

BILTMORE

Lifestyles

A Community Service Publication

What's Ahead for Biltmore Real Estate?

The #1 Team in the Biltmore Speaks Out

Special feature pages 8 - 9

VOL. XXXIV, No. 1 • January 2023



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Extensive Planning in Place at Sky Harbor for This Year's Super Bowl

The Super Bowl will once again be played in Arizona next month, and the City of Phoenix Aviation Department has been planning for several months among its three airports – Phoenix Sky Harbor, Phoenix Deer Valley and Phoenix Goodyear Airport – to ensure we're fully prepared for the expected spike of travelers.

Super Bowl LVII will be played Sunday, February 12th, and this marks the fourth time the Big Game will be played in the Valley of the Sun.

Interestingly, the day after the Super Bowl, February 13th, will likely be the busiest day of the year for Phoenix Sky Harbor International Airport. In 2015, the last time Arizona hosted the Big Game, the airport broke a single day record for the number of passengers traveling through the airport the day after the Super Bowl.

Here are some other notable facts from the day after the Big Game in 2015:

- ✈ Approximately 175,000 passengers
- ✈ 1,500 takeoffs and landings
- ✈ 42,957 passenger bags screened
- ✈ 12,116 Rental Car Returns
- ✈ Average security checkpoint wait time – 10 minutes or less



The airport is anticipating in 2023 to see more than 180,000 passengers the day after Big Game with similar numbers to 2015 for takeoffs and landings. But Phoenix Sky Harbor is prepared, having successfully welcomed Super Bowl visitors three times already. Phoenix Sky Harbor is working with the Super Bowl Host Committee, the NFL, the airlines, TSA, car rental companies and other partners to ensure special operational plans and additional staff are in place.

You can expect to see extra TSA staff as well as increased customer service staff positioned in key areas inside the airport terminals to welcome visitors and provide assistance. Our Navigator volunteers will also be out in full force to answer airport-related questions and will team up with Super Bowl volunteers, who will be on hand to answer event-related questions.

If you're interested on travel tips or more information as it relates to the Big Game and the Airport, please visit the Super Bowl section of skyharbor.com/superbowl.



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Arizona's The Wigwam Named Best Historic Resort in the U.S.

The Wigwam, known for relaxed Southwest luxury since its founding in 1929, has been named the country's best historic resort by Historic Hotels of America®. Managed by Benchmark, Pyramid Luxury & Lifestyle, the Litchfield Park, Arizona escape was recognized in the 2022 Awards of Excellence as a resort that best celebrates its history in the guest experience and provides exceptional customer hospitality and service.

What began as a small lodge outside Phoenix during the rise of cotton ranching in the early 1900s is now one of the country's preeminent boutique retreats, marrying history with the latest creature comforts expected of today's seasoned travelers. Set across 440 lush acres, The Wigwam currently features 331 elegantly appointed rooms and suites, three signature dining spaces, a 26,000-square-foot spa, 54 holes of Championship golf, nine tennis courses, three pools, including a 25-foot dual water slide, and 100,000-square-feet of indoor and outdoor event space. The original lodge, today called The Organizational House, still adorns the resort complex with its heritage southwestern charm.

"The team at The Wigwam has beautifully captured the history of the resort in a way that inspires today's modern travelers, and we are grateful for this recognition by Historic Hotels of America," said Greg Champion, President and COO, Benchmark, Pyramid Luxury & Lifestyle.

About Benchmark, Pyramid Luxury & Lifestyle

Benchmark, Pyramid Luxury & Lifestyle, a division of Pyramid Global Hospitality, features the finest in lodging, dining, recreational and meeting accommodations. Featuring unique and distinctive properties renowned for exceptional service and for creating unforgettable memory-making experiences, it is the signature division of Pyramid Global Hospitality, a leading U.S.-based hospitality management company. Many of Benchmark's properties are certified by IACC, the association that represents the finest meeting venues and services globally, and many have also been recognized with the coveted Benchmark Conference Centers® certification of meeting excellence. Learn more at www.benchmarkglobalhospitality.com. ❖



From the Publisher...



Happy New Year to all our *Biltmore Lifestyles* readers! With the new year comes new beginnings. It's never too late to start something new! Perhaps the new year would be a fun time for you to explore new activities, groups or hobbies that you have always secretly thought to yourself, "that might be fun." Take a class on a subject unrelated to your career, community, or family, something you've always been interested in but never made the time to pursue. Go to a new

restaurant, maybe an ethnic restaurant and try something different on the menu. Take a yoga class if you've never done that. Maybe try meditation. Whatever it is you want to try, get out and do it!

One event in January that you won't want to miss is the Barrett Jackson auction from January 21st through the 29th at Westworld of Scottsdale. It is always exciting to see so many unique cars in one location, where you can get the car of your dreams, rub elbows with celebrities, experience auction action at its best and potentially make your mark in automotive history. For more information and tickets, you can visit their website at www.barrett-jackson.com.

Thank you for reading this month; I look forward to bringing you another exciting issue of *Biltmore Lifestyles* in February.

Until next month, *Susan*

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AlphaGraphics Camelback New Location Coming 2023

Printing powerhouse, AlphaGraphics Camelback (alphagraphics.com) is expanding to a new location after 29 years. The custom-built 12,000 sq.-ft. state-of-the-art printing facility is now under construction at the southwest corner of 24th St. and Campbell and is set to open in mid-2023. Founded in 1981 and still operated by Larry Furlong, AlphaGraphics Camelback is the fifth-highest volume location out of 270 AlphaGraphics nationwide. Defying predictions that the digital revolution would lessen the need for print shops, AlphaGraphics Camelback has grown to more than 35 full time employees and often runs its printing press 24 hours a day.

