

Estrella Town Hall Meeting Tuesday, July 24, 2018

The Gallery rooms at Starpointe were comfortably filled for this meeting. Staff added a few more rows to the back of the room so that the numbers in attendance were around 75 or so. That seems to be a good turnout for this kind of meeting. Visitors from the City of Goodyear were present to offer some info, and they included a young man from Benin, Africa who is here to study city government.

After a few HOT jokes about how HOT we've been here recently, Estrella HOA Executive Director Ellen Rosenbaum introduced Bill Olson, Newland Communities Senior VP and Division Manager who spoke about the exceptional growth that Estrella is experiencing right now. In 2017, net new homes sales reached 400, the highest in 15 years. YTD 2018 the community has reached 300 net new home sales, a 24% increase over last year. Moreover, of the 29 communities in the Newland portfolio, Estrella is by far the STAR, at #1 in sales and growth. There is obviously a lot of chatter about Lucero construction along with the new Information Center being planned there. In October, Newland plans to provide a more detailed Developer's Town Hall overview of the Phoenix market, the City of Goodyear, Estrella, and two of the new villages that are underway in Estrella: Lucero and the third phase of Montecito. Subject to availability, they plan to hold the event at Estrella Foothills High School Performing Arts Center. Looks like we'll have to wait until October to find out more but Newland will send out a "save the date" to residents soon, so be on the lookout!

One comment from Mr. Olsen caught my attention, "Newland is methodical in its planning, a great deal of thought goes into everything we do in Estrella" This is an important aspect of life in the Southwest Valley, which will represent 43% of all growth in Metro Phoenix over the next 20-25 years. Similarly, as the City of Goodyear and Estrella continue to grow, long-term planning includes infrastructure, land planning, and water, to name just a few... all of these topics and more, are parts of the answer to that particular question.

Kim Doud, Estrella's fearless trails-guy and local real estate agent, then offered us some insight into the current real estate market. He also informed us that this kind of HOT can be referred to as SOTS.... Surface of the Sun.... HOT! (This kind of heat cannot be overstated!) Kim's take on current real estate is... slow and solid. The numbers indicate moderate increases in number of houses sold, and number of average days on the market, and number average sales price increase. In his words, "Slow growth is good growth."

Estrella Facilities Director Frank Young then offered some updates on Estrella projects. The plans to replace the old North Lake footbridge are in process now. Upgrades to Bougainvillea Park are looking good. The solar panel/parking area by Starpointe is seeing action with core drilling happening now and actual construction beginning in September with a 6-week completion time. A question arose as to whether this addition

would offer plugs for electric cars. That is a good question, and one that will be explored.

There are quite a few exciting Lifestyle events coming up, and they are always available at www.LifeInEstrella.com, in the monthly magazine, on lobby screens at Starpointe, and through twice-weekly email newsletters you can sign up to receive. Another HOT topic is that of restaurants, and now, we can rejoice that there are three great options for your dining pleasure. Casa Del Mar at Presidio (follow their page on Facebook,) Splash! serving the pool area, and the brand new Lakeside Grill (www.LakesideGrillEstrella.com) are all receiving good reviews. We are thrilled to support the Estrella residents who have created these restaurant and dining opportunities for our community.

A few other topics of conversation included...

- The new fire station. This will be located on the west side of Willis Rd by the Rainbow treatment plant. Designs are in process now.
- The new waterline along Estrella Parkway is almost complete and will be wrapping up soon.
- Presidio may be abandoning outdoor entry card readers which have not worked in our HOT heat.
- Wall arbitration continues with a mediator “heavily involved” with experts from both sides. Expect an outcome in October.
- Once last time, an October SURPRISE! was mentioned about an October event planned at the high school by Newland. News about Lucero and the Welcome Center will be shared. Look for a ‘Save the Date’ announcement coming via Estrella email newsletters for that exciting event. (To register for email newsletters, send a note of interest to ajohnson@ccmcnet.com. Website registration is required.)

As members of the Communications Committee, we hope that providing residents with meeting notes like this will keep you updated and aware of topics that are covered, their process and progress.

Sarah Soltow and Lynette Keating