miami University, then you have some community colleges ... you have some major universities who are spitting out nurses," Vitiello said.


"Ohio is very aggressive in how they train their nurses" she said, pointing out what an important role her education and first experience as a nurse have played in molding her into the provider she is today.

Vitiello said she received "the best education ever" when her career was starting at Miami Valley Hospital in Dayton.

She was a nurse in the hospital's Cardiovascular Intensive Care Unit, where open-heart surgery patients stayed for 2-3 days for post-operative care.

Vitiello feels the practice of Western medicine is important. But she's also concerned about the root causes of the symptoms.

With her experience, she's seen where it can all go.

"Everyone I have met has been instrumental in helping me develop as a provider," Vitiello said. 



## JOANN VITIELLO

**Occupation:** Certified family nurse practitioner, owner of Vitiello Primary Care and Ritual Wellness Medispa

**Resides in:** Cobblestone Farms

**Married:** 26 years

**Favorite vacation spot:** Taiwan

**Favorite hobby:** Baking

**Favorite restaurant:** The Persian Room

**Fun fact:** Was in a documentary in 1973 called "Children of the Fields"



# At Maricopa's newest coffee shop, pride oozes from their pours

BY LEE SHAPPELL



The Molyneaux family — dad Chad, mom Dayna and Brooke, worked together to make the opening of Neaux Coffee happen.

**B**ROOKE MOLYNEAUX WAS LIKE A proud mama behind the counter on opening day of Maricopa's newest coffee shop, Neaux Coffee.

Molyneaux, 23, had been a hard charger to get to this moment Monday morning.

As a little girl, she made and marketed dog treats door-to-door.

"She always loved baking, serving and making money," another proud mama, Dayna Molyneaux, 44, said of Brooke. "Since she was little, she was always a negotiator. She's had the entrepreneurial spirit."

Brooke's mom is among those working behind the counter. That wasn't a particularly hard sell.

Brooke graduated in three years from Maricopa High, just across the street from her shop at 19428 N. Taft Ave. It took her only five semesters at Arizona State to earn her degree in Organizational Leadership — with no college debt — at age 20.

She'd worked at Starbucks and other jobs to build a savings, which she poured into the building she and her family helped build. Construction began just before COVID-19 hit. During the pandemic, contractors bailed on her consistently.

Consequently, completion was a long-time coming but, Brooke said, it was worth the long battle.

By 10 a.m. on opening morning, she'd already processed more than 100 transactions, most of them drive-through. By then, she'd already put in an eight-hour shift, after arriving at 2:30 a.m., eager and anxious to be ready for the 5 a.m. debut.

The shop is open 5 a.m. to 8 p.m. daily.

Besides an array of coffees, the shop also offers iced tea, flavored lemonades and Italian sodas, including passionfruit citrus. For those seeking more than a caffeine jolt, pastries of locally sourced ingredients, syrups house-made daily, avocado toast, cheesecake-swirl toast and flavored oats are on the menu.

"The first day went amazing," Brooke said. "The staff is awesome. The customers are excited."

Brian Petersheim Jr. and Lee Shappell



There were no blips, everything was smooth.

"I've lived here for 13 years, and I just thought a nice, locally owned drive-through shop like this was something that Maricopa was missing."

Brooke's dad, Chad Molyneaux, 43, who is in the construction business, said the tone of the new shop fits Maricopa's small-town feel.

"Maricopa is the biggest small town," Chad Molyneaux said. "You go downtown and you

run into people you know. That's going to happen here, too."

Dayna Molyneaux said passersby literally were waving and cheering on the family as they worked to finish their building.

"They would stop and encourage us, and we don't even know them," Dayna said.

"Brooke has put her life savings into this. I'm so proud to see her take it and run with it and come to this point. She was just determined."



Above left: Brooke Molyneaux and her mom Dayna at the pastry counter of Neaux Coffee on opening day.

Above: Brooke Molyneaux teaches drive-thru procedures to staff members at the new coffee shop near Maricopa High School.

## GETTING TO know

### BRIAN PETERSHEIM JR. Multimedia Journalist

**Hometown:** Maricopa

**Resides in:** Maricopa Meadows

**Maricopan since:** Birth

**Family:** My sister Haley, my mom Susan, my dad Brian Sr. and my stepmom Suzanne

**Pets:** Four dogs, Charlie, Bella, Penny Biscuit and Chunk. I also have two cats named Loki and Yoshi.

**Hobbies:** PC gaming, card and comic collecting, and photography

**Pet peeve:** Multiple texts that could easily be sent as one. (I am guilty, too.)

**Like most about Maricopa:**

Community events (4th of July, Christmas, etc.)



#### FAVORITE ...

**Book:** Monument 14 Trilogy

**Food:** Chicken nuggets/tenders

**Restaurant:** Chick-fil-A

**Quote:** "Life is really simple, but we insist on making it complicated."

— Confucius

Learn more about Brian at [InMaricopa.com/Getting-to-Know](https://InMaricopa.com/Getting-to-Know).



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# Construction, development around town

**Verizon Wireless** will spend \$25,000 to modify each of its co-located cell towers at 43929 W. Bowlin Road and 19000 N. Porter Road in Glennwilde, with the work being done by Joe Masted Network Solutions LLC.

The **Jiu Jitsu Studio** at 21576 N. John Wayne Parkway in Cobblestone Fiesta will spend \$50,000 to complete interior alterations. Work will be done by Bjerk Builders Inc.

**Auto Zone** will begin construction of its new store at 17520 N. Porter Road in the Maricopa Power Center at The Wells at a cost of \$860,000. MC Construction Management Inc. will do the work.

**The Wells** will begin construction on a new commercial shell building at 17430 N. Porter Road at a cost of \$901,321. The multi-tenant building will include space for a 5,576-square-foot restaurant with a drive-through and will be built by Fairbanks Contracting and Development LLC.

A new, 1,905-square-foot **Pet Planet** organic pet food and supply retail store will begin tenant improvements at a site in Sonoran Creek Marketplace, 20350 N. John Wayne Pkwy. The \$105,000 project will include a new restroom, lighting, HVAC distribution, and installation of interior walls and doors. Work will be done for owner John Wayne PKWY Maricopa AZ LLC by Crimson Commercial.

The **Home at Maricopa** apartments, a 25.3-acre, 536-unit apartment complex at Porter and West Applegate roads, received a development review permit. The project is being developed by El Dorado 27 LLC.

The **Maricopa Unified School District** will spend \$9.4 million to build a two-story educational building at Desert Sunrise High School and another \$1 million to construct a single-story concession and restroom building,

with work being done by the Chasse Building Team Inc. In addition, permits were issued for the continuing development of the new high school, including sports fields, a parking lot, fire lane and building structures.

Nine new duplex units will begin construction at **REV@Porter** at 17085 N. Porter Road, with nine one-bedroom and nine two-bedroom units ranging in size from 782 to 1,093 square feet. The project for EVR Porter LLC will cost \$2.5 million. In addition, construction will begin on six single-family homes for rent — four two-bedroom units of 1,106 square feet and two three-bedrooms of 1,291 square feet. The cost is about \$1 million. All work will be done by Sodella Construction Inc.

**Innovation Village**, part of the West Maricopa Village project at 21055 N. Village Pkwy. (off State Route 238), will complete grading and drainage, a \$12 million project. The 16.3-acre site will house 182 single-family homes for rent consisting of one- and two-bedroom units. A 342-apartment complex known as FlatZ 520 is under construction at the same location. Crabtree Contracting LLC is doing the work.