Housed on the site of a former gas station at 24th street and Campbell Avenue, just a half-mile from the existing location at 2120 E. Camelback Road, AlphaGraphics Camelback worked with LGE Design Build to craft a bespoke printing facility that will serve the neighborhood and beyond for the next three decades. Besides expanding the previous footprint by 2,000 sq. ft., the stylish, contemporary design features a soaring double-sided glass atrium entry. Stepping into the high-tech printing bay, the sleek, grey concrete block walls are broken up with peak-through window walls to showcase the bustling print floor (running 24/7 during peak times), and new, larger digital equipment that couldn't fit at the old location. "Because technology changes so quickly, we will be retiring a lot of our printers and taking advantage of our first-ever facility designed for the digital age from the ground up," Furlong says. Furthermore, as part of AlphaGraphics Camelback commitment to eco-friendly practices, including using 90% FSC certified paper from sustainably managed forests, the lumber used in the new building will also be FSC certified.

Launched in 1981, AlphaGraphics Camelback was one of the first franchisees of this famed printing company originally founded in Tucson in 1970. A Tucson native, Larry Furlong first fell in love with printing during freshman year in high school, when he signed up for class at the



school's print shop. After seeing a note that the AlphaGraphics near campus was seeking students for afterschool jobs, he started working part time, and then transferred to the company's new location in downtown Phoenix the day after graduation. Working his way up to manager right around the time AlphaGraphics started franchising, Furlong launched his own franchise on October 10th, 1981.

Currently employing 35 full-time staffers, AlphaGraphics Camelback will be looking to expand prior to opening in the new space. Offering full graphic design services, full color digital printing and traditional offset printing, large format graphic signs and wall murals, and mailing services, AlphaGraphics Camelback also creates custom web-to-print solutions for large clients.



The VIG North Central ~ Now Open!!!

The Valley's favorite neighborhood hangout, The Vig has finally opened its doors in north central Phoenix and is featuring a new chef-crafted menu and a vibrant indoor-outdoor vibe. This popular neighborhood-focused tavern is housed inside a handsomely remodeled space that was formerly home to Ladera Taverna Y Cocina. Located in the heart of North Central/Uptown Phoenix at (on Central Avenue just south of Dunlap), The VIG North Central (8727 N. Central Avenue) will greet the neighborhood with The VIG's signature mix of warm and welcoming wood-lined interiors and expansive, tree-lined outdoor dining and drinking patios.

Open for dinner daily, plus weekend brunch, The VIG North Central will also be the neighborhood's first chance to savor Chef Jeremy Pacheco's revamped menu of upscale tavern fare. Highlights include starters such as Salt Seared Tuna, Spicy Fried Cauliflower, Shrimp and Crab Ceviche and Crisp Red Onion Rings perfect for dunking in white BBQ sauce. Plus, crave-worthy new salads such as Blackened Tuna, sandwiches such as Hot Honey Chicken and Braised Beef Dip, and entrées such as Housemade Rigatoni and Grilled Mahi Mahi Sandwich. The VIG North Central also tempts with an expansive selection of Signature cock-

tails, craft beer and wine, and features weekday happy hour from 3:00 p.m. to 6:00 p.m. Visit www.thevig.us for more details.

First founded in 2006 with the opening of The VIG Arcadia, The VIG North Central is the fifth location for this hyper-local, community-driven tavern. Plus, The Vig Park West is now under construction and scheduled to open in January, just in time for the Super Bowl at the nearby State Farm Stadium. Proudly based in Phoenix, Genuine Concepts is the neighborhood-focused restaurant group behind The VIG, The Little Woody, The Womack, The McMillan, The Genuine and Campo Italian Bistro & Bar. ❖



The Biggest Little Agency Races to Win for Kids

Defenders of Children, a nonprofit corporation provides abused children in Arizona with needed free services. They are presenting a fun-raiser on a Friday that falls between Barrett Jackson and the Super Bowl LVI. On February 3rd, The Vault of Scottsdale will host START YOUR ENGINES, named after the famed Indianapolis 500 opening call to "Ladies and Gentlemen, Start Your Engines."

This Meet & Greet Fundraiser will feature auction items involving a 1935 Rolls Royce, auction items from Radford Racing School, hors d'oeuvres and drink tickets. The event has the additional fine purpose of honoring a legacy racing family – The Tony Bettenhausen family of drivers. National champion driver Tony and his three sons all drove at Indy and beyond. Survivor son Merle who lost his arm in a horrific crash in 1972 will travel from Indianapolis to be the main speaker. He'll banter with the drivers who are present. Sue Bettenhausen, an Arcadia resident and only daughter, is humbled that her family is so remembered.

Many know the nonprofit 501(c)(3) group Defenders of Children, and it's predecessor agency dating back to 2001, Justice For Children-AZ, all too well because they have needed the free mental health and legal services. It's well known to the AZ State Bar and family court officials. They are the only agency in Arizona you can walk in to, child in tow (or better yet call their Helpline) and, after consultation, receive ongoing free trauma therapy and free legal services, all under one roof.

If you haven't heard of them, it could be because in these more recent years, the main funder is the United States Department of Justice. Yes, through a law, called the Victims of Crime Act, VOCA is funded not by U.S. tax monies, but through dollar contributions by perpetrators into the VOCA fund.

Those dollars are parsed out to the various states. Defenders is also qualified to receive Arizona Tax Credits when monies owed to the State of Arizona can be redirected to the charity, up to \$400 for an individual and \$800 for a married pair. These tax dollars can be directed as desired.

You may wonder, if the U.S. Department of Justice is involved, why a fundraiser? The agency is required to do its own fundraising to secure funding and volunteers in addition to what The Fund provides. After all, VOCA doesn't fund everything needed to serve some 3,000 individuals per year. These are considered primary victims (where direct assault, abandonment, sex trafficking or documented abuse occurred), and secondary victims (the family members living with or caring for the main victim or victims). We don't like to think about it, but we're glad to know the staff attorneys, paralegals, mental health professionals, helpline advocates and volunteers called to this work are located in central Phoenix and serve the entire state. The Helpline can be reached 10:00 a.m. to 5:00 p.m. at (602) 710-1903 at the agency.

