



AHWATUKEE | CHANDLER | GILBERT

Spring 2022

KUPS 2020

MAGAZINE

Bell Bank – The Real State of Real Estate

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The Fascinating Story Continues (Pop Kettle Corn) p. 12

DBP Law Firm p. 19

My Essential Body Wear p. 20

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Don't Edit Yourself

Each individual is different and have their own ideas. With so much going on in the world today, it's easy to lose sight of our values. More importantly, what's inside of us, if shared could make a difference in the world today. Abraham Lincoln said, "Give me six hours to chop down a tree and I will spend the first four sharpening the axe". There are so many different trees in this time period that need chopping down. One big tree is the rising gas prices. It's going up so fast, that a few places didn't place the price hike on their marquee. There are ideas in each and everyone of us, that if shared and acted upon could go a long way in reducing or eliminating this crisis. We must always be mindful of Christopher Hitchens quote, "Everyone has a book in them". So I ask you to take a few minutes and think about that book of ideas that are in you and let's share ways we can tackle and eliminate this crisis that everyone who drives, is feeling the pinch. In closing remember, "Geography has made us neighbors, History has made us friends, Economics has made us partners and Necessity has made us allies. Those whom God has so joined together, let no man put us under", John F. Kennedy. So I ask, Don't Edit Yourself, let your ideas be heard and shared

I Fix It All

Kevin Harper is an army veteran, with a beautiful wife, teenage daughter and 3 fur babies. An Ahwatukee resident, He prides himself in being honest, reliable, and prompt. His motto is 15 minutes or less, because usually he can fix your phone in less than 15 minutes. Don't let that fool you though, Cpr Cell Phone repair doesn't just offer repairs, they have a full selection of new devices for sale as well, including the latest gadgets. Stop in and browse the latest selection of accessories as well, you may be surprised by what you find. As one of the only stores that are also authorized to repair Assurant insured devices as well as ZAGG replacements, you can save yourself a trip to the apple store or your cellular carrier.

Kevin has been an entrepreneur all his life but saw a need for better repair options when he broke his iPhone over a decade ago. The options at that time were to risk craigslist amateur repair men in their living rooms or be price gauged at phone companies. After learning all he could, Kevin ventured out on his own founding Ez Iphone repairs, that would later become a part of the global franchise CPR Cell Phone Repair. He set his sights on Ahwatukee after seeing the small town feel and moving

his family here from the greater phoenix area. Kevin prides himself in being a member of the Ahwatukee community. Employees become a part of his family just like the loyal customers we see time and time again for upgrades, repairs and new devices.



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POPS Kettle Corn is Rockin It!

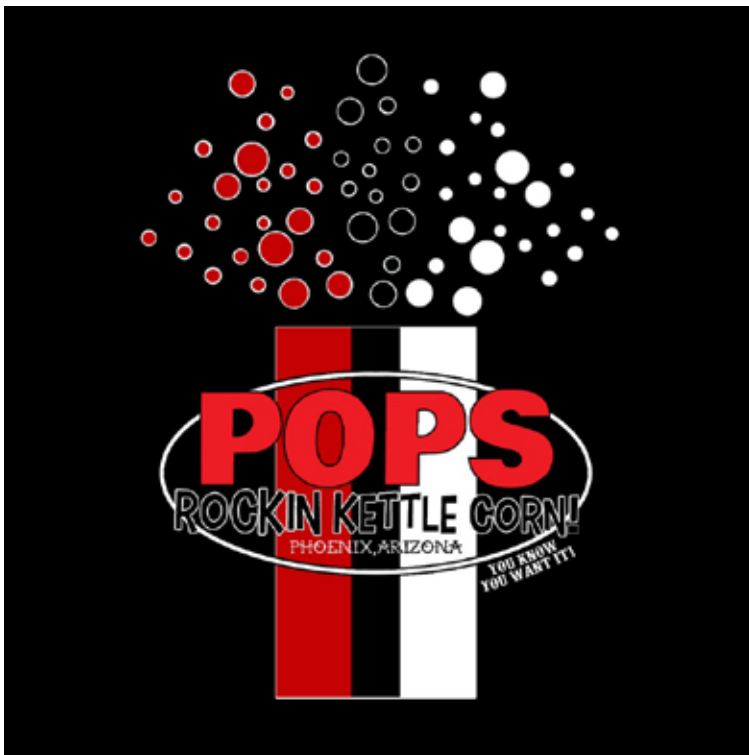
A four part series by Drew O’Kane on new business beginnings, the search for peace and happiness and how delicious food is the one thing that always brings people together