8 Locations Serving Arizona and Southeastern California

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# How to keep that summer glow

BY DR. KRISTINA DONNAY DNP, FNP-C



NO MATTER HOW MUCH WE LOVE THE feel of the sun on our skin, we must acknowledge the sun can damage our skin. That summer tan can fade, and new sunspots can take its place.

## Intense pulsed light

Intense pulsed light, or IPL, therapy is a highly effective treatment for aesthetic and therapeutic concerns regarding aging and discoloration of the skin. IPL therapy can be used for removing hair, eliminating skin pigmentation, eliminating broken blood vessels, removing minor scars, reducing sun damage and alleviating skin diseases.

Over time and constant exposure to the sun, our skin incurs “photoaging” — mainly on our face, necks, backs of the hands, upper chest and other areas of your bodies that are regularly exposed to the sun. IPL therapy can reduce the appearance of this damage and restore youthful, evenly toned glowing skin.

Although IPL is a non-surgical procedure, the skin becomes highly sensitive after an IPL treatment and you must avoid the sun for several days post-treatment. Therefore, fall is a perfect time to get IPL therapy, particularly in a place such as Maricopa. During the fall, we spend more of our time protected from the sun




## Spray tan


Keeping your sun-kissed glow all year while avoiding the sun’s harmful UV rays is possible with a spray tan. The most important component in any spray tan solution is DHA, generally coming from sugar and beets. The DHA reacts with your skin and is what gives you that golden color. That’s why preparation is key to achieving a perfect tan.


Prior to any spray tan appointment, be sure to exfoliate your skin using gentle cleansers, preferably with a low pH. On the day of your appointment, avoid using moisturizers and beauty products. These can prevent you from realizing your tan’s full potential. Wear dark, loose-fitting clothing to your appointment.




Avoid excessive rubbing immediately following your tanas it can cause uneven coverage.

The average spray tan will last 7-10 days. Following your tanner’s prescribed aftercare routine will ensure you get the most from your tan. Using a gentle moisturizer will keep your tan looking natural. Drink lots of water; this will help from the inside out. You can also keep your tan looking fresh between appointments by using a high-quality, self-tanning foam to fill in areas that need a little attention. 

Maricopa Spray Tan is located in L'Mage Professional Suites located at the intersection of Smith-Enke and Porter Roads.

 **520-553-6858** to schedule your spray tan with Maricopa Spray Tan.

 **520-464-6193** to schedule your IPL with Maricopa Wellness Center.

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SPONSORED CONTENT



A summary of the July 21 — Aug. 12 food inspections by Pinal County Environmental Health Services.



**Cooling**  
Internal temperatures of two containers of cut lettuce in walk-in cooler 49-50°F. Chilled foods to be kept at ≤41°F.



**Time/Temperature Control for Safety Food, Hot and Cold Holding**  
Internal temperatures of chili held in steam-warmer 112-124°F. Water in warmer 130°F. Hot foods to be kept at ≥135°F.

**Good Repair and Proper Adjustment-Equipment**  
Control plate of hot dog steamer damaged/layered with corrosion. Ice cream machine leaking from dispenser.

**Warewashing Equipment, Cleaning Frequency**  
Observed build-up of mineral deposits and debris on exterior basin of dish machine.

**Maintaining Refuse Areas and Enclosures**  
Observed build-up of debris/trash on ground around dumpster.



**Cooling**  
Internal temperatures of cut lettuce in prep cooler 46-52°F. Chilled foods to be kept at ≤41°F.

**Food Temperature Measuring Devices**  
Person in charge unable to locate food probe thermometer.

**System Maintained in Good Repair**  
Pipes at hand sink leaking. Water leaking on dining room floor from under wall shared with main sandwich prep table.



**Cooling**  
Internal temperatures of cooked beans in walk-in cooler 55-56°F. Chilled foods to be kept at ≤41°F.

**Ready-To-Eat Time/Temperature Control for Safety Food, Disposition**  
Cooked peppers and carrots, cut cabbage/cold slaw in walk-in cooler with expired date marks. Food is to be disposed of after seven days.



**Backflow Prevention, Air Gap**  
Food prep sink directly plumbed to sewer. Approved air gap must be installed between drain pipe of sink and sewer.

**Cooling Methods**  
Internal temperature of queso held in walk-in cooler 58-67°F. Internal temperatures of cooked pasta in walk-in cooler 44-45°F. Chilled foods to be kept at ≤41°F.

**Ready-To-Eat Time/Temperature Control for Safety Food, Disposition**  
Cooked garlic and bison stew had date marks older than seven days.

**Time/Temperature Control for Safety Food, Hot and Cold Holding**  
Internal temperatures of cooked shrimp at expo window for about four hours 74-75°F. Internal temperatures of clam chowder in walk-in cooler 49-50°F. Chilled foods to be kept at ≤41°F.

**Consumption of Animal Foods that are Raw, Undercooked, or Not Otherwise Processed to Eliminate Pathogens**  
Offering "cooked to order" hamburgers and eggs without complete consumer advisory. Disclosure for hamburgers missing and disclosure and remainder statement missing on new breakfast menu.



**Time/Temperature Control for Safety Food, Hot and Cold Holding (P)**  
Internal temperatures of corn dogs, chicken and hamburgers in upright warmer 85-101°F. Warmer not on. Hot foods to be kept at ≥135°F.

**Good Repair and Proper Adjustment-Equipment**  
Hot water faucet handle on back hand sink broken.

**System Maintained in Good Repair**  
Tape around drain pipes at three-compartment sink.

## EXCELLENT

- Children's Learning Adventure
- Childcare Centers
- Cilantro's Mexican Cocina
- Copa Craze
- Culver's
- Denny's
- Desert Wind Middle School
- Firehouse Subs
- Fry's Marketplace
- Fry's Marketplace — Bakery
- Fry's Marketplace — Deli
- Fry's Marketplace — Murray

## Cheese

- Fry's Marketplace — Sushi
- Jersey Mike's Subs
- Little Caesar's Pizza
- Desert Sunrise High School
- Maricopa Shell — Dairy Queen
- Panda Express
- Santa Cruz Elementary
- Sprouts Farmers Market
- Sprouts Farmers Market — Bakery
- Sprouts Farmers Market — Deli
- Starbuck's Maricopa Station
- Water And Ice

## SATISFACTORY

- Chipotle Mexican Grill
- Freddy's Frozen Custard & Steakhburgers
- Jimmy John's
- Rili B's Taco Shop
- The Roost Sports Bar and Café
- Sonic Drive-in

**EXCELLENT** No violations found.  
**SATISFACTORY** Violations corrected during inspection.  
**NEEDS IMPROVEMENT** Critical items noted during inspection cannot be corrected immediately requiring follow-up inspection.  
**UNACCEPTABLE** Gross, unsanitary conditions necessitating the discontinuation of service.





# Signs of fall

Local high school football teams prepare for the upcoming season

PHOTOS BY VICTOR MORENO



## FALL FOOTBALL SCHEDULE

### DESERT SUNRISE HIGH SCHOOL

School will only play JV for 2022 season

#### September

- 1 At Sequoia Pathway, 4 p.m.
- 14 at Benjamin Franklin, 6 p.m.
- 21 at Glendale, 6 p.m.
- 29 at Payson, 6 p.m.

#### October

- 5 Greenway, 6 p.m.
- 12 Combs, 6 p.m.
- 19 River Valley, 4 p.m.
- 27 Eastmark, 4 p.m.

#### November

- 9 at Maricopa, 6 p.m.

