



'Sunset Farms' development in Tolleson boasts affordability, customizability

PETER VALENCIA
POSTED DEC 1, 2021



(Source: Landsea Homes)

TOLLESON, AZ (3TV/CBS 5) - Homebuilders have had their eyes on the West Valley as a key to expansion and affordable homeownership. Now, a new community in Tolleson is set to open later this week, with homes in the low \$300,000s.

"Sunset Homes" by Landsea Homes is launching at the corner of 107th Avenue and Broadway Road. The developer says the houses feature refined interiors and floorplans that maximize the space. The square footage ranges from 1,315 to just over 3,000. Options range from two to four bedrooms and two or two-and-a-half baths. Seven uniquely designed floorplans allow you to choose a one-story or two-story home.

One market differentiator is Landsea Homes' "LiveFlex" program. Buyers who opt in can purchase certain features like improved soundproofing, wall and floor insulation, and pre-wiring for high-speed internet. It comes in two options: "Flex" and "Flex Plus."

Located near the **Estrella Mountain Regional Park**, you're right at the heart of the hustle and bustle of the booming West Valley cities. You're close to the Gateway Pavilions, the Park West

Shopping Center in nearby Peoria, and, of course, just minutes away from State Farm Stadium and the Westgate Entertainment District.

Prices start at \$322,990, and all floor plans are currently being listed under \$500,000. Monthly HOA dues are comparable to the market -- \$75 per month. Model homes will be available to tour starting Saturday, Dec. 4. To learn more, [click here](#).

VICE MAYOR CRANE WRITES...

The Carefree Desert Gardens & The Carefree Christmas Bird Count
By John Crane, Town of Carefree
City Sun Times
Published on Nov 30, 2021



Photo of an adorable Costa's hummingbird taken by rangers at Spur Cross Ranch Conservation Area, March 13, 2021

Photo courtesy of Spur Cross Ranch Conservation Area, Maricopa County Parks and Recreation

As we enter the holiday season and temperatures noticeably cool, December is an excellent time to bundle up, or at least don a jacket, and enjoy the local Arizona outdoors close to home in Carefree.

Before or after dining at one of the fine restaurants in Carefree, a favorite respite from the holiday hustle and bustle is simply to take an early evening walk through the Carefree Desert Gardens. Winter nights are exceptionally dark, and star filled.

Wandering the gardens, you will find the Christmas tree illuminated and the Menorah lit and those walking the sidewalks to likely share a bit of cheer with a smile.

In the daylight hours, when walking in the Carefree Desert Gardens, our eyes are often drawn to the wide range of desert plants within the Garden. But have you ever noticed the interesting birds, especially in the early morning and evening hours?

For those willing to go a bit further afield, the Audubon Society offers the Carefree Christmas Bird Count. This bird count is an annual census of birds within and near Carefree. Nationally, the Audubon Society administers the Christmas Bird Count enlisting the support of volunteer birdwatchers. Many participate simply for the recreation and the opportunity to learn. You never know what you might see and most likely there is an expert birder nearby to fill in the details. By comparing years of collected data, this longest-running citizen science survey allows for assessing the health of bird populations.

The Carefree Christmas Bird Count will be conducted Dec. 30. To participate, visit www.azfo.org/CBC/2020_2021.html. The Carefree count encompasses the towns of Carefree and Cave Creek, several Desert Foothills Land Trust preserves, the **Spur Cross Ranch Conservation Area, Cave Creek Regional Park**, a portion of the McDowell Sonoran Preserve, and lands within the Tonto National Forest.

Some volunteers are eagle eyed and identify a bird by the smallest of clues. For those of us not so adept, this is a wonderful opportunity to explore the nearby Sonoran Desert, learn about our often-overlooked feathered friends and take away tidbits of knowledge that you will then be able to show off in your backyard or the next time you are walking the Carefree Desert Gardens.



Enjoying the Arizona that we treasure is a great way to close the year.

Best wishes for a wonderful holiday season and a great and healthy 2022!

Cave Creek Arizona Loves Dark Sky Stargazing

By [Sonoran News](#)
November 30, 2021
Melissa Wiejaczka



The Dark Sky Initiative hosted a Town-sponsored stargazing gathering on November 7 at the entrance of the **Spur Cross Ranch Conservation area**. Over 120 attendees joined to enjoy the night sky and live telescope presentation by NASA Ambassador Mark Johnston and President of the Phoenix Astronomical Society, Stu Brackney.

“We sincerely thank Town Marshal Adam Stein, Communications Specialist Kelley Francis, and Town Manager Carrie Dyrek for their assistance and help in making our Star Gazing Party a great success,” remarked Bruce Arlen of The Cave Creek Dark Sky Initiative, “We also want to thank Town Council for providing financial support to our Dark Sky festivities, as well as the parking lot attendants who volunteered.”

Preserving the Sonoran Desert, which includes protection of dark skies from artificial light, is part of the Town’s identity. As stated in the Town’s General Plan: “As adjacent municipalities extend their boundaries and associated development farther north, Cave Creek must do what it can

to influence such development to honor our dark skies...”

Dark Skies Communities are towns, cities, and/or municipalities that are dedicated to the preservation of the night sky through the implementation and enforcement of a quality outdoor lighting ordinance, dark sky education and citizen support of dark skies.

“The character of the Sonoran Desert, defined by the vegetation, wildlife, views, sounds and dark skies is integral to the enjoyment of the Town of Cave Creek residents.”

— Page 38, 2021 Cave Creek General Plan

— Submitted by the Town of Cave Creek.

Business Briefcase

By Lauren Serrato, West Valley View Staff Writer
Nov 19, 2021

This week’s Business Briefcase highlights a tech summit that will take place in Litchfield Park next month, as well as a Class A apartment complex that will break ground in Avondale next year.

Hello and welcome back to Business Briefcase. This week, we will look at a tech summit in Litchfield Park next month, as well as a Class A apartment complex that will break ground in Avondale in 2022.

WESTMARC is hosting a regional West Valley Tech Summit on Dec. 2 at The Wigwam resort in Litchfield Park. Expert speakers will focus on how Arizona continues to thrive during disruptive times.