2008-2010, if you remember, were some hard years as Americans felt the tightening of a financial collapse noose. Many of us were hung from the tree and the effects were devastating! After making millions in design/engineering in the years prior, I found myself penniless almost overnight. My mental status, as a result, was not good to say the least and I desperately needed a change of scenery and a big breath of fresh air! So, I did what all people do; pulled out a map, closed my eyes and blindly dropped my finger down on the paper! (true story) -And though I had never heard of the place, had never been there, knew nothing about it or anyone living there, I was headed to Ketchikan, Alaska! Yes, I know, it sounds crazy! -but as a firm believer in fate, I had nothing left to keep me from going and so the search for the next chapter of my life began!

Ketchikan, is the salmon capitol of the world, a costal temperate rain forest and one of the worlds favorite

cruise ship destinations. It is also easily one of the most beautiful places on earth! A small town that comes alive in the summertime with hundreds of thousands of cruisers being dumped off to shop and explore the uniqueness of the land and its rich history. Its also a place that had a big missing knitch needing to be filled in the touristy food department. Finally I had found my next venture, my new start and “POPS Kettle Corn” (with only 2 flavors) was born in 2010. There was however a catch... although there was a big opportunity to provide a popular treat, I wasn’t personally a fan of traditional “popcorn”. This would require some tweaking for POPS to become next level special and stand out in the crowd. FLAVOR would be the key! Lots and lots of flavor! And so the magical journey of Rockin taste buds began and we still haven’t looked back!

To be continued...



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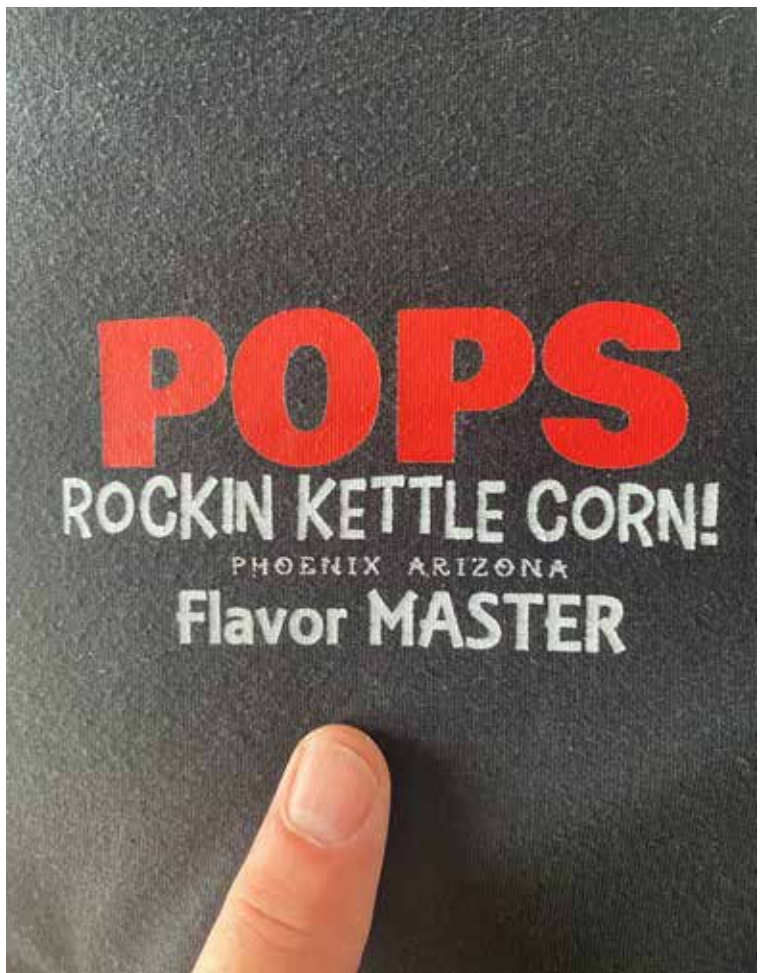
Tues-Sat. 10am-6pm.