### MARICOPA HIGH SCHOOL

#### September

- 9 at Mesquite, 7 p.m.
- 16 at Skyline Mesa, 7 p.m.
- 23 at Sunrise Mountain, 7 p.m.
- 30 at Combs, 7 p.m.

#### October

- 14 at McClintock, 7 p.m.
- 21 Camelback, 7 p.m.
- 28 Central, 7 p.m.

#### November

- 4 at Fairfax, 7 p.m.
- 11 South Mountain, 7 p.m.

### SEQUOIA PATHWAY ACADEMY

#### September

- 2 at Tombstone, 7 p.m.
- 9 at Willcox, 7 p.m.
- 16 Chandler Prep, 7 p.m.
- 22 at Arete Prep
- 30 at Antelope, 7 p.m.

#### October

- 7 at Sabino
- 14 San Pasqual Valley, 7 p.m.
- 21 Gilbert Christian, 7 p.m.
- 28 at Santa Cruz Valley, 7 p.m.





## Diabetics aren't the only ones who should be concerned about wounds

BY DR. JON C. BEECROFT

**A**T MARICOPA FOOT AND ANKLE, WE specialize in wound care.

Diabetic patients are at a high risk for wound care. However, anyone can get a wound and need assistance with closure.

Neuropathy is a term used to describe numbness and nerve damage to any nerve in the body. Over time, the nerve breaks down and patients experience numbness, tingling, burning and pain in their feet. The numbness creates a situation in which patients don't realize trauma and damage have occurred.

Trauma can be caused just by walking and standing too long, and it creates pressure points on the feet. These pressure points then cause an open wound, and infection can occur.

Lack of blood flow to the feet can be very

dangerous. Just like one can get heart disease or have a stroke with diabetes, one can also get lack of healing due to decreased blood flow to the feet. Without proper blood flow to the feet, healing is very difficult. A vascular specialist is usually consulted to help with the healing process.

Often the skin of a diabetic can become fragile, callused or thinned. A callus with numbness can be very dangerous. A diabetic with neuropathy can't feel the damage done by the callus. Once this occurs, a wound opens and becomes prone to infection and possible future amputation.

Bunions, hammertoes, flat feet, high arches and areas that can cause pressure areas are all types of deformities on the foot.

Combined with neuropathy, lack of blood flow and high blood sugars, a person is at high risk for a wound. If the wound gets infected, sometimes hospitalization with IV antibiotics is needed or worse, amputation to the area that became infected.

At Maricopa Foot and Ankle, we are Wound Care specialists for all types of wounds on the feet and legs. If one suspects they are susceptible to a wound, please see a specialist quickly to avoid serious problems. 📞

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## The pandemic's emotional toll

BY HARRIET PHELPS, PSY.D.

**S**CHOOL IS IN SESSION AND, hopefully, a routine has been established and the children are adjusting well. But there may be concerns that loom on the horizon for youngsters and adults alike.

Current statistics are troublesome, especially for our youth. With the COVID-19 interruptions over the past two years, the most recent national and state statistics are from 2020. But if those numbers mean anything, we are going to need to pay attention to emotional stress for everyone, regardless of their age. We cannot ignore the symptoms and need healthy

skills and a healthy response to cope with emotional pain.

In 2020, there were 49 suicides in Arizona by children 17 or younger, an increase of 30% from 2019.

It was reported recently that Chandler's school district has taken a proactive approach to educate and provide resources for parents and youth to get help before desperate acts occur. In the same report, the parents of a suicide victim expressed their desire that no one goes through what they experienced mentally or in burying their child.

### How do things get out of control?

It all starts with stress. There is fallout when our stressors become too elevated, and we do not know how to handle the tension or anxiety. As a society, we have begun to recover from the pandemic and the damage it's done to every part of our lives.

Our basic needs — food, water, shelter and clothing — have been jeopardized as we've tried to battle through the challenges brought on by the pandemic. Tension can be subtle and felt by every member of the family no matter their age.

No one is immune, and regardless of whether we have a label for what we feel, stress energy is prevalent. Like the proverbial pressure-cooker, at some point the lid is going to blow.

There are two types of stress: "Eustress" comes from pleasant experiences, normal or moderate, and "distress" is potentially harmful from more unpleasant experiences. Moderate or normal amounts of distress can prove to be experiences from which we enjoy or can manage the outcome and might even prove beneficial down the road.

When stressors become more difficult to deal with and last longer, the cumulative effect is a build-up of tension. The inability to de-stress in a healthy way may lead to other methods, including comfort foods, obsessive hobbies, spending money, gambling, sexual activity and substance use. In many cases, these answers are a double-edged sword. Sometimes these methods can lead to addiction and even more stress.

*Harriet Phelps, Psy.D., is a volunteer with Be Awesome Youth Coalition.*

### MOVING FORWARD

Dealing with stress can be as simple as exercising or talking with a friend. But if that doesn't help, don't be afraid to reach for professional help for yourself — or a friend or family member you see struggling.

#### Suicide Prevention

800-273-8255 or #988

#### Teen Talk

602-248-TEEN (8336)

#### Teen Help Lines

800-784-2433, 800-621-4000

#### Youth America

877-968-8454

#### La Frontera

480-784-1500, 520-316-6068

#### EMPACT

480-784-1514

The Jason Foundation "A Friend Asks" Safe Talk free app

MentalHealthFirstAid.org  
 DrugFree.org  
 FastFacts.com

## September is Suicide Prevention Month — and perfect time to learn signs, symptoms

BY BRIANNA REINHOLD, LPC, CFRC

**E**VERY 11 MINUTES, A PERSON DIES by suicide. In 2020, 45,979 individuals took their own life. Almost as many people who live in the city of Maricopa felt they had no other option than take their own life to end their pain and suffering.

In the same year, 12.2 million adults seriously thought about suicide, 3.2 million adults made a plan, and 1.2 million adults attempted suicide, according to the CDC. For every suicide death, 275 people seriously considered suicide, 27 self-reported attempts, eight people visited an emergency department and four were hospitalized.

We must be more aware of the signs and symptoms. We must intervene and offer help and support. We must provide those individuals and everyone else with proper resources, so they don't feel their only option left is to end their life.

If you recognize someone struggling with depression or any of the other risk factors, here are some ways to support them:

1. Actively listen to them, without any judgment or strategies to "fix it."
2. Be understanding, patient and sincere in your words and approach.
3. Ask them what typically helps when feeling this way.
4. Provide compassionate reassurance.
5. Do not try to help them with the use of drugs or alcohol.
6. Remember a person doesn't simply "snap out of it."
7. Help them locate professional help.

If you are suffering, know you are not alone. There is help available and people who care and want to support you.