For information on START YOUR ENGINES, contact co-chairs Donnalee Sarda, herself a lifelong counselor, and Virginia "Ginger" Moon at (602) 908-3365 or donnaleelpc@gmail.com, or you can scan the Venmo below or the QR Code to announce your donation and its purpose. Hope to see you at The Vault. ❖



4520 E EARLL DRIVE

Huge Price Reduction! Best deal in Arcadia. This custom remodeled Arcadia Ranch home is in one of the most highly sought-after neighborhoods. Fully remodeled in 2017 & recently transformed into a 4BR 3BA, it features an open floor plan, giant chef's kitchen, newer pebble sheen diving pool & comfortable outdoor living spaces. The electric skylight, vaulted ceilings & wall-to-wall sliding doors all offer natural sunlight. The resort-like backyard oasis, on a 10,000 sq ft lot, boasts views of Camelback Mountain. This home is move-in ready with a new HVAC & water heater.



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THE #1 REAL ESTATE TEAM *in the* BILTMORE

When it comes to the Biltmore, nobody has sold more homes than Tucker Blalock and Oleg Bortman. This dynamic duo from The Brokery is responsible for selling over 200 homes for more than \$160,000,000 in the neighborhood over the past ten years. With the recent market shift, we sat down with these gentlemen to talk about Biltmore real estate moving into 2023.

What you two have accomplished in the Biltmore market is really incredible. What can you tell us about your company this year?

Thank you! We really appreciate all of the support and those that have watched us grow over the past decade. Our company now has over 50 real estate advisors and 4 office locations. Our company transacted right around \$350,000,000 in 2022.

Where do you see the real estate market headed in 2023?

Every part of the market is different, but regarding the Biltmore in particular we are still very bullish. While we may not continue to see double digit home appreciation year after year, we are definitely not expecting big price drops. In our opinion, the Biltmore's central location, amenities, and low maintenance lifestyle will help to buoy prices. Additionally, Biltmore homebuyers usually aren't as rate sensitive since the neighborhood attracts a hefty amount of second home buyers and downsizers who are more cash flush.

What do you think of the current interest rate environment?

Interest rates are currently around 6.25% which is historically low. It's not so much about the rate, but the velocity with which this interest rate move happened. It caught some people off guard and is definitely putting some pressure on pricing. As we mentioned earlier though, a lot of our sales in the neighborhood include significant amounts of cash so we haven't seen demand slow too much just yet because of the rates.

What home trends are you seeing around the neighborhood?

Early in our Biltmore careers, it was rare that we would see a nicely remodeled home. We were selling a lot of 1970 and 1980 originals. Recently, we have been fortunate to represent a number of beautifully re-designed homes that have helped to push pricing in the neighborhood. Notably, we had the first \$2,000,000+ sale ever in the Biltmore Greens this past year at 6113 N 31st Ct.

A lot of our clients have filled in the old sunken living rooms and raised the soffits which are usually in the hallways and kitchen areas. These two changes help to bring the homes up to today's standard and garner more money on the market.

What does your crystal ball say about the Biltmore in 2023?

We believe the lack of supply in the Biltmore will help the market to stay resilient. It may take a little longer this year to sell homes, but pricing will remain strong. If someone is telling you the market is soft, they don't know the Biltmore.



Right: Oleg Bortman and Tucker Blalock
Co-Founders of The Brokery



6113 N 31st Ct | Closed for \$2,095,000

Additionally, the Biltmore Hotel has record bookings planned for 2023 which means more eyes will be on the area. From our sales office inside of the hotel lobby, we are able to interact with a wide variety of guests from across the world and educate them about all of the best aspects of our area.

Any last words for the readers?

It is very important this year to rely on professionals with a track record in the neighborhood. Pricing and market dynamics are so volatile that the wrong agent can lead to a difference of tens of thousands of dollars. This market will humble the part-time agents who were in it to make a quick buck the past couple of years.

Nobody has more Biltmore knowledge or marketing power than we do. We have sold in every single Biltmore community and we keep a close watch on every sale in the market.



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2502 E Montebello Ave | Closed for \$1,600,000



The Brokery's Office in the Arizona Biltmore Hotel Lobby



11th Annual Street Eats Food Truck Festival Rides into Salt River Fields ~ January 28th and 29th ~

The 11th annual Street Eats Food Truck Festival, a Valley festival favorite, kicks off Salt River Field's 2023 event line up. Expect a weekend of tasty treats, comforting classics and unique gourmet cuisines. There is something for everyone at Street Eats! Craving Mexican, Italian, BBQ or American classics, chances are high that one of the 40+ food trucks appearing at this year's event will have something to treat your taste buds. This family friendly event is

open from 11:00 a.m. to 5:00 p.m. on January 28th & 29th, and will feature music, an array of food eating contests and a local vendor village! Snack the afternoon away with your family and friends and get a taste of some of your favorite spots.

Tickets for the 2023 Street Eats Food Truck Festival are on sale now! Pricing is \$12 for GA or \$65 for VIP access, including five beverages, private restrooms, plus access to VIP

Lounge. Kids under 12 (and parking) are always free. All food trucks accept cash (and most accept credit cards). All of the food trucks will be serving up \$2 samples all day long.

Salt River Fields at Talking Stick is located at 7555 N. Pima Road in Scottsdale. For more information about the 11th annual Street Eats Food Truck Festival and for tickets, please visit www.streeteatsaz.com. ❖



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The Simon & Garfunkel Story Comes to the Orpheum Theatre for Three Shows Only

Arizona based Nite Out Entertainment is proud to present The Simon & Garfunkel Story, the internationally-acclaimed immersive concert-style production which is coming to the beautiful Orpheum Theatre in Phoenix on Friday, and Saturday, January 27th and 28th, 2023 for three shows only.

Get your tickets now to see The Simon & Garfunkel Story, which has been experienced in 50 countries worldwide, and since selling out in London's West End, it has now become the world's leading theatre show. The Simon & Garfunkel Story is expected to sell out in theatres across the country. The immersive concert-style production chronicles the amazing journey shared by the folk-rock duo, Paul Simon and Art Garfunkel.

Portrayed by acclaimed performers, the show features state of the art projections along with original film footage and a full live band performing all the hits including Mrs. Robinson, Cecilia, Bridge Over Troubled Water, Homeward Bound and many more.