Sandra Watson, president and CEO of Arizona Commerce Authority, will share her knowledge and experience on how Arizona and greater Phoenix has become the hotspot for tech companies locating to the state.

Paul Komadina, senior managing director and market leader of CBRE’s

Phoenix and Tucson offices, will present his company’s scoring tech talent report that outlines key aspects needed to attract tech talent and companies.

CBRE’s annual scoring tech talent report is a resource for decision making and building tech talent teams to fulfill critical business and innovation objectives in the years ahead.

Expert panelists will focus on new trends in technology and how the West Valley’s targeted industries are growing with these changes.

Attendees will share their input on how the West Valley’s quality of life, qualified workforce and incubator-ready environment serve as a main driver in attracting and retaining a qualified tech workforce.

“We’ve learned from the pandemic that technology was the main factor in keeping our business operations on track and, in fact, thriving over the past 20 months,” said Sintra Hoffman, WESTMARC president and chief executive officer.

“Artificial intelligence is reshaping decision making, streamlining processes and creating efficiencies in our daily lives.”

Registration for the event closes on Nov. 29. For more information or to register, visit westmarc.org/techsummit2021.

Sterling acquires land for multifamily development
Scottsdale-based Sterling Real Estate Partners acquired 9.6 acres of land with plans to develop a 238-unit, Class A apartment complex in Avondale.

The property will feature luxury unit interiors, a resort-style pool, state-of-the-art fitness center and furnished outdoor lounge. The land is in a qualified opportunity zone (QOZ), which provides for significant tax benefits to investors and will deliver additional multifamily housing to the



rapidly growing West Valley community.

“In the Phoenix metro, pricing for existing assets has now exceeded replacement cost,” said David Zeff, Sterling’s president.

“Sterling has always been a value investor, and now the better value is to build. We see a bright future for the city of Avondale and believe the project is positioned to take advantage of the area’s exponential growth.”

The project will become an industry-leading community boasting premium amenities that will provide a high quality of life for residents and will help serve the 7.9% population growth projected over the next five years.

Avondale has seen its population grow by 21.4% since 2010 and has been accompanied by rent growth of 14.3% in 2021 alone. The city has been recognized as a hub for health care, manufacturing, highly skilled and well-educated residents and known as a world class sports destination. Home prices in Avondale and neighboring Goodyear have risen 37.9% over the past year, up to a median sale price of \$400,000. This has led to an affordable housing shortage in the area, creating an underserved demand for apartment living.

The proposed community will feature an array of one-, two- and three-bedroom units exhibiting modern finishes with quartz countertops, stainless steel appliances, vinyl plank flooring and in-unit washer/dryers. Units range in size from 551 square feet up to 1,100 square feet with select units also including garages.

The project is expected to begin in May with completion estimated in 2023. The site is within walking distance of schools, shopping and a short drive from recreation and entertainment destinations such as Phoenix Raceway, State Farm Stadium, Westgate Entertainment District, **Estrella**

Mountain Regional Park and the White Tank Mountains. There are also a growing number of employment opportunities in the West Valley, including Banner Health, Abrazo Health, Amazon, Target, REI and UPS.

Sterling is a multifamily investment company that has executed heavy value-add projects throughout Arizona, Texas and Nevada. The proposed project will mark the first ground-up development for the company’s expanding Arizona portfolio.

“The characteristics of the project fit our investment criteria: great location, strong demographics, a thriving job market, high barriers to entry, and limited competition, not to mention the rare opportunity to acquire an entitled site in a tax-incentive opportunity zone. We are excited to add a development platform to complement our value-add and adaptive reuse investment strategies,” Zeff said.

Why winter is the best time to visit Phoenix

JANET GYENES
Lonely Planet Writer
16 NOVEMBER 2021

Cloudless skies, warm temperatures and more than 300 annual days of glorious sunshine – the weather in **Phoenix** is pretty perfect year-round. And even when it’s heating up, the low humidity lends itself to activities like strolling among downtown’s street murals and discovering the desert ecosystem. So when is the best time to visit Phoenix?

Winter is high season in Phoenix, with plenty of so-called “snowbirds” in the US and from Canada seeking out the Valley of Sun’s warmer environs. Hotel rates are often at their highest. Spring and fall are equally appealing, with balmy weather, complemented by crisper mornings and evenings. Summer is unquestionably hot, but it’s not a dealbreaker. Monsoon season brings

short bursts of much-needed rain, cooling off the arid landscape. It’s also prime time to visit myriad museums and chill out in hotel swimming pools as well as in Phoenix’s refreshing lakes and rivers beaches.

Read on for a month-to-month breakdown of weather, accommodation costs and activities to make the most of your time in Arizona’s capital.

High Season: October to May
Best for outdoor activities and seeing desert flowers

You’ll rarely need more than a light jacket or sweater during these months, when life outdoors is idyllic. It’s easy to occupy your days by teeing off on one of Phoenix’s eight golf courses (five are championship) and checking out iconic saguaro cactuses at places like **Spur Cross Ranch Conservation Area**.

Low Season: June to September
Best for watching pro sports
Sure, it’s already hot in Phoenix in late spring and scorching come summer, but that gives you free rein to kick back indoors, whether watching the Arizona Diamondbacks play (in an air-conditioned stadium), shopping, or finding solitude in the city’s museums and galleries. It’s also the best time to find bargains on accommodations and activities, especially golf.

January
When much of the country is freezing, Phoenix is perfectly pleasant in January. Temperatures average highs of 67 and lows of 44, but don’t expect freezing. The one thing that heats up is hotel rates, so book early to secure the best price. Events haven’t ramped up for the year yet, but the cooler days lure runners to Rock ‘n’ Roll Arizona, a series of races from 5km to marathon, the longer routes traveling through the red rocks surrounding Greater Phoenix. Key Events: **Rock 'n' Roll Arizona, Barrett-Jackson Collector Car Auction**

February



One of Arizona’s biggest draws is golf, and enthusiasts arrive to the fairways in droves for the Waste Management Phoenix Open. February is also the best month to explore the city’s local cuisine and brews at monthly events and learn about Indigenous culture at the Heard Museum, which hosts the world championship in hoop dancing.