We have 200 flavors of hand made deliciousness and daily specials. Something for everyone! Sweet, Salty, Spicy, Savory, Sour, and Cheesy. We also have Sugar free & Gluten free options.

You KNOW You WANT It!

FACT: Popcorn is traditionally air popped whereas Kettle Corn is hand popped in a kettle over fire at around 500 degrees. Kettle Corn takes on a subtle and unique “char-broiled” flavor.





POPS Rockin Kettle Corn! Not just “out of the box” -out of this Universe!

Where did we leave off? Oh yes, that’s right... FLAVOR! Starting a new popcorn business without a love or passion for popcorn and with zero experience in making it, is a daring risk to say the least! As most, if not all, business owners would attest, a love and or passion for the work that you do is vital for a new business to have any hopes of survival let alone success and of course profits! I had neither motivations for making popcorn in the beginning, I only knew that there was an open knitch that could possibly make me money. Obviously I had a lot of work ahead of me and even more to learn!

This is where “flavor” fits into the story and how flavor changed the game putting POPS Kettle Corn ahead of the pack. As I was never a real fan of “popcorn”, in all honesty I just didn’t like it. At all, it was boring. I realized I would need to look deeper into the reason WHY in order to develop a better relationship with the stuff considering we would be working together as business partners. -not to mention I had invested all the money I had in POPS initial startup and thus popcorn and myself had to find a way to not only work well together but maybe even have a healthy relationship. Fortunately, as it turns out, there is a thing called “Kettle Corn” and it opened the doors to new possibilities and a new attitude towards “popcorn” on my part (from here on referred to as “kettle corn”). Turns out there is a huge difference and the discovery was heaven sent. Little did I know then that it would one day turn into love.

After deep retrospect, I was able to make a link! I am without question a “Foodie” and I love flavor! All kinds of flavor! If you have sauce for them ribs, I want every flavor and extra! Eating chicken wings with me can be annoying, I own it. The writing was on the wall and easy to apply to my popcorn dilemma! I needed to make flavors! Lots of flavors and then some more! That was easy! Well... not at first. When my buddy Terry and I opened the original “POPS Kettle Corn” shack in Ketchikan, Alaska back in 2010 (still in operation today) we did so with only two flavors! Sweet & Salty Original Kettle and Caramel. That’s a long stretch from the over 200 flavors we make now twelve years later.

The expansion of our menu certainly didn’t happen overnight. But thinking out of the box and taking chances proved to be what quickly became the key to POPS success. There was a lot of trial & error and a fair amount of experimental batches of kettle corn lost to flaming fires! When cooking in a kettle over fire at 500 degrees, its best if the fire itself stays out of the kettle and cooks from the exterior. A masterful hand spinning technique is required to nurture and protect the delicate and delicious kettle corn content within the kettles molten bowl. You have to pay serious attention if you want to make profits AND survive to enjoy it!

The concession industry offers a few dozen flavoring options for popcorn but ya gotta get away from that to separate yourself. And we did. The creative process also helped me develop a real interest for popcorn! I was even proud, dare I say passionate? Bonus! Today we have flavors that baffle even fellow corn poppers! Obviously we can’t give away any secrets but we can and will share the goodness!

A few years later, as life goes, I decided to leave POPS in Alaska in the hands of Terry. I was missing something from my life and in my heart though I didn’t know what yet. But in a beautiful twist of fate that decision turns out to be where love comes into this story. And “love” was the missing piece to my puzzle. After bouncing around a bit, I landed in Arizona to visit a friend with no intentions on staying long until.... I met Tracey. The (our) story is not short nor simple. We fell madly in love just as covid struck and that was anything but ideal for “new love”. Thankfully we did have the good grace of our Christian faith and it got us through it! Having a couple years together under our belt and with Covid seemingly in the review mirror, we decided to get married and start a business together! Putting our complimentary talents together was a great mesh of strong points and the business decision was a no brainer. Arizona needed a POPS Kettle Corn!!! And we agreed that if we were going to do it, we had to ROCK IT!

To be continued...





POPS Kettle Corn

Putting the Right Pieces into the Right Place.