With more than 100 million album sales since 1965, Simon & Garfunkel's perfect harmonies and songs poignantly captured the times that made them one of the most successful folk-rock duos of all time. Over the years, the duo won 10 Grammy Awards and were inducted into the Rock and Roll Hall of Fame in 1990.

The Phoenix production is being presented by Sam and Leah Katz and their Scottsdale based Nite Out Entertainment production company. This wonderful partnership shares a combined four decades of experience in the entertainment industry. They have promoted, produced and managed numerous marquis events, international concerts, Broadway musicals, consumer shows, live events and most recently the renowned immersive exhibit Beyond Van Gogh and Beyond King Tut in partnership with National Geographic. This duo has brought in over 36 iconic artists such as Tina Turner, The Rolling Stones and Paul McCartney as well as over 27 Broadway Musicals such as *Evita*, *Les Misérables* and *Phantom of the Opera*. Other events have included the Hollywood Bowl "Hall of Fame"



Concerts, the Academy of Music Anniversary Concerts and Stadium of Fire 4th of July Spectacles which featured artists and performers such as: Sting, Billy Joel, James Taylor, Garth Brooks, Rod Stewart, Jack Black, Jamie Foxx, The Jonas Brothers, Miley Cyrus, John Williams and BB King. "We are very passionate and dedicated to the arts community for people of all ages. The Valley has been near and dear to our hearts for over 20 years so we are thrilled that we can bring this concert-style production to the Orpheum Theatre in Phoenix. It will be an experience to remember," said Leah Katz.

Showtimes for The Simon & Garfunkel Story are 7:30 p.m. Friday, January 27th, 2023 and 2:00 p.m. and 7:30 p.m. Saturday, January 28th, 2023. Tickets will sell out fast. For more information or to purchase tickets please call the Orpheum Box Office at (602) 262-7272 or visit www.pcticketing.com for tickets.

Ryan House's Signature White Christmas Gala

Grosses Nearly \$200,000

Local nonprofit Ryan House welcomed nearly 200 guests to its signature White Christmas Gala in the Gold Room at the Arizona Biltmore Resort on Saturday, December 3rd for an intimate, festive evening celebrating Ryan House. The event, which is held annually, raised nearly \$200,000 in direct support for the nonprofit organization that cares for Arizona's children with life-limiting conditions and their families.

Guests of the event, led by 2022 Committee Co-Chairs Jaime Spinato and Nicole Spinato-Kienlen along with Host Karie Dozer, enjoyed an elegant evening to begin the holiday season. The evening featured Ryan House family Jane and Jon Andersen who shared their family's story about the respite care that their son, Mattie, receives at Ryan House.

Guests also enjoyed fine dining and dancing to the tunes of The Hamptons band. And they had the opportunity to take part in an optional Whiskey Tasting Experience. In keeping with the White Christmas theme, guests were treated to a magical snow fall on the Gold Room patio.

"It was truly wonderful to kick off the holiday season and celebrate with our incredible and supportive community at the historic Biltmore," said Ryan House Executive Director Tracy Leonard-Warner. "Thanks to the open hearts of our sponsors and guests, and the support we receive from everyone in our community, Ryan House can continue offering the mission critical services we provide to the children and families we serve. For that and so much more, we are deeply grateful."



Nicole Burbano, Joe Strening, Megan Peacock, Roger Peacock, Kristina Brown, Benjamin Brown

The 2022 White Christmas Gala Silver Sponsors included Amalyn Consulting, Estancia Nine and Wine, Hospice of the Valley and National Bank of Arizona. This year's Bronze Sponsors included Ashley and Zach Crowell Family and Friends, Dignity Health, Kathy and Mike Hanley, Lynn Hoffman, MedOne Arizona, Plexus, RSMII LLC, Silicon Valley Bank and Spinatos Pizzeria.

About Ryan House

With our world-class care and programs, we embrace all children and their families as they navigate life-limiting or end-of-life journeys through palliative and respite care that addresses the emotional, spiritual, and social needs of the family, continuity of care from diagnosis to end-of-life, expert care provided by our prestigious care partners



Oliver & Elle Fultz, Rob & Christine Guthrie



Lisa Socie and Jeff Huff



Jon & Jane Andersen, Holly & Jonathan Cottor



Daniel & Tara Franks, Ashley & Zach Crowell



Dr. Shawn Summers, David Grimwood, Rob Maver, Peter Alden

and highly-trained staff and a loving community that offers ongoing support and compassion. Ryan House is the only facility of its kind in the state and only one of three in the country. For more information, visit ryanhouse.org. Follow them on Twitter and join them on Facebook. ❖



Mark and Yuki Sammons



Lauren and Gregg Maehling, Megan and Roger Peacock



Tracy Leonard-Warner, Nicole Spinato-Kienlen, Karie Dozer, Jaime Spinato

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Minimal Living Concepts Sees Surge in Popularity of Modern Additions

Accessory Dwelling Units (ADUs) Being Used for Multigenerational Living, Home Offices, Income Properties

When remote working surged in 2020, Minimal Living Concepts Co-Founders Zander Diamont and Jared Amzallag saw a huge need for people to have a separate space away from the distractions of home. At the time, the two were living in LA exploring real estate development opportunities and Amzallag was returning regularly to visit family in Scottsdale. Seeing the booming real estate market and business-friendly environment, he knew Arizona was the perfect spot to launch their new venture and the two soon left LA for Phoenix. Diamont's luxury real estate background and Amzallag's creative marketing experience came together to form Minimal Living Concepts in January 2021. Headquartered in Scottsdale, the company has built and sold 60 ADUs (accessory dwelling units) in Arizona to date.

"We're providing a revolutionary new approach to the traditional building process," says Diamont. "Most people don't want to take on the hassle of hiring an architect, finding a contractor, dealing with complicated permitting issues, and dealing with so many entities. We geek out over the little things, so our customers

don't have to. We provide a simple, turn-key solution and an incredible product."

Minimal Living Concepts, which has grown to a team of ten, provides four simple product options with modern architecture and great design and takes care of everything end to end. Each unit is built with traditional construction methods with starting prices ranging from \$150,000 for the smallest guesthouse to \$418,000 for a three-bedroom, 1,600 square foot home.