Key Events: [Waste Management Phoenix Open](#), [Arizona Beer Week](#), [World Championship Hoop Dance Contest](#), [Devour Phoenix](#)

March

Major League Baseball’s spring training season is in full swing in Phoenix, with teams in the Cactus League playing at ballparks and stadiums around the city. Keep this in mind when booking accommodations, which may be more affordable outside of the city.

Temperatures warm up to the mid-70s, making March an excellent month for desert hikes in places like the [Phoenix Sonoran Preserve](#) when the wildflowers and cactuses start blooming.

Key Events: [Arizona Aloha Fest](#), [Cactus League Spring Training](#), [Heard Museum Guild Indian Fair & Market](#)

April

An eclectic range of festivals and events held in April exemplify Phoenix’s diversity. Race car and motorcycle fans arrive for Nascar, and Arizona Bike Week’s rally and music fest, while other events celebrate the humble taco and all things Renaissance (including jousting tournaments) round out the mix. Hotel prices can still be fairly high.

Key Events: [Arizona Taco Festival](#), [March Nascar Weekend](#), [Arizona Renaissance Festival](#), [Arizona Bike Week](#)

May

Although it’s technically still spring in May, average highs hit the mid-90s. Travelers tend to thin out toward month’s end. Now is the time to make the most of the weather by eating al fresco; find one of the city’s green spaces for a picnic, like [Encanto Park](#), where you can also fish or row a boat in

the lagoon. Evenings are in the mid-60s, but still warm enough to sip a cocktail on a rooftop deck and watch the sun setting over the Sonoran Desert.

Key Events: [Cinco de Mayo Phoenix Festival](#)

June

As temperatures steadily climb, cracking the 100s, hotel prices start to descend, making the dream of staying in a luxury resort in Phoenix more attainable. Large-scale festivals are long gone, but there’s still plenty of revelry catching pro sports. Teams like MLB’s Arizona Diamondbacks and the WNBA’s Phoenix Mercury play at indoor venues throughout the summer.

July

July is typically the hottest month in Phoenix, but it’s quieter here too with locals heading north to cooler climes or on water-bound excursions for camping and fishing. That also means it’s easier to book lazy afternoon spa days at glam resorts or secure dinner reservations at Phoenix’s top-notch restaurants.

Key Events: [Scottsdale Annual 4th of July Celebration](#), [Creekwest Summerfest](#)

August

The heat recedes a bit and it’s blessedly (almost) bone dry in the desert. Phoenicians take advantage of cooler mornings and evenings when the temperature is in the 80s. You can do the same, taking part in evening activities like Flashlight Nights, a self-guided adventure through [Desert Botanical Garden](#). Look for night-blooming plants and keep your eyes open for nocturnal desert animals. Or head out on a day trip to higher, cooler grounds, like Tonto National Forest, a wilderness area ranging in elevation from 1300ft to 7900ft, with tons of backcountry trails surrounded by streams and pine forests.

September

Triple-digit temps are almost a distant memory come September, and festivals and events kick into action once again. Take a big bite out of southwest and

international cuisine during Arizona Restaurant Week, which is also a fundraiser for families in need. Tourism also makes a resurgence, but reasonable room rates can still be found.

Key Events: [Arizona Restaurant Week](#), [Red Rocks Music Festival](#), [Mask Alive! Festival of Masks](#)

October

Harvest season in the desert also ushers in the first crisp autumn afternoons, with temperatures dropping to the mid-60s. October days somehow feel fitting for outdoor fairs and fests that celebrate arts, craft beer culture and the carnival atmosphere at the stalwart Arizona State Fair.

Key Events: [Arizona State Fair](#), [Gilbert Oktoberfest](#), [Scottsdale Art Walk](#)

November

In November, celebrations amp up and so does tourism, causing hotel prices to spike as sunseekers start their escape to Phoenix for reliable warmth and ample activity. Arizona’s trio of burgeoning wine regions are represented at the annual wine festival, and partying goes all out at Phoenix Pride, a two-day celebration of the LGBTIQ+ community and its allies.

Key Events: [Phoenix Pride](#), [Fountain Festival of Fine Arts & Crafts](#), [Uncorked Arizona Wine Festival](#)

December

The winter chill finally arrives as daytime temperatures drop to the mid-60s. It’s not cold enough to freeze, and Phoenix celebrates the holiday season in true desert style. One southwestern tradition is [Holidays at the Heard](#); the museum’s annual showcase, which features art exhibits, authentic Indigenous crafts and live music. If you’re set on visiting Phoenix in December, book early. An influx of tourists can drive up costs, especially on weekends and during winter holidays.

**Sterling Real Estate
buys 9.6 acres in**



Avondale to build multifamily project

AZ Big Media
REAL ESTATE | 15 Nov | AZRE



Scottsdale-based [Sterling Real Estate Partners](#) recently acquired 9.6 acres of land with plans to develop a 238-unit, Class A apartment complex in the heart of Avondale’s rapidly expanding community. The property will feature luxury unit interiors, a resort style pool, state of the art fitness center, furnished outdoor lounge, and more. The land is located in a Qualified Opportunity Zone (QOZ) which provides for significant tax benefits to investors and will deliver additional multifamily housing to the rapidly growing West Valley community.

“In the Phoenix metro, pricing for existing assets has now exceeded replacement cost. Sterling has always been a value investor and now, the better value is to build. We see a bright future for the city of Avondale and believe the project is positioned to take advantage of the area’s exponential growth,” said Sterling’s President, David Zeff.

The project will become an industry-leading community boasting premium amenities that will provide a high quality of life for residents and will help serve the 7.9 percent population growth projected over the next five years. Avondale has seen its population grow by 21.4 percent since 2010 and has been accompanied by rent growth of 14.3% in 2021 alone. The city has been recognized as a hub for healthcare, manufacturing, highly skilled and well-educated residents, and known as a world class sports destination. Home

prices in Avondale and neighboring Goodyear have risen 37.9 percent over the past year, up to a median sale price of \$400,000. This has led to an affordable housing shortage in the area, creating an underserved demand for apartment living.