(Continued from KUPS Easter edition) As anyone who has ever “Rocked It” knows, whether it be on the big stage yielding an electric guitar or in new business start up ventures, there are a few key factors that have the power to make or break any good or even great idea. The same would apply to our plan when it came to bringing POPS to Arizona. We already knew we had an AMAZING product in our kettle corn and all of our groundbreaking flavors, that had been proven and sustained for over a decade. But the next key ingredient to the formula was location! -Location! Location! Location! This could have been the long and painful part of the story about the terrible undertaking we endured finding POPS Kettle Corns new home BUT fortunately... this part of the story is a short one. This is because my wife and POPS business partner Tracey had been talking about wanting to one day live in Ahwatukee for a couple of years and lo and behold wouldn't ya know it she was going to get her wish in a package deal with our new home and a brick & mortar POPS location all within a matter of weeks! Everything basically fell into place and we couldn't have been blessed more than to have fallen into the magical community that we did in Ahwatukee, Arizona. The very first location we looked into turned out to be “the one” and so 3961 E. Chandler Blvd. suite 108 became home to the NEW POPS Rockin Kettle Corn. The location required some serious work in order to be worthy of the POPS name. (especially considering

it was named after my grandfather who was not only a decorated war hero but also the hardest working man I'd ever seen.) -and by serious I'm talking some real blood, sweat and tears.

Tracey and I did 100% of the renovations from flooring & custom paint to the building of walls, trim, cabinets, counters and even full bathroom renovations. That's not even counting all of the huge display racks needed to hold the endless supply of made fresh daily kettle corn in over 200 flavors! It was a ten week process that we truly embraced and we watched, step by step, as our dream together as newlyweds came to life and took it's first breaths. The decorating was the best part and continues to be a highlight as POPS celebrates and decorates for every major holiday! -There is certainly no shortage of festive spirit in our store!

And THAT'S how POPS Kettle Corn got off and running! With the right formula including a delicious treat with hundreds of creative flavors for EVERYONE, a killer location, a beautiful and supportive community a Rockstar partnership and of course the desire to satisfy and ROCK BILLIONS OF TASTE BUDS!!!!

Ho'oponopono -“Everything in it's right place”

Please enjoy the conclusion to this four-part series in the next edition of KUPS (Summer).





WARNING!!!
This store contains
CRAZY amounts of
DELICIOUSNESS!
- Please enter at your own risk



Straight Up Tukee Style

Dr. Lee Gozdich would like to welcome you to Tukee Lifestyle Chiropractic! This state of the art office located in the Ahwatukee Foothills boasts some of the newest equipment available, such as an on sight digital x-ray machine which allows the doctor to see high resolution spinal images within seconds! The office also has a hydraulic chiropractic treatment table which raises and lowers to accommodate patients who are in pain so they do not have to climb on and off of the table– they simply step onto the platform and the table gently lowers to a horizontal position. With these tools the doctor is able to diagnose and treat the patient immediately on the first visit instead of delaying care.

Dr. Gozdich's approach is also somewhat unique. "Many chiropractors are trained in a certain technique that they apply to most patients. I am trained in several techniques and apply the particular treatment that I feel is best suited for each individual patient to get the best result. I also try to work with each patient to meet their individual goals. For instance, some patients may want to get rid of a long time pain or problem and are grateful for more of a correction of the problem. Other patients may be

seeking immediate relief of pain so that they can get back to being a weekend warrior on the bike or the golf course. I am proud to say that I am here to serve you, the patient, whatever your goals may be. In many cases where patients are seeking a correction of their spinal problem, I am able to show them pre and post treatment x-rays so that they can actually see the correction as well as feel the relief of the pain."

In his 30 year career Dr. Gozdich has treated professional and Olympic athletes, infants and elderly and everyone in between. "I love my patients and my goal is that each of them would share their experience in our office and recommend us to their friends and family. There is no greater compliment they could give."

Photo provided by Dr. Lee



Tukee Lifestyle Chiropractic is a full-service chiropractic treatment facility serving the Ahwatukee Foothills and surrounding areas.