*Brianna Reinhold is a licensed professional counselor and owner/clinical director of Northern Lights Therapy.*

623-243-2774  
 National Suicide Prevention Lifeline  
 Dial 988 or 800-273-TALK (8255).  
 NorthernLightsTherapyAZ.com

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Factors that Contribute to Suicide Risk	Warning Signs
History of depression or other mental illnesses	Talking about being a burden
Criminal/legal problems	Isolation
Job/financial problems or loss	Increased anxiety
Drug or alcohol abuse/addiction	Over or under sleeping
History of trauma	Extreme mood swings
Feeling hopeless	Increased depression
Impulsive or aggressive tendencies	Discussion about feeling trapped
Unhealthy/toxic relationships	Increase in drug or alcohol use
Social isolation	Attempting to gain access to lethal means
Lack of access to mental health treatment	Suddenly giving away everything
Bullying	Increased anger, rage or reckless behavior
Low self-worth/self-esteem	Talking about or making plans to die

### DEPRESSION COPING SKILLS

1. Exercise
2. Socialize
3. Employ healthy eating habits
4. Employ sleeping habits
5. Journal
6. Meditate or practice yoga
7. Engage in a hobby
8. Go to therapy
9. Be in nature
10. Do something to boost your self-esteem
11. Let yourself feel your emotions



**“**Take a shower, wash off the day. Drink a glass of water. Make the room dark. Lie down and close your eyes. Notice the silence. Notice your heart. Still beating. Still fighting. You made it, after all. You made it, another day. And you can make it one more. You're doing just fine.” — **Charlotte Eriksson**

**“**To all who walk the dark path, and to those who walk in the sunshine but hold out a hand in the darkness to travel beside us: Brighter days are coming. Clearer sight will arrive. And you will arrive, too. No, it might not be forever. The bright moments might be for a few days at a time, but hold on for those days. Those days are worth the dark.” — **Jenny Lawson**

### SUICIDE & CRISIS LIFELINE

Launched in July, 988 Suicide and Crisis Lifeline is the 911 equivalent for people experiencing a mental-health emergency. 988lifeline.org







# From doom to boom, Dayv Morgan adapts to changing realty market

BY JUSTIN GRIFFIN



**W**HEN IT COMES TO THE Maricopa real estate market, there isn't much that Dayv Morgan hasn't seen or experienced on some level.

Morgan, a Maricopa Realtor and the owner of HomeSmart Premier, has spent the last 13 years selling real estate in Maricopa, working fastidiously to grow his business, one sale at a time.

The seller of \$284 million in real estate, he had a five-year stretch in which he sold 500 houses annually. Morgan lived through the Great Recession both as a Realtor and a resident of Maricopa.

Morgan has thrived by understanding the market around him and learning how to best provide the services needed by his clients.

As a Realtor, he succeeded during a period of rampant foreclosures.

As that eased, he shifted his business model to help home sellers maximize their profits.

It's no secret that right now, the real estate market is once again changing.

With interest rates nearly doubling in the last four months, the frenzied buying behavior during the first two years of the pandemic has subsided.

Dayv Morgan, photographed through an office window, has sold thousands of homes in Maricopa, totaling more than \$284 million in sales. He was successful when the market was in the dump and just as successful when it rebounded.

Morgan said the biggest difference between now and a few months ago, isn't necessarily price, but the longer time for homes to sell.

While it's impossible to know what the future holds, Morgan is someone whose experience, in many ways, mirrors the meteoric rise of Maricopa itself.

Bryan Mordt

## A southern migration

A native of Tempe, Morgan moved to Maricopa in 2006. At the time, he was a young man who worked as a manager at a Chandler pizza restaurant and was starting a family.

"My wife and I wanted to buy a new home and the prices that we were looking at, at the time in 2006, were higher than we could afford in Tempe," he said.

It was a chance visit one day that wound up changing the Morgan family's futures.

"We just kind of stumbled upon Maricopa," Morgan said. "I didn't even really know where Maricopa was. Even though the distance from Tempe to Maricopa is not far, I'd never been out here and wasn't familiar with it at all. But we took a drive out and looked at some homes and said, 'Yeah, this could work.'

"Like most people, I think I was attracted by the price of homes out here, and I wasn't in real estate at the time. Maricopa was a great opportunity to get our first home."

Morgan found a new community with inexpensive housing in what looked to be an up-and-coming city. But in 2006, the real estate bubble that fueled the Great Recession was in its final throes. While homes were cheaper in Maricopa than the Valley, prices were getting ready to crater everywhere. A recession loomed.

When the restaurant Morgan managed shut down, Morgan figured it was time for a change.

"I was out of work and thought, 'It's time to maybe do something else,'" Morgan said. "I enjoyed working in the restaurant business ... waiting tables through college and then it helped to pay my tuition."

Inspiration came from family. Morgan's mother-in-law, Sue, a realtor in California, saw something in him.

"She'd always said that she thought I'd make a good Realtor, but I hadn't really given it much thought," Morgan said.

Morgan earned his real estate license in 2009, but even before then he was getting his feet wet in the business. He and his wife, Sarah, would go around with a Realtor looking at foreclosed properties for Sarah's stepfather, Alan Day, who wanted to buy homes and keep them as rentals.

As Morgan spent more time on those visits to foreclosed homes with agents, he started to see what became his life's new path.

"So, he (Day) wanted us to do the work for him," Morgan said. "So, we'd go around, look at homes, and kind of make some recommendations. And that was kind of my first introduction to real estate and I thought that this looks like a lot of fun. This looks like something I'd be interested in doing."

## Learning a new profession

Morgan had the inspiration and the drive to follow his new calling. But he was also learning on the job. While he'd been personally affected by the recession in losing his job, he still didn't quite understand the depth of what was happening.

"I think I was a little naive really, to where the market was," Morgan said. "The first house we bought was in 2006, which was pretty much the peak of the market here. We paid \$236,000 for that little house. It was 1,500 square feet, brand new. We loved that house."

"I don't think we really understood what was happening with the market, until one of my neighbors made the comment that our house was only worth, you know, \$100,000 or something like that. We said, 'there's no way.'"

Unfortunately, the neighbor was correct.

**"I was loving my new career in real estate, but it was certainly an interesting transition from being a salaried employee (at the restaurant) to being commissioned as a Realtor."**

— DAYV MORGAN

"I was really just oblivious to what was happening with the market at the time and turns out, it was worth even less than a hundred thousand dollars," Morgan said.

The Morgans ended up losing their home and the bank sold it for \$80,000, about a third of what they paid for it.

## Seeing opportunity

Despite the ongoing crash of the real estate market, Morgan saw opportunity where others couldn't.

"After that, I knew that the market was pretty low," Morgan said. "It was an interesting time because a lot of Realtors were getting out of the market because it was really difficult to sell homes as things were declining."

But Morgan figured out a side of the business overlooked by many other real estate agents. With a lot of hard work, he found a

niche. Many homes in Maricopa at the time selling for less than \$100,000, which meant that to make a living Morgan realized he was going to have to sell a high volume of homes.

"A lot of Realtors exited," Morgan said. "I came in pretty much at the bottom and got my start there. The first house I sold was, I think \$60,000. By the time I paid office fees and all those things, I think my commission was less than \$1,000, but it was great."

Morgan's first sale, while not any kind of a windfall, was instrumental in that it inspired him.

"I was excited," Morgan said. "I was loving my new career in real estate, but it was certainly an interesting transition from being a salaried employee (at the restaurant) to being commissioned as a Realtor. The prices were so low that, you know, you definitely had to do a high volume to kind of equal what I was making before."

From that point, Morgan considered the work he and his wife had done for Day and figured out how to leverage that experience in helping other investors purchase foreclosed homes.

"We started out by helping him buy a few houses," Morgan said. "And then we discovered the auction, the foreclosure auction or the trustee sale process."

## Tough times all around

Morgan was one of many Maricopans who lost a home during the Great Recession. In many ways, the driving force behind the real estate market in Maricopa was foreclosures.

According to the 2010 Census, Maricopa's population was 43,482. During a four-year period from 2008 through 2012, the city had 5,124 foreclosures. Using the census figure for the average household consisting of 2.5 people, which means there were about 17,000 homes in Maricopa at the time. In other words, nearly one of every three homes were foreclosed on during that four-year period.

Morgan had a thorough understanding of the market as an agent and a homeowner.