The proposed community will feature an array of 1-, 2-, and 3-bedroom units exhibiting modern finishes with quartz countertops, stainless steel appliances, vinyl plank flooring, and in-unit washer/dryers. Units range in size from 551 square feet up to 1,100 square feet with select units also including garages. The project is expected to begin in May of 2022 with completion estimated for Q4 of 2023. The site is located within walking distance of schools, shopping, and a short drive from recreation and entertainment destinations such as Phoenix Raceway, State Farm Stadium, Westgate Entertainment District, **Estrella Mountain Regional Park**, and the White Tank Mountains. There are also a growing number of employment opportunities in the West Valley including Banner Health, Abrazo Health, Amazon, Target, REI, and UPS.

Sterling is a multifamily investment company that has executed heavy value-add projects throughout Arizona, Texas, and Nevada. The proposed project will mark the first ground-up development for the company’s expanding Arizona portfolio. “The characteristics of the project fit our investment criteria: great location, strong demographics, a thriving job market, high barriers to entry, and limited competition, not to mention the rare opportunity to acquire an entitled site in a tax incentive Opportunity Zone. We are excited to add a development platform to complement our value-add and adaptive re-use investment strategies,” said Zeff.

Zack Mishkin with [Orion Investment Real Estate](#) brokered the transaction for the 9.6-acre parcel.

Northern Farms by Landsea Homes opens in Waddell

REAL ESTATE | 14 Nov | HOME & DESIGN
AZBigMedia



Landsea Homes Corporation, a publicly traded residential homebuilder, announced today the grand opening celebration for Northern Farms in Waddell, Arizona, will take place on Saturday, November 13 from 11 a.m. – 2 p.m. Three model homes will be available to tour all day with an on-site lender available to answer any questions.

“Northern Farms provides uncommon value to go with the rugged beauty of the Arizona landscape,” said Todd Condon, vice president of sales and marketing, Landsea Homes’ Arizona division. “Not to mention the high-quality high performance homes Landsea Homes is known for, a beautiful mountainous regional park in your backyard, and a prime location that offers small-town charm and metropolitan convenience.”

Nestled on the flank of the White Tank Mountains, Northern Farms offers a collection of 255 single-family homes with seven distinctive styles, floorplans, and sizes built to accommodate diverse home owners, from families to first-time buyers, and empty nesters.

Homes range from quaint yet sleek 1,315-square-foot, single-story homes, to large two-story homes with up to 3,018 square feet. The homes feature two to six bedrooms plus loft and study options. Prices begin at \$339,990.



Just a short distance away is the entrance to **White Tank Mountain Regional Park** and 30,000 acres of natural beauty, 30 miles of trails for hiking, biking and horseback riding, picnic areas, including shaded ramadas, and a nature center. The community is also near renowned entertainment destination, Wildlife World Zoo, Aquarium and Safari Park.

For those who want the big-city action of Phoenix, which recently surpassed Philadelphia at No. 5 in most populous U.S. cities, for work or play, the city is just 32 miles east on I-10. Closer in for shopping and entertainment are Surprise and Glendale, Arizona.

All homes at Northern Farms include Landsea Homes' High-Performance Home features, which are designed to respect the planet while saving money and keeping residents safe.

Buyers will be able to take advantage of Landsea Homes' LiveFlex® program, which presents the opportunity to transform spaces into whatever a homebuyer's lifestyle may need, whether that's a home office, an at-home learning space, a guest bedroom or a place to exercise.

Homes also contain the REME HALO® air purifier, a state-of-the-art product that mitigates indoor contaminants to keep residents safe and support healthy living by reducing airborne particles such as dust, dander, pollen and mold spores, killing up to 99% of bacteria, mold and viruses.

For more information about the Grand Opening event, visit <https://landseahomes.com/events/northern-farms-grand-opening>

For more information about Northern Farms, visit <https://landseahomes.com/arizona/northern-farms/>

Desert Discovery Day brings family fun

By Foothills Focus Staff
Nov 12, 2021



The ninth annual Desert Discovery Day includes interactive experiences at discovery stations that focus on the flora, fauna and history of the Sonoran Desert along the Harry Dalton trail.

Photo Courtesy of Desert Foothills Land Trust

As the mild fall and winter temperatures of the Valley beckon enthusiasts outdoors in search of adventure, Desert Foothills Land Trust invites nature lovers to the Jewel of the Creek Preserve for a day of exploration and discovery.

The ninth annual Desert Discovery Day is 10 a.m. to 2 p.m. Saturday, Nov. 13. Due to capacity limits, pre-registration is required. Participants can participate in interactive experiences at discovery stations along the Harry Dalton Trail. Each station will be focused on the flora, fauna and history of the Sonoran Desert.

The event is sponsored by Kiwanis of Carefree and Carefree Physical Therapy. Other community organizations partnering with the land trust for this educational event include Cave Creek Museum, Desert Awareness Committee, Desert Foothills Family YMCA, Desert Foothills Library, Rattlesnake Solutions LLC, Southwest Wildlife Conservation Center, **Spur Cross Ranch Conservation Area** and Wild at Heart.

“Whether you’re a seasoned hiker or exploring the desert for the first time, this is an event that people of all ages can enjoy,” said Vicki Preston, Desert Foothills Land Trust.

“We love to see the sheer excitement on the faces of the lucky who find a ‘nugget’ while panning for gold, or the wide eyes of those seeing an owl up close for the first time. This is a great opportunity for everyone to learn something about the unique Sonoran Desert we call home.”

The Land Trust connects people to nature through land acquisition and long-term stewardship, as well as events and activities, like Desert Discovery Day, that allow the community to use and enjoy the lands that have been protected. Pre-registration is required to attend Desert Discovery Day. To register or for more information about the Land Trust, visit dflt.org or call 480-488-6131.

Desert Discovery Day

WHEN: 10 a.m. to 2 p.m. Saturday, Nov. 13

WHERE: Jewel of the Creek Preserve, on Spur Cross Road, 4 miles north of Cave Creek Road, Cave Creek. Parking will be available at **Spur Cross Ranch Conservation Area**, which is less than 1/4 mile north of the preserve at the end of Spur Cross Road.