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Couple Moves West to Bless the Valley with Health

Modern Chiropractic Company helps families and kids to overcome their health obstacles by removing stress from their nervous systems so they can feel and function better. They're a family focused, neurologically based chiropractic practice with an emphasis on the upper cervical spine, pregnancy and pediatrics. They utilize the highest level of technology to analyze and correct vertebral subluxations, or pressure on the nervous system, by delivering specific, scientific chiropractic care.

After graduating from Parker University, Dr. Tadd worked at the original Blair Chiropractic Clinic where he learned the Blair Upper Cervical Technique. He is also advanced certified in Torque Release Technique for full spine care and Webster certified for prenatal care.

Dr. Tadd and his wife, Kirsten, moved from Texas in June of 2020 to begin setting up their practice in Chandler, AZ. Together they're excited to serve the community and build a place where people can come to heal and get back to doing what they love.



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The Cami Girl

A New Athleisure Clothing Store to Fit All of your Seamless Needs

Located in the Fry's Shopping Center off of 40th and Chandler in Ahwatukee, The Cami Girl, a new clothing boutique owned by Marlene Kanehailua, brings a new fresh look and concept of seamless attire. The Cami Girl outfits women from ages 12 and above. The seamless concept allows for all women to fit into a camisole or leggings of their choice. We have one size fits most and a plus size line as well as maternity. Our products will grow with you in any way that you need. Great to wear with suits, under tops for extra length, for yoga, a night out on the town, or just staying home. Our bralettes were a huge hit during the pandemic because of their soft and functional Nylon and spandex blend of fabric not causing pressure to the shoulders.

A little history about The Cami Girl

The Cami Girl was founded in 2008 in Portland Oregon. At that time, the only item we sold was the basic camisole in 4 colors (Black, white, Ivory and Dark Brown). A year later we expanded to more camisole colors and added the signature favorite Seamless Tank Top. Soon to follow was the cap sleeve top, the ankle and capri

leggings then the long sleeve scoop neck top. By 2011, we had over 45 colors of camisoles and tank tops, added more colors to the long sleeve signature top and 5 different types of leggings. The rest is history. Our price point range is from \$8 to \$38. You can find us online at www.thecamigirl.com as well as on Amazon and now in store. Stop by our store and if you mention this article we will give you 10% off your entire purchase.

The CamiGirl

3961 E. Chandler Blvd. Phoenix, AZ 85048 | (602) 529 8090



CORNELIS HOLLANDER JEWELRY DESIGNS

One-of-a-kind since 1984

Renowned for sculptural designs featuring distinctive geometry and unique shapes Cornelis Hollander has been distributing contemporary jewelry around the world in Canada, Basel, Switzerland, Japan, and all over the US. Visit the website and go to his shop and manufacturing studio in Old Town Scottsdale and you'll see an amazing collection of beautiful jewelry you won't find anywhere else. There are stunning one-of-a-kind rings, engagement rings, bracelets, pendants and earrings in designs ranging from modern to more traditional.

The studio on North Marshall Way in Scottsdale is the artistic legacy of legendary jewelry designer Cornelis Hollander, who passed away in 2017 after a storied career that earned him a reputation as one of the most talented and creative jewelers in the world.

"He was an honest man, a hard worker, and always had a positive attitude. I am grateful to him and just want to honor him by continuing the love of jewelry and design." said his son, Walter Hollander, who inherited his father's talent and learned jewelry design by working by his father's side for ten years, is dedicated to continuing the Hollander reputation for unique design and flawless production. Cornelis's passion for beauty, dedication to excellence and unique vision live on through his son's creations.

Cornelis Hollander Jewelry Designs has built a cult-like following of dedicated clients and a perfect track record of hundreds of 5-star reviews online. Their most popular service is creating custom jewelry because of the experienced team of