"There were so many homes in foreclosure or short sale in that 2009 period," Morgan recalled. "About 75 percent of the closed sales in the MLS (Multi-Listing Service) in that time were either short sales or closures, or HUD homes, or auction homes. There were a lot of homes that were going into foreclosure."

The foreclosure process is when a homeowner falls behind on their payments and the lender initiates the legal process to recover the amount owed. Homeowners are given a



90-day notice to bring their payments current. At the end of the 90 days, there's a Trustee's Sale, or an auction, where the lender sets the minimum bid at the amount to satisfy the loan. If that minimum isn't met, the bank can take ownership of the property and sell it.

There were so many foreclosures and short sales in Maricopa that it handcuffed the real estate market for years. Such negative actions can wreck a potential homeowner's credit.

"One of the challenges we had, there were so many people who lost their homes to foreclosure," Morgan said. "They were not able to buy again. If you have a foreclosure on your credit report, banks are not going to give you a loan for another three, four or seven years, depending on the type of loan program."

Morgan wasn't immune to it, either.

"Unfortunately, I had bad credit, as well," Morgan said. "I was in that group that couldn't buy and had to rent for a little bit."

### Digging out

As Maricopans' credit scores started to improve, a wave of investors from Canada and elsewhere came in as the city recovered from the Great Recession.

Morgan educated himself on the foreclosure process and how to help his clients benefit from it.

"We found out that you could buy those homes before they hit the MLS," Morgan said. "You could go to the courthouse and buy them at auction. I had a couple of investors who wanted to purchase them and flip the homes."

Morgan also learned the short sale process inside and out. A short sale is when a homeowner owes more money on a property than it's worth and asks the lender to sell it for less than what's owed on the mortgage note.

Each bank has a different process for handling short sales and Morgan learned them all in a bid to make sure he was first in line when those properties became available.

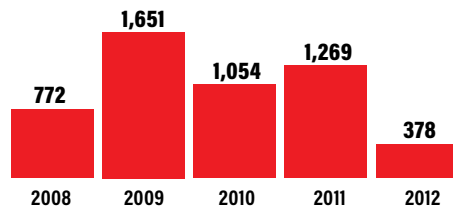
Morgan started what was, in effect, a concierge service for investors.

"We did everything for them," Morgan said. "We helped to clean the houses up."

Many times, Morgan's investors bought homes sight unseen. There wasn't any telling what they might find in those homes. The people might still be living there. Or maybe, they left the home, but never moved out their belongings.

"That's an interesting process that has a lot of risk associated with it because there's no inspection period," Morgan said. "There's no due diligence period. A lot of times, you are

MLS FORECLOSURE LISTINGS FOR MARICOPA



buying these homes as-is without even seeing the inside. You could drive past them and maybe find out if they're occupied or vacant. But if the blinds were closed and the doors are locked, I mean you have no idea what the condition of the home is like inside. So, definitely a high-risk adventure for an investor because you could open that door to find everything was missing inside or it was riddled with mold."

Morgan found his niche and success. In his second year alone, he sold nearly 80 homes.

### Changes come around — again

But by the time 2013 rolled around, the market had changed again.

Foreclosures peaked in 2009 at 1,651. Both 2010 and 2011 saw foreclosure numbers surpass 1,000. But in 2012, there were only 378.

The foreclosure market was drying up. Sales were becoming more competitive. Flips that used to earn an investor \$50,000, now only garnered about \$10,000.

Morgan realized his focus needed to change again.

"I really started targeting sellers," Morgan said.

"It was easy to transition into working with sellers," Morgan said. "I transitioned to working almost exclusively with sellers doing resales as the foreclosure market changed."

With his experience in rehabbing foreclosed homes, Morgan was poised for his next step in the resale part of the business where he, in effect, helped sellers "flip" their own homes to

maximize their profits from a sale.

As part of his program for sellers, Morgan loans them \$10,000 for upgrades to help their home sell quicker and for a higher price.

"I worked with investors for such a long time, flipping homes," Morgan said. "I was able to learn what is effective when you're selling a home if you're going to remodel, what type of color palette or what type of appliance or what type of flooring, countertops, etc. are attractive to buyers."

Sometimes a homeowner sells a house to an investor, who comes in and makes a few improvements and "flips" it for a quick profit.

Morgan's thought was to bypass the investor and allow the homeowner to profit directly.

"You're flipping your own home," Morgan explained. "You're going to do exactly what a flipper would do if they bought your home and were trying to make quick money on it."

"You can get top dollar, it's not going to cost you anything out of pocket and you can just pay me back when it sells."


### Recovery becomes clear

One of the hallmarks of the Great Recession was that lots and almost brand-new homes were simply abandoned.

For many years, there was very little construction as the city used up the inventory that was on hand.

"It took about 15 years for it to fully rebound to where the prices were when I moved down here," Morgan said. "I never had any doubts it would come back. But for me, the moment that demonstrated things were getting better was when building started again."

For Morgan, as a resident of Maricopa and a Realtor, it's been quite a ride that started with a chance visit to Maricopa back in 2006.

"I've been very blessed with a lot of success, and you know, wouldn't see myself doing anything else," Morgan said. 

Dayv Morgan utilized a billboard during the first few years of his career when foreclosures were rampant in Maricopa and elsewhere throughout Central Arizona.



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# Inventory, mortgage rates drive prices lower

BY BRIAN PETERSHEIM



**R**EAL ESTATE MARKET inventory in Maricopa continues to climb as home sellers drop prices to attract fewer buyers.

In fact, inventory — the number of homes for sale in the city — is probably the highest I have seen since starting to track monthly sales in 2014. In general, higher inventory means sellers have more competition.

As of Aug. 15, 641 homes were for sale, not under contract and looking for offers.

Normal monthly inventory has averaged around 300-325 homes in recent pre-pandemic years, but we are at twice that number.

Maricopa is not the only place with increasing inventory and plateauing prices. The entire Phoenix metro area is in the same boat. I have been keeping in touch with agents throughout the Valley daily, and they are seeing the same trends.

## MARICOPA RESIDENTIAL



A number of factors since then have helped to cool the market — and home prices.

- Interest rates have increased. A year ago, the rate on a 30-year fixed mortgage was about 2.75 percent. Today, the rate has doubled to nearly 5.5 percent. (Interest rates, of course, can vary based on the lender, down payment and credit score.) The increase — and its effect on the bottom line — has priced some buyers out of the market.
- In July 2021, a \$450,000 home could be purchased with a monthly payment (principal and interest) of about \$1,873. That same \$450,000 home, in July 2022, would require a monthly payment of \$2,555.
- A year ago, builders weren't putting many homes on the Multiple Listing Service. If a home was being built for a specific client, why list it if it is already sold? Builders might list a couple of each model and sell a different lot based on a similar listing. Currently, of the 625 homes for sale, 152 of them are new builds or somewhere in the building process — from an empty lot to a completed home. Many builders list one of each home to intrigue a buyer looking for specific finishes or timeframe.

### A lot has changed in a year.

In July 2021, a home listed for sale had multiple showings, generally within the first weekend. If the home was decorated well and appealed to buyers, multiple offers were the norm. Offers over asking price were common. Some offers were tens of thousands of dollars higher with an array of buyer concessions to increase appeal to sellers.

### 2020-2022 MARKET SNAPSHOT

	July 2020	July 2021	July 2022	Aug 15, 2022
# of homes for sale	225	167	625	641
Average sale price	\$260,960	\$351,757	\$415,260	\$397,138
Average price/square foot	\$131	\$177	\$210	\$215
Average days on the market	42	24	41	45

## BY THE NUMBERS

Here's a snapshot of local real estate activity. These monthly numbers include all homes in Maricopa, even those not with HOAs.