COST: Free

INFO: 480-488-6131, dflt.org

Outdoor Family Adventure Beckons at Ninth Annual Desert Discovery Day

Published on Nov 12, 2021
City Sun Times

Desert Foothills Land Trust invites nature lovers of all ages to join them at the beautiful Jewel of the Creek Preserve for a day of exploration and discovery. The ninth annual Desert Discovery Day will take place Saturday, Nov. 13, from 10am to 2pm. Due to capacity limits, pre-registration is required. Participants will enjoy the health benefits of hiking in nature as they take in breath-taking views and



participate in interactive experiences at discovery stations along the Harry Dalton Trail. Each station will be focused on the unique flora, fauna, and history of our amazing Sonoran Desert.

“Whether you’re a seasoned hiker, or exploring the desert for the first time, this is an event that people of all ages can enjoy,” said Land Trust executive director Vicki Preston. “We love to see the sheer excitement on the faces of the lucky who find a ‘nugget’ while panning for gold, or the wide eyes of those seeing an owl up close for the first time. This is a great opportunity for everyone to learn something about the unique Sonoran Desert we call home.”

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The **Desert Foothills Land Trust** connects people to nature through land acquisition and long-term stewardship, as well as events and activities, like Desert Discovery Day, that allow the community to use and enjoy the lands that have been protected. Future generations will benefit from this incredible legacy of conserved land.

WHAT’S UP IN ULTRA THIS WEEKEND – NOV. 13

Jeffrey Stern 11/10/2021
Ultrarunning.com

As we inch closer to the holidays, the **UltraRunning Calendar** continues to

thrive with some big races going off from coast to coast.

The highlight of the weekend has to be the notoriously swift **Tunnel Hill 100** in Vienna, Illinois, starting at 7 a.m. CST on Saturday, November 13. The flat and fast course saw the 25-year-old rising star **Taggart VanEtten** set the second-fastest time last year, just over 10 minutes behind Zach Bitter’s 2018 100-mile trail world record in **12:08:36** that helped earn him the **#7 Ultrarunner of the year**.

The two will face off head-to-head on Saturday in what is likely to be a quest not only for the win, but a new course record, potential world record and the first sub-12 hour 100-mile finish the course has seen. In May, VanEtten broke Bitter’s 100-mile treadmill world record by running 11:32:05 at an event in a Morton, Illinois, brewery. His result was 37 minutes faster than Bitter’s record time in May 2020. Last Saturday, VanEtten ran 2:22 at the Indianapolis Monumental Marathon.

Bitter appears to have last raced at the 100 Mile USATF Championships at the Jackpot Ultra Running Festival in Henderson, Nevada, on April 23, where he won in **12:52:13**. He injured his right ankle in July and has been steadily working back into shape over the last few months.

Trail Run Live will purportedly be **live tweeting** coverage of the battle. Give us your winner and their time in the comments below.

Closer to our UltraRunning Magazine headquarters in Bend is Run The Rock 50k/50m in Terrebonne, Oregon, on Saturday and Sunday. Both loop-style races within Smith Rock State Park and the Crooked River National Grasslands offer stunning views of the Cascade mountain range. Recent fourth-place finisher at the Broken Arrow Skyrace 48k, **Sandi Nypaver** is on the start list for the 50-miler and local Bendite **Drew Macomber** is slated to lead the charge on the 50k course, having recently won

the **Three Sisters Skyline 50k** in September.

Down the coast and just north of San Francisco, the **Mt. Tam Trail Run 50k** is also taking place on Saturday morning. The course features over 6,000-feet of climbing and descending in a single loop on the shoulders of Mount Tamalpais and amongst the infamous Muir Woods National Monument. **David Sinclair** of Truckee, California, has won three out of four ultras he’s entered this year, including breaking **Carl Andersen’s 29-year old course record at the Silver State 50** by nearly 20 minutes in May, and is registered for this Bay Area bash. Sinclair undoubtedly has his sights set on breaking **Rickey Gates’ 2013 course record of 3:49:21**.

In Mesa, Arizona, featuring winding trails throughout **Usery Mountain Regional Park** on the edge of the Goldmine Mountain Range is Aravaipa’s **Pass Mountain Trail Run**. With both the 50k distance and this year the inaugural 50-miler, it seems as if there’s an ultra to be run nearly every weekend of the year in and around Phoenix. Local **Nick Coury** likes to take advantage of said opportunities; he has landed on the podium in seven out of the nine ultras he’s entered this year and narrowly missed his eighth at September’s Run Rabbit Run by finishing fourth, and is slated to run the 50-mile distance on Saturday.

On the Western slopes of Colorado in Fruita is the **Kessel Run Ultra 60k/50m**, the **Franklin Mountains Trail Run 50/100k** in El Paso, Texas, all on Saturday; and in Chattanooga, Tennessee, we’ve got the **Upchuck 50k** point-to-point race that is entirely on Cumberland Trail single track on Sunday.

We couldn’t possibly cover them all, so please keep us privy to What’s Up in Ultra in your community this weekend by letting us know in the comment section below. Have an event you’re excited about next weekend that we



should include? Let us know about that one, too.

Maricopa County Telling Residents to "Take a Hike!"

By Staff | on November 09, 2021
By Maricopa County Government

For the past eight years, the Maricopa County Parks and Recreation Department has been telling park visitors to "take a hike!" While this is one of many activities offered in the county's regional parks, the department makes a point of stressing these three words to their park visitors on November 17, National Take a Hike Day.



"We understand that National Take a Hike Day isn't an official holiday; however, National Parks and Recreation Month is in July, and that's when our agency encourages recreating in the early morning or later evening hours when temperatures are slightly cooler," said R.J. Cardin, Maricopa County Parks and Recreation Director.

With the cooler temperatures, out-of-town visitors beginning to return to the valley, people are starting to seek out activities that allow them to reconnect with nature. "Recognizing National Take a Hike Day is a good fit for our agency since the weather is beautiful in Arizona this time of year! We'll be waiving the day-use entry fee into all of our regional parks on this day so the community can explore the Sonoran Desert and, of course, take a hike," added Cardin.