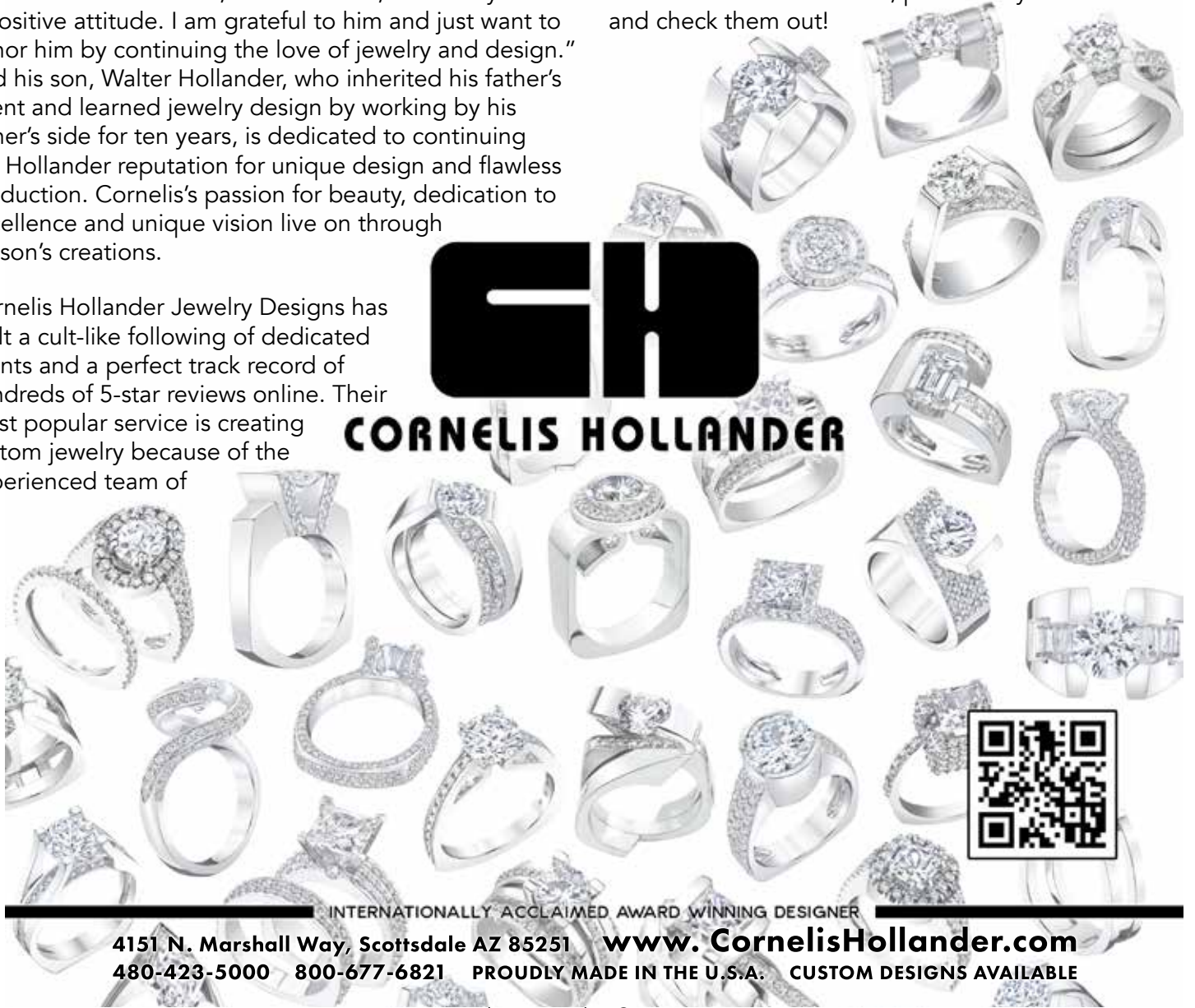
craftsmen on staff and an original design aesthetic that has won countless jewelry competitions over the years.

"It seems like more and more people in town want to join the Cornelis Hollander diamond ring club. Everyone wants us to customize our unique rings, to personalize what we create for them and make it their own," says Walter Hollander again, "We custom make everything piece of jewelry, it's what we specialize in and make affordable. We can do classic to contemporary styles, but our true followers let us make them a Cornelis Hollander original...I am new at running a jewelry company, but I am not new to this business and feel at home creating an extension of my dad's bold and beautiful catalog."

We love the jewelry this company produces and always look forward to something new from them. If you haven't heard of this brand before, please do yourself a favor and check them out!



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My Legal Background & Education

Back when lawyers had to use carbon paper to copy contracts and legal briefs, my grandfather had his own practice. With strong family ties to the legal profession, my interest in law was sparked from a young age. I pursued an undergraduate degree in political science at DePauw University, where I graduated Summa Cum Laude in 1977. With a growing interest in becoming an attorney, I went to Temple University School of Law soon after and obtained my law degree in 1980.