### AS OF AUG. 15

**641**

Homes for sale, not under contract, looking for offers

**299**

Homes under contract (and should close escrow within 45 days pending inspection, appraisal, etc.)

### FROM JULY 1 TO AUG. 15

**209**

Homes sold

**50**

Homes sold with a private in-ground pool (about 24%)

**4**

Homes sold in Province, the active adult community

**44**

Homes sold that were new build/spec homes

**\$106,000**

Least expensive home sold in July was a 2 bed/1 bath manufactured home on 3.3 acres in Hidden Valley with mountain views, covered patio and carport. 8 days on the market.

**\$715,000**

Most expensive home sold in July was a 4 bed/2.5 bath, 4,265-square-foot home on a golf course lot in Rancho El Dorado with wet bar, walkout second-story patio, heated pool and hot tub, and many upgrades. 54 days on market.

- A year ago, builders were quoting a 12-month build time that often went even longer. There was a shortage of lumber, concrete and appliances. Today, builders churn out more homes more quickly due to the supply chain opening back up. Some builders even have homes completed for a quick move-in. In 2021, they didn't exist.

The listing prices of Maricopa homes have also evolved in the past year.

During the period from August 2021 to March 2022, many homes were selling over asking price. First-weekend open houses were busy. (When a home sells, the amount of the sale is tracked and is public information and can be compared to the original listing price.)

From March 2022 to July 2022, it's been a different story. Open houses are ghost towns, with many listings on the market for weeks with zero showings. Sellers are dropping prices to stimulate interest (below the blue line). But there are twice the number of homes for sale as any "normal year" and some buyers are unable to qualify — or choose not to — due to higher mortgage rates.

**Bottom line/look ahead:** Although interest rates have risen quickly in the past year, they are still very low historically.

Prices have stabilized, but some would-be buyers remain priced out of the market after interest rate hikes have increased mortgage

### BREAKDOWN OF 209 SOLD HOMES

#### NUMBER OF BEDROOMS

2 BED - 9  
3 BED - 96  
4 BED - 77  
5 BED - 25  
6 BED - 2  
7+ BED - 0

#### GARAGE PARKING

2 CAR - 176  
3 CAR - 29  
4 CAR - 4

### 30-YEAR FIXED MORTGAGE RATE



payments by \$400-\$600 a month.

Current buyers requiring a mortgage are mostly people "moving by necessity," perhaps due to job transfers or current leases ending.

Many experts believe the number of homes for sale will continue to inch up. If interest rates follow, prices will continue to be impacted: after the plateau, prices will come down.

Here in Maricopa, sellers have two main competitors: each other and new home builders. Other Valley cities don't have as much competition from builders since they are built out.

In March, the so-called Market Action Index was at 80, indicative of a "very strong" seller's market. In the months since, however, the Index has slowly declined to 41, inching closer to a balanced market (30).

Brian Petersheim is a Realtor with Homesmart Success.





## Tenant needs changing as rental values soar

BY SHERMAN AND EUPHEMIA WEEKES

**R**ENTAL RATES HAVE INCREASED steadily over the past five years, but the pandemic has created a sharper price increase. Tenants are placing greater value on accommodations as demand for work-at-home space grows. Landlords should be aware of the shift in tenant expectations with the changing rental market.


**Convenience:** Higher paying tenants need prompt service at their fingertips, and it begins with application for residency. Smartphones are used primarily by many prospects to view vacant properties and apply for residency. Prospects are expecting to complete mobile-friendly applications and upload all required documents through their device.

They also want to pay rent online and communicate maintenance issues via the internet. Tenants desire the ability to send and receive information quickly, in their own

time. Without online access, communications would be through phone calls that are often considered a waste of time.

**Flexibility:** Tenants are looking for comfort in their rental, which is now their home. Part of feeling at home is to be surrounded by personal colors and photos. They may ask permission to hang paintings; request a change in color of certain walls; accent walls in the bedrooms or the great room are the most common requests. Let the tenant know before they move in what is allowed and, at the same time, exercise some flexibility.

**Boundaries:** Tenants expect privacy in their home without being disturbed unnecessarily. They require adequate notice before you or agents show up to visit the property, except in the case of an emergency. This is a tenant's right and should always be respected.

**Appliances:** Tenants gravitate toward properties that have better appliances. Units with higher-quality appliances command a higher rental rate. Don't be afraid to upgrade your appliances so you can attract the best tenant. 

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## Maintenance extends life of water heaters


BY TERRY LEAMON, MY MARICOPA PLUMBER

**D**O YOU WONDER IF WATER HEATER FLUSHES ARE necessary? Do you do regular maintenance on your water heater? Well, if not, you should be. It helps prevent your water heater going out, or worse, from leaking. Doing this helps extend the life of your water heater. The mineral content and hardness of the water dictates how often you should be doing flushes. Annual flushes, if not every six months, are recommended.

If not regularly flushed, your water heater can corrode more quickly. The sediment can also block the drain valve and also the temperature and relief valve, which prevents your water heater from exploding. If the water heater is not draining, or draining slowly, the problem is likely a sediment build-up blocking the drain valve. Once the water heater is drained, it will flow steadily and your water heater will be back up and heating your water again.

Another important key to extending the life of your water heater is the anode rod. What is the anode rod, you ask, and why is it important? It is a temporary steel core wire with magnesium, aluminum or zinc around it. An anode rod exists to protect the metal lining inside of your water heater tank to prevent explosion or corrosion over time. The rod goes in the top of the water heater and attracts the corrosive materials, so it will corrode first.

Over the course of 3-4 years, however, the anode rod will corrode away entirely. When it is NOT replaced, materials start to corrode the water heater itself, eventually leading to leaks. The anode rod should be replaced every three years if you have a water softener and every four years if you do not.

Regular maintenance is extremely important to extend the life of your water heater and prevent water damage from leaks or the bottom rusting out. 

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### most expensive HOME SOLD



22024 N. Balboa Drive  
July 12  
\$ 715,000

This two-story home in Rancho El Dorado is on the golf course. There's a 3-car garage, large RV gate and two-story columns shading the large, front patio. The entrance leads into a formal living/dining room with soaring ceilings and then to the second floor. The first floor has tile flooring, a den, large kitchen, and a family room with a wet bar. The master bedroom is on the first floor with a private exit to the backyard. Upstairs are the remaining three bedrooms, bathroom and two large loft spaces, one with doors leading to the second-floor balcony. Outside is a large pool and hot tub with views of the golf course. The home sold in 54 days at the list price.

Previously sold:  
\$215,000 on  
March 5, 2011

**Community:** Rancho El Dorado  
**Square feet:** 4,265  
**Price per square foot:** \$167.64  
**Days on market:** 54

**Builder:** Hacienda  
**Year built:** 2006  
**Bedrooms:** 4  
**Bathrooms:** 2.5

- 41848 W. Barcelona Drive, Glennwilde.....\$605,000
- 44207 W. Palo Abeto Drive, Palo Brea.....\$585,000
- 19436 N. Lousandra Drive, Senita.....\$560,000
- 18465 N. Falcon Lane, Glennwilde.....\$557,500

### least expensive HOME SOLD

19296 N. Costa Verdez Ave.  
July 30  
\$ 285,000



This single-story home in Tortosa features a kitchen and living room in an open floor plan. With tile flooring in the main areas, a water softener and a newer A/C and water heater. The home sold in 14 days for \$5,000 below the asking price.