In addition, the department kicked off its annual **100 Miles in 100 Days Challenge** on November 1. With the launch of the program and the holidays quickly approaching, the free entry day provides a little extra motivation to visit the parks, take ranger-led hikes, and log additional miles.

"We are fortunate to live in a county that is not only growing quickly but is developing in a smart way that preserves and invests in approximately 120,000 acres of open space, including the Maricopa Trail connecting our beautiful parks," said Board of Supervisors Vice-Chairman Bill Gates, District 3. "I encourage you to hit the trails and recharge in our county parks this fall."

Park visitors are reminded that although temperatures may be cooler, appropriate hiking attire, sunscreen, and an ample water supply are still necessary for all activities.

In recognition of National Take a Hike Day, the \$7 per vehicle day-use entry fee will be waived at Maricopa County's regional parks on Wednesday, November 17, 2021, all other fees apply.

For more information on National Take a Hike Day or to locate a Maricopa County regional park near you, visit www.maricopacountyparks.net.

Diane Vaszily Named 2021 Cox Conserves Hero, Wins \$60,000 for Southwest Wildlife Conservation Center

By Kathryn M. Miller
Published on Nov 9, 2021
CitySunTimes

It was an emotional day at Southwest Wildlife Conservation Center (SWCC) when news came that volunteer extraordinaire Diane Vaszily had been

named the 2021 Cox Conserves Heroes grand prize winner. Beyond the well-earned national recognition of the work that Vaszily does through SWCC, the honor comes with a \$60,000 donation in her name to SWCC — a gift that the organization says will go a long way towards continuing their efforts to support area wildlife.

"We are truly honored that Diane Vaszily was chosen as the 2021 conservation hero by Cox Enterprises and The Trust for Public Land," said Linda Searles, executive director of SWCC. "The work Diane does to educate the public on the importance of wildlife in a healthy ecosystem and how to coexist with wildlife advances our mission to save our wildlife, one life at a time."

Meet some of the residents, past and present, of Southwest Wildlife Conservation Center



One of the sanctuary's long-time resident mountain lions, Ash
Photo courtesy of Southwest Wildlife Conservation Center

Established in 1994, [Southwest Wildlife Conservation Center](#) rescues native wild animals that have lost their homes to development, or are found injured, orphaned or abandoned. When possible, the animals are rehabilitated and released — healthy and wild — back where they belong.

Vaszily and team at SWCC help mountain lions, bobcats, skunks, opossums, black bears and other animals. About 80 percent of the



animals — and nearly all of the infants — are released back into their natural habitats. Those that can't be released live at the center's sanctuary.

The news of the 2021 Cox Conserves Heroes win was gratefully welcomed.

“Our ability to rescue, rehabilitate, and release mammals of the Southwest and offer sanctuary for those animals who are non-releasable will be greatly impacted by this generous gift,” Searles added. “These funds will also help us in the future as we work toward our goal of moving from our current 10-acre location to our future home: up to 100 acres in the McDowell Mountain Regional Park.”

Honoring Unsung Conservation Heroes

The [Cox Conserves Heroes](#) program, operated in partnership with [The Trust for Public Land](#), recognizes volunteers nationwide who create, preserve or enhance shared outdoor spaces in their local communities. Cox and The Trust for Public Land selected 12 regional Cox Conserves Heroes from dozens of nominations submitted this summer. The public then voted to select the grand prize winner.

The [James M. Cox Foundation](#) will donate a total of \$140,000 to environmental nonprofits selected by Cox Conserves Heroes, including the \$60,000 to the Southwest Wildlife Conservation Center.

The awards program was created as a way for these organizations to honor the unsung heroes in communities, as well as support the local organizations doing the important work of improving the environment. Through the program, the organizations hope to inspire more people to take an active role in community conservation.

Building Future Generations of Land Stewards Through Volunteerism

Taking an active role in conservation is something that Diane Vaszily has been

doing enthusiastically for decades. In addition to her work at SWCC, she has worked to support education efforts at the [Desert Awareness Committee](#), a community resource advocate for the Sonoran Desert. She wrote curriculum for and initiated a hands-on classroom program using a team of volunteers she trained. As a Conservation Center volunteer, she serves as a docent, education curriculum writer and mentor for new volunteers. She created a field program at the local park and secured a grant to transport local students to a hands-on education program, formed a team to author a children's book about desert animals, and leads a team that provides public seminars and classes for other nonprofits.

Her philosophy: “If the next generation has first-hand contact with the environment and wildlife in a meaningful and positive way, those experiences will help them become better stewards of those lands and animals in the future.”

And it is that philosophy, put into practice over many decades, that led to the 2021 award.

“We are in awe of Diane and the inspiring work she and other volunteers at the Southwest Wildlife Conservation Center do to preserve precious wildlife here while connecting kids and their families to the natural environment,” said Percy Kirk, Cox Southwest region senior vice president and region manager.

At the Nov. 7, 2021, Southwest Wildlife Conservation Center (SWCC) donor appreciation dinner, Diane Vaszily presented the \$60,000 check to the organization.

What Comes Next?

As for Vaszily, who says she is honored to have been chosen as the 2021 Cox Conserves Hero and grateful to those who voted for her, she is excited to continue the work that she and others do every day.

“I am ecstatic because I have spent 50 years educating about, promoting an understanding of, and creating a conservation ethic for the environment which surrounds us — from the wetlands to the deserts and the forests to the mountains and everything in between,” she shared. “As a volunteer, I am truly thrilled to be able to put dollars into the hands of those whose mission it is to conserve our deserts and especially our wildlife.”

Searles added her thanks to the organizations behind the program and to everyone who voted for Vaszily.

“Your incredible support makes Southwest Wildlife possible, and your passion and care for the environment will sustain our wild spaces for years to come.” |CST

Globalstar Announces Third Quarter 2021 Results

COVINGTON, La., November 04, 2021--

[\(BUSINESS WIRE\)](#)--Globalstar, Inc. (NYSE American: GSAT) today announced its operating and financial results for the quarter ended September 30, 2021.