After law school, I worked for a local firm for a couple of years, gaining experience in the areas of law which I practice today. After two years as an associate attorney, I felt ready and compelled to open my own practice and be in charge of the direction my career was taking. By 1985, the Law Offices of Douglas B. Price, P.C. was open and ready for business.

"I'm passionate about each chance I have to meet with people and their families and make a positive impact on their lives."



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Tempe, AZ 85282
www.azlegal.net

Essential Bodywear

Essential Bodywear, a company by women for women, was founded through friendship and a vision to empower women in their quest for success. May 2022 is Essential Bodywear's (EBW) 19th Anniversary Year and also my 4th year as an EBW bra fit specialist.

What makes Essential Bodywear different from other direct selling companies? Simple. WE offer a product every woman NEEDS.

There's one thing that most women have shared throughout time. A torture device to keep us perky and avoid the big flop. We typically sacrifice comfort, for support. Straps falling down? Bands riding up? Top, side or back spillage?

I was introduced to this product line and I was simply blown away with what it did for me, so much so I decided to join in this company's mission to help women with one of life's greatest challenges; finding the right bra!

It's time to discover how you can stop trading comfort for support. I can help.

I fit women into the correct size bra and carry sizes 32A up to 44H. We also have an amazing line of panties, shapewear, athletic wear and camis, so pretty much anything you wear under your clothes, we have you covered.

Your bra is the first thing you put on in the morning, and the last thing you take off at

night. Your bra needs to keep you supported all day with all day comfort. Does yours do this?

Don't let a terrible bra ruin your day - there's a better way! Schedule your fitting (in person

or virtually) today. You are worth it!

This is where all you ladies come in...Just like my boobs I need support. Will you consider supporting me as I uplift you? You are worth it!



Finally! Discover the difference of a well-fitting bra and what it can do for your confidence

Your Bra Lady

Jennifer Strohmaier
(480) 287-2268 Cell

<https://www.myessentialbodywear.com/A12704>
Schedule: www.calendly.com/Jenzbras

HOST • SHOP • JOIN



TRY IT ON. LOVE IT ON.

Soccer/Basketball Moms

Now I am not only a soccer mom but I have been promoted to a basketball mom as well. I like to cheer. A few weeks ago at my son's basketball game, he had an awesome block and I cheered loudly. Then I realized that I was cheering like I was at a professional basketball game where you have to be loud to be heard.

So now our Saturdays are filled with soccer and basketball games. We are usually driving from one to the other but I wouldn't have it any other way. Our kids are learning how to be team players and to work hard to get better.

May they always know that I will be there cheering them on, even if it is loud.



Article and Photos by Aimee Woodward

Up and Beyond/Whiz Kidz Playland

We provide small group learning programs for children. Programs include handwriting therapy, feeding therapy, art and music habilitation and sensory and behavioral health's skill development. We can work one on one and in small groups of 10 or less. Our facility is a 3500sq ft learning center Whiz Kidz Playland on Chandler Blvd. It is empty with teachers, respite and habilitation workers waiting to serve families who need support with the new homeschool system and children of first responders. Both typical and those with special needs are served in an inclusive learning environment that develops social skills, empathy and relationship management. We give families the schedule and flexibility they need to survive and thrive.

Program Description: The mission of Whiz Kidz Interactive Learning Program is to prepare youth and families to become leaders. Whiz Kidz focus is to identify and develop the special talents of every single student. Our assessments are made in the areas of language arts, mathematics, music, art, foreign language, science & nature, dramatic play and physical education. Whiz Kidz is a faith-driven, family-oriented interactive learning program. We depend on the involvement of parent/guardians and family to guarantee the success of each child. The children will collaborate to learn from each other, as much as from the teacher. We value and insist on emphasizing diversity and we enforce the encouragement of self-achievement.

Our goal is to continue to grow the world's greatest all-in-one play, learning and therapy center in the world. We need top talent to serve our little ones with high energy and social development needs such as SPD, autism and ADHD. We know how hard it is to find the right environment that provides a great mix of playing and learning for that child that needs a little extra love and we pray to be that place for the communities we serve. Please join us as we accomplish our mission of being a safe, loving Play Therapy and Education center.