Previously sold:  
\$162,500 on  
May 17, 2019

**Community:** Tortosa  
**Square feet:** 1,041  
**Price per square foot:** \$273.77  
**Days on market:** 14

**Builder:** Elite Homes  
**Year built:** 2007  
**Bedrooms:** 3  
**Bathrooms:** 2

- 36569 W. Santa Clara Ave., Tortosa.....\$279,990
- 46052 W. Windmill Drive, Maricopa Meadows.....\$325,000
- 41919 W. Lago St., Santa Rosa Springs.....\$340,000
- 44210 W. Cypress Lane, Desert Cedars.....\$340,000

Source: MLS, July 10 - Aug. 9

Brian Petersheim Jr.



## Outdoor amenities add value to homes

BY DAYV MORGAN

**T**HIS IS THE PERFECT TIME OF YEAR TO get out and get active right as the summer heat wave is leaving Maricopa — and you don't have to go far to do it.

It's likely your neighborhood has great amenities waiting to be discovered.

Buyers often ask me to tell them which communities have the best amenities. It's no surprise that Province would top the list in almost any survey. But for families with children, or those who want to be active but not in an "active adult" subdivision, there are 19 other wonderful communities to consider.

Throughout all these neighborhoods are multiple parks and playgrounds. Four subdivisions also include community pools: Glennwilde, The Villages, Cobblestone, and Desert Passage. Outside the swimming season, and for those without the option of a pool, there are plenty of other activities to choose from.

Here are a few of my favorites:

**Maricopa Meadows** features a 27-hole frisbee golf course, a basketball court, an exercise course along walking trails, a pickleball court, a huge waterfall, and a lake surrounded by benches.

**Tortosa** also offers a frisbee golf course, nine holes with printable scorecards, and a course map on the neighborhood's HOA website. A water feature has recently been added.


**Homestead** is ideal for athletes as it offers an 18-hole frisbee golf course, 10 basketball hoops, a full-size soccer field with two goals, and a sand volleyball court. There's also a large lake with benches for those who prefer a relaxing walk with views.

**Desert Passage** is also perfect for family-fitness enthusiasts. This neighborhood has a full-size soccer field with two goals, a sand volleyball

court, and two basketball hoops. It also has a baseball field with a backstop, sand infield, and benches for each team.

**Cobblestone** has a variety of outdoor activities for its residents, including a pool, eight horseshoe pits, four basketball hoops, a full-sized soccer field with two goals, and a baseball backstop. It also features a large lake with five fountains.

**Sorrento** has two tennis courts, along with playgrounds, BBQ areas, a lake, and walking/biking and jogging trails.

Keep in mind that many of the neighborhood parks have signs posted indicating they are for use by residents and their guests only. So, if you'd like to use amenities in another neighborhood, consider growing your social circle outside your subdivision. 

Dayv Morgan is a Maricopa Realtor and owner of HomeSmart Premier

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# Planting a garden? The merits of raised, in-ground beds

BY AL BRANDENBURG



on the other hand, are usually ready after the ground has been tilled and mulched. But this doesn't mean you can't purchase an in-ground garden soil mix to enrich your native soil.

Raised beds usually require more intensive maintenance, including mulching and frequent irrigation to safeguard against excessive heat and drainage. By contrast, in-ground planting will require weeding and soil conditioning, but not the high-maintenance for raised beds.

The best type of garden bed depends on the climate and soil conditions within your environment. For instance, for those in arid climates with decent soil conditions, in-ground garden beds are the better option. Meanwhile, gardeners residing in wet climates or with poor soil drainage and highly compacted soil are better off with a raised garden bed. Whatever your choice, stay safe and good luck. 

*Al Brandenburg is a University of Arizona Master Gardener.*

## PROS & CONS

### Raised beds

- PRO:** Safeguards against soil compaction and plant damage. No stepping on plants.
- PRO:** Facilitates longer growing seasons. A raised bed will pick up heat quicker and drain better.
- PRO:** Raised beds allow for tighter plant spacing, good for smaller backyard garden spaces.
- CON:** With better heat uptake and drainage, they're more susceptible to drought stress.
- CON:** Higher cost of materials and installation, and periodic maintenance.
- CON:** With tighter plant spacing, plants are more vulnerable to disease.

### In-ground beds

- PRO:** Ready for planting as soon as the soil has been tilled to improve drainage.
- PRO:** Less frequent watering required native soil is usually a bit more compact and won't dry out too quickly.
- PRO:** Easy to relocate plants to a different garden.
- CON:** Lengthy amendment and regeneration process for native garden soil.
- CON:** Garden plants more likely to suffer pest, disease and rodent attacks.
- CON:** Soils have relatively poorer compaction.



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## In emergencies, preparedness instills confidence

BY RON SMITH

**I**T'S THAT TIME OF YEAR when we are reminded by Mother Nature that emergency situations can happen quickly with limited warning. Although Arizona has few, if any, tornados and hurricanes, residents still see extreme heat, dust storms, sudden rainstorms, forest fires and flooding. Depending on where you live, you may be subject to one or more of these. But what do you do if you fall or if your air conditioning goes out?

I'm a planner — always have been. I'm the guy asking, "What if?"

It's not a bad question to ask because it allows us to be prepared if something unexpected happens. It gives us confidence to act quickly when needed.

Fortunately, the federal government has supplied many tools through FEMA to make our emergency planning easier. Ready.gov provides tools to help plan for flooding, thunderstorms and lightning, power outages, extreme heat, attacks in public places and drought.



### Older adults may face some special challenges during an emergency.

Mobility problems or chronic health conditions can be limiting factors. We may not have family nearby. Caregivers, in-home health care or meal-delivery services may not be able to reach us. Hearing or vision problems or cognitive impairment may make it difficult to access, understand or respond to emergency instructions. Creating a plan, naming a contact person who can check in on you or creating a neighborhood check-in system can all help you be prepared. How would you evacuate your residence if you needed to?

Make sure that you have an **emergency contact list** with all the important numbers needed in case of an emergency, such as police, fire, poison control, doctors, etc. Quick access to needed resources can provide extra life-saving time when suddenly needed.


Do you rely on specific **medical life support equipment** or refrigeration for medicines that depend on electricity? Can you survive without air conditioning? Have you filed a Life Support form with your electric provider? Local residents can contact ED3

at ed3online.org. ED3 strongly recommends having an uninterruptible power source (e.g. portable generators, battery backups) which could run medical equipment during the loss of power. If you do not have backup resources, consider a temporary shelter or medical facility. The Medical Status Form requires your physician's input and signature.

**Help first responders help you** by installing key lock boxes outside your front door that can only be opened by the fire department to save time in entering your home during emergencies. Provide first responders with vials of life (sometimes folders of life) stored near your refrigerator, including information about health issues, medications or any other special medical concerns. Another option is to enroll in the police department's Special Needs Registry.

After an emergency, you may not have access to clean water or electricity. Or you may have to quickly evacuate your home. To protect yourself and your family, **build an emergency supply kit**. Use the FEMA list at Ready.gov as a reference and remember you may need kits for home, work and your car. Most people like to prepare a "grab and

go" bag that makes them readily mobile if necessary. "Preppers" know there are several large companies providing emergency food or living supplies. Common camping gear is usually a good source of basic supplies and equipment.

If you rely on a caregiver, you might want to complete a **Care Plan Form** for those who might be your temporary caregivers in an emergency. An excellent form is available from the CDC at CDC.gov. Include this form from your vial/file of life. You should also reference the location of your medications so that emergency responders can access them. 