Dave Kagan, Chief Executive Officer of Globalstar, commented, "We are pleased with the continued positive momentum in SPOT and Commercial IoT as the associated service and equipment revenue are each up from the third quarter 2020. The significant increase in equipment sales following the COVID-related headwinds that impacted demand in 2020 is a clear indicator of a rebound in these areas of the business. SPOT activations continued at record levels with LTM gross activations up 17% from the prior period, while Commercial IoT activations have continued to increase since the fourth quarter of 2020 and churn was 11% lower over the last twelve months compared to the prior year period. We have also expanded our



partner network across both service lines as we pursued opportunities in new Commercial IoT verticals and initiated distribution across new SPOT retailers. We expect this momentum to continue as we look into next year, and are especially excited about our developmental progress of the two-way IoT module, with capabilities that include both tracking as well as command control. Combined with a recently revamped partner engagement strategy for Commercial IoT, we anticipate a sea change when new two-way product availability is combined with an enhanced sales model for our reseller partners as we begin to compete in a large, established two-way market."

Kagan continued, "As we grow our SPOT partner ecosystem and subscriber base, we are broadening the scope of users who rely on our life-saving technology. I would like to share one real-life SPOT save this quarter which highlights the critical nature of our services – a single example that may not have made national headlines but, like so many other saves, touched the hearts of our employees and the SPOT subscriber family. Last month, a customer reached out to us directly to thank us for the life-saving technology that we have embedded in our SPOT personal communication devices and shared his story. After being injured and stranded on a remote trail, without the accuracy of our GPS technology and speed of our emergency response services, this customer would have remained stranded in **Lake Pleasant Regional Park**. Despite his injuries on a trail where it could be days before others would typically approach him, he was able to press the SOS button and emergency personnel were able to pinpoint his location and quickly descend on his location, bringing critical care in his time of need. While just one example on a micro scale, we believe that this customer, one of the over 8,000 rescues made, represents why satellite connectivity is so critical and will become ever more so over time on a macro scale. We are proud of what we contribute as a company and never

underestimate the importance of our role as a satellite service provider."

Kagan concluded, "Finally, I am thrilled to report that we have less than \$10 million of net first lien principal outstanding and expect to pay this remaining balance in full in the coming days. We would like to thank our French banking partners as well as BPIFAE on our 12-year partnership."

Jay Monroe, Executive Chairman of Globalstar, commented, "While real world anecdotes like the one Dave mentioned above truly inspire us in our daily work, we are equally encouraged by the progress we are making on the terrestrial spectrum effort. We recently attended a large mobile conference in Los Angeles and the progress we have made was very evident as many chipset vendors, infrastructure providers and module makers were all aware of and interested in supporting Band 53."

Monroe continued, "We are also encouraged by the multitude of use cases our ecosystem is finding for this band. After this long-term investment and thorough cultivation of this asset, we continue to see our licensed spectrum resource in Band 53 becoming an increasingly valuable asset for parties that want to reduce their reliance on the carriers with private wireless but also as an incremental band for more traditional wireless providers. We continue to make great progress developing the ecosystem and have expanded licensed POPs across three continents, giving us the tools to capitalize on this substantial and growing opportunity.

"Our regulatory efforts are picking up momentum and we look forward to having more to share in the coming months."

FINANCIAL REVIEW
Revenue

Total Revenue

Total revenue for the third quarter of 2021 decreased slightly from the third quarter of 2020 primarily from timing

of engineering services revenue. Lower service revenue was offset by an increase in revenue generated from subscriber equipment sales.

Service Revenue

We are pleased to see SPOT service revenue increasing 4% quarter over quarter, driven by higher average subscribers. As we have discussed over the past few quarters, we continue to see a recovery in SPOT driven by a higher volume of both equipment sales and subscriber activations. SPOT activations have increased each consecutive quarter this year and are up 17% over the last twelve months. As of September 30, 2021, our SPOT subscriber base, totaling approximately 275,000, has exceeded pre-COVID levels.

Duplex service revenue decreased over the prior year's quarter due primarily to fewer subscribers. Given the shift in demand across the industry from Duplex voice and data services to IoT-enabled devices, we continue to focus our resources on other growing revenue streams. While we expect the decline in our Duplex subscriber base to continue, the number of net deactivations are expected to continue to slow relative to prior periods.

Service revenue generated from Commercial IoT subscribers increased slightly in the third quarter of 2021 driven primarily by higher ARPU compared to the prior year's quarter. Consistent with the trend in recent quarters, the increase in ARPU was due to higher usage and the mix of our subscribers on higher rate plans compared to the prior year period. Despite the slight decrease in average subscribers, gross activations have also continued to increase in 2021 and churn was 11% lower over the last twelve months compared to the prior year period. Importantly, Commercial IoT equipment sales increased approximately 50% compared to both prior year periods (discussed further below) which we believe is another positive indication for future



Commercial IoT service revenue growth.

Finally, revenue recognized from engineering services decreased over the year's quarter resulting from the timing and amount of milestones completed associated with a specific contract. As engineering services revenue is generally milestone-based, we continue to see relatively sporadic recognition of this revenue stream, as expected.

Subscriber Equipment Sales

Subscriber equipment sales increased \$0.4 million in the third quarter of 2021 compared to the third quarter of 2020. The majority of the revenue increase was driven by a higher volume of Commercial IoT sales. Revenue generated from Commercial IoT sales benefited from increases in volume for almost all device types.

Revenue from SPOT equipment sales was generally flat, but up when comparing the year to date period. We experienced a temporary sales back order position at the end of the third quarter due to inventory shortages, which delayed the fulfillment of certain orders into the fourth quarter of 2021. We have generally been successful in managing supply chain disruptions caused by component part shortages; however, demand exceeded supply during the third quarter of 2021.

To help mitigate these challenges, which also impact Commercial IoT equipment, we are ordering available material in higher volumes and at higher costs than historically done. To date, our sales margin has not been significantly impacted when compared to the prior period due to the offsetting impact of a reduction in labor rates with our primary manufacturer negotiated in the third quarter of 2020.

Loss from Operations

Loss from operations was \$14.7 million during the third quarter of 2021 compared to \$14.6 million during the third quarter of 2020. The slight increase in operating loss was due to a

decline in total revenue offset by a decrease in operating expenses.