"Our website makes it easy to view our pre-designed units and transparent pricing and make your selection," says Amzallag. "It's a beautiful, straightforward and easy process – a completely new way to buy and build a home."

Customers can choose from Flex (429 square feet), Live (522 square feet), Live+ (750 square feet), Dwell (1,044 square feet), and Resi (1,600 square feet). Diamont and Amzallag say their

most popular product is Live, a true one-bedroom living space designed with minimalism and utility in mind, and perfect for a guest home, rental unit, pool house, gym, or robust office.

"Our experience was first rate all the way through," says Minimal Living Concept customer George Hasiotis. "The workmanship and follow-up attention extended to us was unique. I highly recommend this group and product. It has been a real value-added investment for our property."

About Minimal Living Concepts

Minimal Living Concepts designs and builds modern homes and additions. Minimal has set out to change the way consumers view and experience residential construction, delivering pre-designed units within a turnkey build process. You can explore options and place orders at minimallivingconcepts.com. ❖



OpenTable Names Steak 44, Dominick's Steakhouse and Ocean 44 On Impressive List of Top 100 Restaurants in America

The Valley's top trio of steakhouses and seafood are proud to announce OpenTable diners have named Ocean 44, Dominick's Steakhouse, Steak 44 on its top 100 restaurant list for the U.S. in 2022.

The restaurants have been chosen as OpenTable's Top 100 Restaurants for 2022, curated by diners and based on over 13 million reviews submitted in the last year by verified OpenTable diners.

According to OpenTable, their list of the Top 100 Restaurants for 2022 in the U.S. is generated from diner reviews collected between October 1st, 2021 and September 30, 2022. All restaurants with a minimum "overall" score and number of qualifying reviews were included for consideration. The overall score is made up of unique data points, such as overall diner rating, user klout, total number of reviews, and regional overall rating. Qualifying restaurants were then scored and sorted according to the overall score.

In addition to Dominick's Steakhouse, Ocean 44 and Steak 44, Mariposa in Sedona and The Henry in Phoenix also joined the list representing Arizona.

Oliver Badgio, who serves as the Chief Brand Officer for Ocean 44, Steak 44 and Dominick's Steakhouse thanked the diners for including their Arizona concepts, as well as their sister restaurant Steak 48 in a neighboring state.

"We're absolutely thrilled and honored to have all three of our Arizona restaurants make the top 100 list and we are equally as elated our Steak 48 in Charlotte was also selected by diners," said Badgio. "I think it shows that diners are continuing to love and enjoy the world class dining experience we offer and the premium seafood and steaks that we continue to source from around the world."

About Steak 44

Steak 44, located in Phoenix on 44th Street at Camelback, opened to stellar reviews in the spring of 2014 and is the latest steakhouse masterpiece by Dennis, Michael and Jeff Mastro, along with partner Scott Troilo, who also own the popular Dominick's Steakhouse in the Scottsdale Quarter and Ocean 44 near the luxury wing of Scottsdale Fashion Square. Housed in an 8,400 square foot landmark, Steak 44 is an upscale urban oasis that boasts a vibrant bar, glass expo kitchen, intimate dining suites and many dining rooms featuring unique architectural detail, truly something for everyone to call their new favorite restaurant and hangout. Steak 44's menu offers a twist on the classic steakhouse menu while reinforcing the idea of a new American steakhouse. Guests can enjoy several options of the best in prime steaks and chops in various portion sizes, along with an array of fresh seafood flown in daily, and a large assortment of chef inspired side dishes and appetizers.

About Ocean 44

Created by the founders of the Valley's favorite family of steakhouses, Steak 44 and Dominick's Steakhouse, Ocean 44 is the brand new seafood creation by owners and brothers Mike and Jeff Mastro, along with their father Dennis and partner Scott Troilo. Designed by Testani Design Troupe with almost 12,000-square-feet, the restaurant opened earlier this month in Scottsdale at the former Harkin's Camelview space on Goldwater Blvd., across from the new luxury wing of Scottsdale Fashion Square. Ocean 44 features an elaborate glass expo kitchen with nearby seats, a large bar and two dining bars, flexible private dining rooms, the main dining floor and several other options. With an abundant and varied seafood menu, Ocean 44 is seafood reinvented in a vibrant upscale atmosphere specializing in world class seafood and the great steaks they are known for at Steak 44. Ocean 44 offers its own unique coastal feel, a complete departure in environment and seafood options built on the same foundation of quality and luxury personal service. Ocean 44 dishes include butter and chardonnay steamed mussels, heirloom tomato crab stack, lobster bake, smoked salmon hash brown pizza, and a wide selection of wood-roasted oysters.

About Dominick's Steakhouse

Dominick's Steakhouse is an experience, a renewed Manhattan style American Steakhouse featuring world class steak, paired with unique and interesting side dishes and appetizers that go beyond the traditional steakhouse menu. Housed in a stunning and energetic atmosphere and located in the Scottsdale Quarter, Dominick's Steakhouse is the creation of Dennis, Michael and Jeff Mastro, along with partner Scott Troilo, who also own the popular Steak 44, and Ocean 44 restaurants in Arizona. Often awarded Best Arizona Steakhouse by diners and critics alike, Dominick's offers an elegant fine dining experience with exceptional personal service and a luxurious menu created by Chief Executive Chef Marc Lupino and features the best quality steaks including USDA Prime and American Wagyu and fresh seafood flown in daily. Dominick's also features an extensive wine selection, as well as signature cocktails including its famous Manhattan. Guests have a wide range of dining experiences from the chic dining rooms to dining poolside on the restaurant's rooftop dining room starlight. Dominick's is regularly featured on local television, and in local and national magazines and newspapers and has grown to be a favorite in the Scottsdale Quarter. ❖



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~ Real Estate Update ~



New Year's Resolutions for the Home

By Debbie Frazelle, Coldwell Banker Realty

Instead of repeating New Year's resolutions that you'll never keep, this year try setting a few home improvement goals. You're certainly aware of the typical "paint your front door" advice for a quick home improvement, but you can save the prettying-up for spring and address the basics now. These resolutions will have an immediate impact on your daily quality of life and help you go into the new year worry-free.