*Ron Smith is a living-in-place advocate, a member of the Age-Friendly Maricopa Advisory Committee, a Certified Aging-in-Place Specialist and a Certified Living in Place Professional.*

 [InMaricopa.com/Columnists](https://inmaricopa.com/columnists)

Scan here to get your **Complete Care Plan** from the CDC



## BE PREPARED

A caregiver emergency checklist would likely include:

- Battery-powered radio, flashlight and plenty of extra batteries
- First-aid kit, prescription medicines and an extra pair of glasses
- Supply of water (one gallon per person per day) in sealed, unbreakable containers, replaced every six months
- Supply of non-perishable food and a non-electric can opener, plus any special foods your loved one may require
- Adult diapers, wipes, lotion and other hygiene items that don't require water
- Change of clothing and rain gear for your loved ones, and sturdy shoes for you
- Extra blankets or sleeping bags
- List of family physicians, relatives or friends who should be notified if you or your loved one are injured

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# Alzheimer's, dementia take huge toll on families, economy

BY JOAN KOZCZOR

**S**EPTEMBER IS WORLD ALZHEIMER'S Month. This year's theme — "Know Dementia, Know Alzheimer's" — highlights the importance of support for those diagnosed with the disease and their families.

People unite from all corners of the world to change perceptions and increase public knowledge. The goal is to better arm people, families, communities and governments with

information and advice to prepare, adapt and support those who are affected.

An estimated 6 million Americans live with Alzheimer's, a disease that robs memories before taking lives. Alzheimer's begins to develop in the brain 20-30 years before diagnosis. Two-thirds of those diagnosed are women — and no one knows why. And two-thirds of Alzheimer's caregivers are women.

A woman in her 60s is twice as likely to develop Alzheimer's over the course of her lifetime than breast cancer. After age 60, one in five women will develop Alzheimer's. By 2060, about 14 million people in the United States — more than the current populations of New York City and Los Angeles combined — will be living with Alzheimer's, affecting the lives of millions more family members and friends.

Alzheimer's is currently on track to bankrupt Medicaid, according to the Alzheimer's Association's "2021 Alzheimer's Disease Facts and Figures." Federal funding for Alzheimer's research is \$3.1 billion a year, less than that of HIV/AIDS (\$3.8 billion) and not even half of cancer's \$6.6 billion. More funding is needed for research to find treatments and a cure for this disease, which is estimated to cost taxpayers

and families over \$1 trillion by 2050. The costs for care far exceed other terminal illnesses, such as cancer and heart disease. The average cost of care for a person with dementia over the last five years of life is \$287,038. 🗨

*Joan Koczor is a senior advocate and a member of the Age-Friendly Maricopa Advisory Board.*

[InMaricopa.com/Columnists](https://InMaricopa.com/Columnists)

## DID YOU KNOW?

- Alzheimer's disease is not a natural part of aging.
- Every 65 seconds someone in the U.S. develops Alzheimer's disease.
- Alzheimer's disease is 100% fatal. Of the top 10 causes of death in America, it is the only disease without an effective drug or course of action
- Alzheimer's is the nation's most expensive disease.
- The cost of Alzheimer's and other dementias to the U.S. economy in 2021 was \$355 billion for health care, long-term care and hospice.

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## SEPTEMBER

6

**Maricopa Historical Society**  
5 p.m., Redwood Room  
Maricopa Library & Cultural Center  
18160 N. Maya Angelou Drive

**Maricopa City Council**

6 p.m., City Hall  
39700 W. Civic Center Plaza

12

**Maricopa Planning & Zoning Commission**  
6 p.m., City Hall  
39700 W. Civic Center Plaza

14

**MUSD Governing Board**  
6:30 p.m., Maricopa Unified School District Office  
44150 W. Maricopa-Casa Grande Hwy.

20

**Maricopa City Council**  
6 p.m., City Hall  
39700 W. Civic Center Plaza

21

**MUSD Governing Board**  
6:30 p.m., Maricopa Unified School District Office  
44150 W. Maricopa-Casa Grande Hwy.

24

**Salsa Night Market**  
6 p.m., Copper Sky Regional Park  
44345 W. Martin Luther King Jr. Blvd.

## Sundays

**Narcotics Anonymous**  
7 p.m., Maricopa Community Church  
44977 W. Hathaway Ave.

## Mondays

**Narcotics Anonymous**  
7 p.m., Maricopa Community Church  
44977 W. Hathaway Ave.

**Alcoholics Anonymous**

6 p.m., Community of Hope Church  
45295 W. Honeycutt Ave.

## Tuesdays

**Maricopa Cruise-in**  
5 p.m., parking lot behind Burger King  
20699 N. John Wayne Pkwy.

**Alcoholics Anonymous**

6:30 p.m., Mountain View Community Church  
50881 W. Papago Road

**Celebrate Recovery Small Group**

5 p.m., Maricopa Community Church  
44977 W. Hathaway Ave.

## Wednesdays

**Alcoholics Anonymous**

7 p.m., Mountain View Community Church  
50881 W. Papago Road

**Al-Anon — New Beginnings**

10 a.m., Maricopa Library & Cultural Center  
18160 N. Maya Angelou Drive

## Thursdays

**Maricopa Police Cadets meeting**  
6 p.m., Maricopa High School  
45012 W. Honeycutt Ave.

**Narcotics Anonymous**

7 p.m., Maricopa Community Church  
44977 W. Hathaway Ave.

## Fridays

**Al-Anon — Strength & Home AFG**  
7 p.m., Community of Hope  
45295 W. Honeycutt Ave.

**Alcoholics Anonymous**

7 p.m., Mountain View Community Church  
50881 W. Papago Road

ALL EVENTS ARE TENTATIVE



For details on these and other local events — and to list your own — visit [InMaricopa.com/Calendar](https://InMaricopa.com/Calendar).

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advertiser index

911 Air Repair.....	BC
A+ Charter Schools.....	29
Alpha Kilo Aviation.....	31
American Medical Associates.....	13
Cancer & Blood Specialists of Arizona.....	54
Central Arizona College.....	38
City of Maricopa.....	23, 24
Crest Premier Properties.....	46
CS CPA Group.....	15
El Dorado Holding, Inc.....	48
Electrical District No. 3.....	10
Empire Southwest.....	31
Exceptional Community Hospital.....	11
Express Flooring.....	47
Goffland Entertainment.....	51
Harrah's Ak-Chin.....	3, IBC
HomeSmart Premier 1 Dayv Morgan.....	49, 55
Iconic Garage Door Services.....	20
Iconic Tire & Service Centers.....	IFC
InMaricopa.....	52
InMaricopa.com.....	61
Jiffy Lube.....	25
Karsten's Ace Hardware.....	19
Lina Home Furnishings.....	46
Lizard Heights Glass.....	19
Maricopa Foot & Ankle Center.....	36
Maricopa Unified School District.....	7
Maricopa Wellness Center.....	32
McLaughlin Air.....	43
ME Maricopa Electric.....	31
Mobile Elementary School.....	37
My Maricopa Plumber.....	47
Northern Lights Therapy.....	39
Orbitel Communications.....	5
Relay for Life of Maricopa.....	30
Rock-N-Roll Materials.....	50
Sequoia Pathway Academy.....	17
Shope for Arizona.....	21
The Maids of Maricopa.....	63
The UPS Store.....	30
Treasured Smiles Children's Dentistry.....	36
Vekol Market.....	53
Victor Moreno Photography.....	55
Wildcat Landscape Supply.....	49





- LOCAL NEWS • COUPONS
- CALENDAR • ADVERTISING
- BUSINESS DIRECTORY

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