Lower marketing, general and administrative (MG&A) and depreciation expense were offset by an increase in cost of services. MG&A was favorably impacted by lower subscriber acquisition costs and stock-based compensation. Cost of services increased quarter over quarter resulting from higher lease expense resulting from our gateway expansion efforts as well as higher licensing and professional fees to support our anticipated launch of a new ERP system in early 2022.

Net Loss

Net loss increased \$5.9 million from the third quarter of 2020 to the third quarter of 2021. This change was due primarily to fluctuations in foreign currency and derivative gains and losses. Also contributing to the increase in net loss was a loss on extinguishment of debt, which resulted from a principal prepayment on our First Lien Facility Agreement during the third quarter of 2021.

Adjusted EBITDA

Adjusted EBITDA was \$10.6 million during the third quarter of 2021, down from \$11.5 million for the prior year's quarter, due to a slight decrease in revenue and higher operating expenses (excluding EBITDA adjustments) for the reasons previously discussed.

Liquidity

As of September 30, 2021, we held cash and cash equivalents of \$11.3 million and restricted cash of \$51.1 million. As previously announced, we received an advance payment of \$37.5 million during the third quarter of 2021. We used these proceeds to pay a portion of the remaining amount due under the First Lien Facility Agreement. Net of the \$51.1 million held in a restricted cash account, the remaining principal balance under the First Lien Facility Agreement is \$9.3 million and matures in December 2022. We expect to pay off this remaining balance using cash on hand and a partial reimbursement of

premiums paid under the Facility Agreement.

Our sources of cash also include operating cash flows generated from the business. We expect our uses of cash over the next twelve months to include operating costs and capital expenditures related primarily to network upgrades.

About Globalstar, Inc.

Globalstar is a leading provider of customizable Satellite IoT Solutions for customers around the world in industries such as oil and gas, transportation, emergency management, government, maritime and outdoor recreation. A pioneer of mobile satellite voice and data services, Globalstar solutions connect people to their devices and allow businesses to streamline operations providing safety and communication and enabling mobile assets to be monitored remotely via the Globalstar Satellite Network. The Company's Commercial IoT product portfolio includes industry-acclaimed SmartOne asset tracking products, Commercial IoT satellite transmitters and the SPOT® product line for personal safety, messaging and emergency response, all supported on SPOT My Globalstar, a robust cloud-based enhanced mapping solution. Learn more at Globalstar.com.

Note that all SPOT products described in this press release are the products of SPOT LLC, which is not affiliated in any manner with Spot Image of Toulouse, France or Spot Image Corporation of Chantilly, Virginia. Safe Harbor Language for Globalstar Releases

This press release contains certain statements that are "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995. These forward-looking statements are based on current expectations and assumptions that are subject to risks and uncertainties which may cause actual results to differ materially from the forward-looking statements. Forward-looking



statements, such as the statements regarding our expectations with respect to the pursuit of terrestrial spectrum authorities globally, future increases in our revenue and profitability, the impact on our business due to unexpected events such as the COVID-19 coronavirus, and other statements contained in this release regarding matters that are not historical facts, involve predictions. Any forward-looking statements made in this press release are believed to be accurate as of the date made and are not guarantees of future performance. Actual results or developments may differ materially from the expectations expressed or implied in the forward-looking statements, and we undertake no obligation to update any such statements. Additional information on factors that could influence our financial results is included in our filings with the Securities and Exchange Commission, including our Annual Report on Form 10-K, Quarterly Reports on Form 10-Q and Current Reports on Form 8-K.

Explore the Starry Night Sky at Cave Creek Dark Sky Event

Published on Nov 4, 2021
City Sun Times



The Cave Creek Dark Sky Initiative invites residents to an evening of star gazing led by an astronomy expert, Sunday, Nov. 7, at Spur Cross Ranch Conservation Area.

Astronomy expert and NASA ambassador Mark Johnston will share his deep space telescope images in real time onto a large monitor screen for participants. Additionally, Johnston will

aim his laser pointer into the night sky to highlight galaxies, nebula and other deep space wonders.

The event takes place, weather permitting, from 6:30–8:30pm; participants are asked to arrive before 6pm to avoid car lights disrupting the dark night. Head to the **Spur Cross Ranch Conservation Area** parking lot at the end of Spur Cross Road in Cave Creek.

An RSVP is requested; send an email to info@cavecreekdarksky.com. To learn more about the Cave Creek Dark Sky Initiative, visit www.cavecreekdarksky.com.

Maricopa County hosting parks planning meetings

Nov 02, 2021 11:00 PM
Wickenburg Sun

The Maricopa County Parks and Recreation Department is in the process of developing the Strategic Systems Master Plan: Parks Vision 2030. This plan will include an assessment of the entire park system, including the county regional parks and trails, as well as looking beyond park borders. The plan will identify opportunities to leverage success through partnerships to protect priority areas and enhance regional connectivity for people and wildlife.

The Strategic Systems Master Plan: Parks Vision 2030 will reflect the current park system, identify current community needs and concerns, review system-wide best practices, forecast future needs, and identify recreational trends that will continue to elevate the park system. The main elements of the plan include: community health and well-being, quality of life and the new economy, exceptional visitor experiences, preserving regional natural heritage, sustaining and maintaining park resources, and connected landscapes and trails. This plan will outline the long-range vision for the

park system including 10, 20, and 50 years into the future, for both the public’s enjoyment and the long-term protection of natural and cultural resources.

There will be two separate virtual public meetings held in November; the 8th and the 10th. The Town of Wickenburg is inviting all who are interested to attend the Wednesday, Nov. 10, meeting at noon in the Town Hall Council Chambers. The Town will be projecting the presentation live and will take questions and comments to present to the meeting presenters. People interested in attending either virtual meeting should register for the virtual public meetings by using the links below:

- Monday, Nov. 8, 5:30 p.m. – 7:00 p.m. Register here: <https://parksvision2030meeting1.ventbrite.com>.
- Wednesday, Nov. 10, noon. – 1:30 p.m. Register here: <https://parksvision2030meeting2.ventbrite.com>

For further assistance contact Town of Wickenburg Natural Resources and Recreation Manager Sarah Brown by calling (928) 668-0552.