Kitchen

If you consider your kitchen the heart of your house, cook up some ways to perform preventative maintenance on your appliances. Machines that receive the brunt of day-to-day use (the refrigerator, dishwasher and stove) deserve a deep cleaning and a checkup. Make sure to thoroughly clean behind and underneath them and address any operational issues so you can plan for necessary repairs or replacements.

Improvement Idea: Give your kitchen a little TLC by having the countertops resealed and installing a backsplash.

Living Spaces

There's nothing quite like settling into a room that's refreshed from top-to-bottom with spotless windows and floors. Consider renting a floor cleaning machine or scheduling professional services. Furniture with upholstery should get a good steam treatment, and walls could likely use a wipe down to erase months (or years) of smudges and stains. Once you're finished, your home will look, and more importantly, feel as good as new.

Improvement Idea: To keep floors clean consider using entryway shoe racks and robot vacuums/mops.

Garage

Whether it's your hobby space, tinkering spot or storage for miscellaneous items, the garage is often overlooked when it comes to home upkeep – so bring this "out of sight, out of mind" space into the spotlight. Take inventory of everything inside your garage. If you have any unwanted items, set them aside for donation or get rid of them. For everything else, reorganize and declutter by prioritizing items you use often and storing away items that are used sparingly.

Improvement Idea: If you have a bare garage floor, consider having a professional coat it with paint, concrete sealant, or epoxy.

Exterior

Think about a big project that you haven't had time to get to or have been putting off. Are there leaves or debris still sitting in the gutter? Should a pressure washing be scheduled in the upcoming months? Could the landscaping use a touch-up? Once you have a game plan, you can buckle down and tackle these projects one by one.

Improvement Idea: To-do lists for home are never exciting, but by setting aside a time allotment for each area. You'll finish up with the pride of knowing your home has been renewed and well-kept for the months to come and be proud that you actually kept your New Year's resolutions this year!

This is a great time to sell your home or buy a new home. Lenders offer many programs to make the higher mortgage rates palatable. Please call: Debbie Frazelle, Coldwell Banker Realty, 602-399-8540. ❖

Statistics from November 15th to December 14th, 2022

Homes for Sale	34	Homes Sold/Closed	2
Homes Sale Pending	3	Rentals Furnished	40
Rentals Unfurnished	3		

For Sale

Cloister	3	\$339,000-\$399,900
Colony	4	\$860,000-\$1,689,000
Courts	2	\$675,000-\$695,000
Estates	1	\$8,900,000
Biltmore Mountain Villas	1	\$1,600,000
Biltmore Mountain Estates	2	\$2,950,000-\$2,295,000
Greens	2	\$989,000-\$1,850,000
Heights	1	\$1,095,000
Hillside	1	\$1,299,000
Meridian	5	\$310,000-\$500,000
Shores	1	\$1,350,000

Taliverde	3	\$1,299,000-\$1,850,000
Terraces	5	\$275,000 - \$520,000
Village on the Lakes	1	\$1,200,000
2 Biltmore	2	\$3,350,000-\$4,295,000

Pending Sales

Biltmore Villa	1	Meridian	1
Biltmore Mountain Villas	1		

Closed Sales

Biltmore Mountain Estates	1	Terraces	1
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Human Services Campus Needs Blankets For Unsheltered Men and Women

With the forecast calling for continued cold – and colder – nights, the Human Services Campus (HSC) has an urgent need for blankets for the men and women experiencing homelessness on and around the 13-acre campus at 12th Avenue and Madison Street.

"We are able to shelter around 900 people each night on the campus, and there are more than 800 unsheltered men and women on the streets outside the campus," said Human Services Campus Executive Director Amy Schwabenlender. "Winter is already here for them, and that means staying warm is critical to staying alive."

Schwabenlender said that of the 900 people with access to shelter on the campus, "250 of them sleep in what is considered overflow shelter, meaning mats placed on sanitized floors in multi-use spaces on campus. Those floors are cold. The bottom line is that we need help keeping all of our clients warm and healthy."

Financial Donations, Volunteers Also Needed

In addition to collecting twin-size new or like-new blankets at the campus, Human Services Campus Development Director Steve Davis said another way of helping is through a financial donation that can be made through the HSC website at www.hsc-az.org.

A donation of \$42 can help keep one person warm for one month," he said. "Our inventory of durable, standardized blankets is diminishing."

Davis said "there is also a need for warm clothing, men's pants and underwear, shampoo and conditioner, body wash and deodorant. We're also looking for volunteers willing to help sort clothing." Volunteers can set their own time and date and groups of 10 or less are also welcomed."

To make a financial donation, visit the website. For volunteer opportunities or to schedule a drop-off of goods, contact volunteer@hsc-az.org or call (602) 282-0849.

For more information about the Human Services Campus and its 16 nonprofit partners, visit www.hsc-az.org. ❖



Streets of New York Cardinals Game Day Special

Local family-owned franchise Streets of New York is helping you cheer on the Arizona Cardinals with their Touchdown special available on game days now through the end of the season!

Guests can score big on game days with \$5 off ANY 16" pizza for dine in, takeout and delivery by ordering online at StreetsofNewYork.com! Promotion available any day the Cardinals are playing.

Streets of New York Pizza and its 16 local and family-owned locations across Arizona serves award-winning pizza made with specially chosen ingredients that are always handcrafted and hand-tossed for the perfect New York style pie. From gourmet pizzas, to create your own New York pizzas, gluten-free options and pizza by the slice, they have something for everyone. For more information, visit www.streetsofnewyork.com. ❖

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Clean for a Cause

The Glow Up Clean Team Announces Armer Foundation to Serve as It's Holiday Charity for December and January

Scottsdale-based Glow Up Clean Team is proud to announce a new charity partner benefiting from the Valley's growing professional cleaning services.

For the months of December and January The Glow Up Clean Team is proud to donate 10-percent of the proceeds from every cleaning to benefit the Armer Foundation for Kids.

The Armer Foundation for Kids is a non-profit organization dedicated to easing the financial burdens of families with children battling extreme medical conditions. When health insurance is not enough, the Armer Foundation assists with copays, premiums, deductibles, and any medical-related out-of-pocket expenses.



The Glow Up Clean Team serves the Phoenix Metropolitan area with a goal of revolutionizing and enriching the house cleaning industry by giving a portion of every cleaning fee to a local charity. Family owned and locally operated Glow Up Clean Team serves the Phoenix Metropolitan and surrounding areas.

Owner Jake Gastorf is a North Scottsdale resident and father of four himself. Since the home is at the heart of everything they do, he said the Armer Foundation was great charity to select this holiday season.

"We are excited to make the Armer Foundation our benefiting charity because family is always at the center of every home and we want to help as many families as possible this holiday season. We believe that everyone should be entitled to a professionally cleaned house, while also having the satisfaction of knowing their cleaning is giving back to important local cause," said Jake Gastorf.

As part of its Cleaning for a Cause commitment, the company says it will select a new charity every two months to benefit from the cleanings. Utilizing the industry leading cleaning services and techniques and performed by reliable, passionate, and detail-oriented cleaning professionals, The Glow Up Clean Team offers two cleaners per household for every cleaning. Services can be tailored to the client's needs and are available for monthly, bi-weekly and weekly cleanings. As Jake says, "Give your house, and your neighborhood, the Glow Up it deserves."

To arrange a cleaning or meet with the Glow Up Clean Team, please call (480) 400-0664 or visit www.glowupcleanteam.com. ❖





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The Green Woodpecker Now Open at Park Central

Craft beer lovers and taco fans can now flock to Park Central as The Green Woodpecker is now open inside a spacious indoor-outdoor nest in the heart of Midtown Phoenix. Led by brothers Aaron and Jared Pool of Gadzooks Enchiladas & Soup, this elevated twist on the traditional beer hall is highlighted by an ever-changing lineup of craft beers on tap, all handpicked by their third brother, Drew Pool of Wren House Brewing. The Green Woodpecker is part of the recently-established Poolhouse Group, which also includes Mama Linda's Bakeshop, led by the Pool's mother.

Opened in December inside this newly revitalized open-air center, The Green Woodpecker serves up a compact menu of house-made tortilla chips with fresh salsas, plus al-pastor tacos carved-to-order right off the rotating trompo grill. And as a nod to the longtime former gift and flower shop at Park Central that inspired the name, The Green Woodpecker also sells fresh floral arrangements alongside premium canned beers, wines and other to-go items.



"Growing up in Phoenix and living and working in Midtown for more than a decade, I know how important Park Central is to this neighborhood," said Aaron Pool. "We're honored to be able to help revitalize this important historic property, the first-ever shopping center built outside of downtown Phoenix, and wanted to create something that caters to today's diners and drinkers, while also recognizing Park Central's amazing history."



Housed inside a sprawling indoor-outdoor, 4,500 square foot space, The Green Woodpecker seats up to 100 in regal style, thanks to the sophisticated palette of dark greens and oxblood burgundy colors. The smaller interior is centered around an island-style bar and kitchen, where guests can watch the tacos and chips being freshly made. Guests can also kick-back on the central courtyard, where guests can sip and savor craft beers and tacos, plus bring in food from surrounding establishments.

Open daily at noon, The Green Woodpecker's limited food menu is available Thursday through Sunday at 5:00 p.m. until the tacos sell out. Chips and salsa will be offered daily during operating hours. There is also weekday happy hour from 5:00 p.m. to 7:00 p.m., including discounted craft beer drafts and more. And stay tuned for another project coming soon to Park Central, Poolboy Taco, scheduled to open early this year. ❖

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Valley Philanthropist Michael Pollack Teamed Up With Child Crisis Arizona And Treated 20 Valley Families to a \$20,000 Shopping Spree

It's the season of giving, and for Valley Real Estate Entrepreneur and Philanthropist Michael Pollack there is no better time of the year to make a difference and give hope. This holiday season Pollack partnered with Child Crisis Arizona by making a \$20,000 donation to give 20 Valley families a beautiful and life changing gift.

Pollack treated each of the families to a \$1,000 shopping spree at Target where they used the money to buy groceries, clothing, toys or anything they may have needed for the holidays.

"We wanted to make a huge impact this year giving the gift of financial support that allows families in need the ability to purchase essential items and Christmas presents," said Pollack. "I was so excited to meet these families in person as they received a \$1,000 monetary gift to spend at Target that they surely made a positive impact on the holiday season."


Child Crisis Arizona, which has been serving the community's most vulnerable children, youth and families for 45-years, works to provide children and youth in Arizona a safe environment, free from abuse and neglect, by creating strong and successful families.

"For many of our low-income families with children the holidays can be a time of extra stress. It's pure joy to see Michael Pollack stepping forward to take care of 20 of the families we work with in order to make their lives a little easier and spread some very generous holiday spirit. Thank you, Michael, for making this an extra special holiday season for the families and the children that we serve at Child Crisis Arizona," said Torrie Taj, CEO. Pollack says he also hopes his generosity will encourage others to give back and make a difference in their community.

To make a donation to Child Crisis Arizona, please visit www.childcrisisAZ.org or call (480) 304-9471. ❖




Torrie Taj, Child Crisis Arizona CEO, and the Pollack Family



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Film Selection Nearly Complete for 29th Annual Sedona International Film Festival

Jacqueline Bisset to Receive Lifetime Achievement Award; Opening Night Event Honors Oscar-Nominated Director Lasse Hallström

Film selection for the Sedona International Film Festival's 150 films is nearly complete for the 29th annual Festival that will, among other events and celebrations, recognize the artistic achievements of multi Golden Globe nominee Jacqueline Bisset and two-time Oscar nominated Swedish director Lasse Hallström. The Sedona International Film Festival runs from February 18th through the 26th.

Films will be screened at the Festival-owned 99-seat Mary D. Fisher Theatre and the brand new 43-seat Alice Gill-Sheldon Theatre, which opened in mid-June, at 2030 W State Route 89A, the two largest theaters at the Harkins Theaters Sedona 6 at 2081 W. State Route 89A and at the Sedona Performing Arts Center (SPAC), 995 Upper Red Rock Loop.

The February 18th opening-night event at SPAC will highlight the works of Hallström, who first became known for directing almost all of ABBA's music videos before dedicating his directorial skills to films. He received Academy Award nominations for Best Director for *My Life as a Dog* and *Cider House Rules*. His other celebrated directorial works include *What's Eating Gilbert Grape*, *Chocolat*, *The Shipping News* and *The Hypnotist*.

His newest film, *Hilma*, explores the enigmatic life of Swedish artist and mystic Hilma af Klint, now recognized as one of the world's first abstract artists. The film, which will be screened at the opening-night event, stars Hallström's daughter, Tora, and his wife, Oscar nominee Lena Olin. Several other Hallström films will be screened throughout the week.

Bisset's most-recent film, *Loren & Rose*, directed by Russell Brown and starring Kelly Blatz and Paul Sand, also will be screened. Bisset plays Rose in the story of an indelible bond forged between a promising young filmmaker and an iconic actress.

Her career began in 1965, and she first came to prominence in 1968 with roles in *The Detective*, *Bullitt* with Steve McQueen and *The Sweet Ride*, for which she received a Golden Globe nomination. Her body of work includes *Day for Night* (1973), which won the Academy Award for Best Foreign Language Film, *Murder on the Orient Express*, *The Deep* and *Who is Killing the Great Chefs of Europe*, which earned her a Golden Globe nomination for Best Actress – Motion Picture Comedy or Musical. Bisset won a 2013 Golden Globe Award for Best Supporting Actress – Series, Miniseries or Television Film for the BBC miniseries *Dancing on the Edge*.

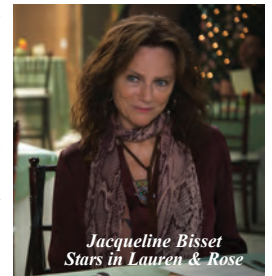
American actress Karen Allen, who starred in the first two *Indiana Jones* films, *Raiders of the Lost Ark* and *Indiana Jones and the Kingdom of the Crystal Skull*, will be in Sedona for the Festival and the screening of her latest film, *A Stage of Twilight*. The film is the story of a retired couple enjoying life in their seventies whose world is upended when the husband is diagnosed with a terminal heart disease. His hope for a dignified death proves to be a dispiriting struggle for Cora, who is driven to make a critical decision for both of them.

Another film being shown is the documentary *Immediate Family*, directed by Danny Tedesco, which follows the work and lives of legendary 1970s session musicians who performed on some of the iconic recordings of the era. The film features Stevie Nicks, Neil Young, Phil Collins, James Taylor, Lyle Lovett, Linda Ronstadt, Carole King, Jackson Browne and Don Henley, among others. Tedesco will attend the Festival. A special event highlighting the music in the film is being planned.

The documentary, *Celebrating Laughter: The Life and Films of Colin Higgins*, will be screened. The film celebrates laughter through the work of the late comedy writer and director Colin Higgins, known for *Harold and Maude*, *Foul Play*, *Silver Streak* and *Nine to Five*, among others. The film's director, Nicholas Eliopoulos, will be on hand.

Tickets and passes are available for purchase at www.sedonafilmfestival.com. Early-Bird discounts are available through December 31st, 2022. Festival memberships also are available with privileges including advance e-mail alerts and announcements for all SIFF film and events, discounts on tickets to films and special events and pre-sale Film Festival discounts. Membership levels range from \$75 to \$50,000.

For information about memberships and all things Sedona International Film Festival, visit www.sedonafilmfestival.com.








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Families with young children invited to experience a day of play and learning moments

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- Getting creative with Arizona's Largest Little Free Library Build
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Tickets are \$10 per adult; kids play free!

Registration opens January 6

Proceeds support Southwest Human Development's programs and services for young children.

BLOOD DRIVE AT UPTOWN PLAZA

According to Vitalant, someone in the U.S needs blood every two seconds. The constant need for blood can only be met by generous donors and there is no better time to give back to the community than in January which is also Blood Donor Month. On Saturday, January 21st from 9:00 a.m. to 1:00 p.m., Uptown Plaza will be joining forces with Vitalant by hosting a blood drive. The bloodmobile trailer will be stationed along Central Avenue near Applebee's. Donors can schedule an appointment by visiting www.uptownplazaphx.com/events. For more information on donating blood, visit www.vitalant.org.

After donating blood, guests are invited to shop and dine at The Plaza's 20+ retailers, the full list can be found at www.uptownplazaphx.com. Uptown Plaza is located on the northeast corner of Central Avenue and Camelback Road, in the heart of Phoenix's historic north-central neighborhood. The newly restored mid-century modern shopping center is a lively urban hotspot, boasting a wide selection of health, retail and restaurants.

Uptown Plaza will host various events throughout the year, including mini golf, movies in the courtyard, live music and other family-friendly events. To stay up-to-date on the latest events happening, please visit www.uptownplazaphx.com/events.



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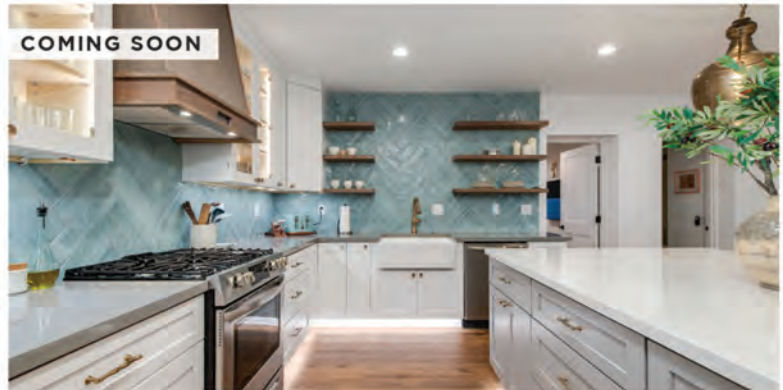
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