Company History:

Whiz Kidz Interactive, LLC was established in AZ in 2017. The founder Nichole Pitts woke up from a dream at 12 years old where God revealed her life's purpose to her. She visualized a global organization of family engagement centers that support infants, children, teens and parents through education, recreation, therapy, housing and social development. In 2002, Nichole's parents and sister teamed up to open the first Whiz Kidz Interactive Learning Program in their home state

of Maryland. This company continues to thrive as small child care organization for over 17 years. When Nichole moved to Arizona she began volunteering and working at Behavioral Health Agencies and realized the greater need for families is inclusive all in one experiences that develop the family bond. This allows for healing, unified connections, empathy and spiritual growth in typical and special needs children. The center is currently the top rated indoor playground in Arizona for children 5 and under yet we remain the best kept secret. We need business mentors and investors to give not only their monetary seed but their wisdom and experience to take Whiz Kidz to the next level.

Our services include:

- Preschool and Aftercare Centers
- Infant and Toddler Play 'n Learn Centers
- Commercial and Residential Property acquisition to provide quality group homes
- Under our 501c3 nonprofit organization Up and Beyond Family Services
- Behavioral Health Agency
- Development Disability Day Treatment Centers
- State of the Art Group Housing facilities for children in foster care and adults with developmental disabilities

Up and Beyond Family Services is a Non-Profit Organization committed to empowering the lives of young leaders. All donations benefit scholarship programs for children enrolled in Summer and Afterschool enrichment programs including Arts, Financial Literacy, College Preparation, Life Skills, Physical and Behavioral Health needs, as well as co-working with Mom programs and job assistance/entrepreneurial development programs.

WHIZ KIDZ PLAYLAND

WhizKidzPlayland.com

FAMILY PLAY'n LEARN CENTER FOR CHILDREN AND PARENTS

Playland Services:

■ FULL-TIME INFANT CLASSROOM

For working parents, let our Edu-Carers snuggle and love your little one from age 6 weeks to 24 months. in a safe, stimulating environment.

■ STAY 'n PLAY

Parents and kids age 0-10 can stay n' play all day with our play guides exploring our indoor playhouse, market and obstacle course.



■ DROP 'n PLAY

Need a clean, safe place to drop n' play? Let our loving Edu-Carers play and teach your child while you work, shop, exercise, or just relax.

■ BIRTHDAY PARTIES

Looking for the coolest toddler birthday party place around? We've got you! Let us host your next celebration we have activities for every theme imaginable.



■ LEARN 'n GO CLASSES

Ready to learn something new? How about Spanish, Pinterest Arts & Crafts, Reading, Math or Cooking? The variety of our Learn 'n Go Classes is endless. We are here to guide your little one to brilliance!

■ KidSPORTation

Need a ride to or from school, home, or practice? Call Whiz Kidz for a reliable safe ride for your child.



Up and Beyond
Family Services

UpAndBeyond.org

UBFS is a family organization building connections between neighbors and learners of all ages through innovative and creative methods of instruction.

We believe each child has a set of special talents and it's our responsibility to guide them as they grow and explore. **Our mission is:**

LEAD Learn, Explore and Develop
Educational/Academic

LEAP Life Enrichment Advancement Program
Character Educational

REST Residential Environments Supporting Transitions -- *Home Based*

JOIN OUR WAIT LIST!
Book a Party or Class Today!

Call us at

480-550-5113

Or email us at

info@whizkidzplayland.com



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Kups 2020 | Spring 2022

The Real State of Real Estate

With Naveen Vadhwa of Bell Bank Mortgage By Daniel J. Babayan

It's a hot time for desert real estate, and Naveen Vadhwa of Bell Bank Mortgage is your first point of contact for a home loan here in the Valley.

A loan officer licensed in Arizona, California, and Colorado, Naveen has over 21 years of experience in the mortgage industry, beginning his career in 2001 after initially coming from a background in chemical engineering. Graduating from Mississippi State University ("Go Bulldogs!"), he moved to Scottsdale shortly after college. After being introduced to a local broker/realtor by his roommate at the time, he started part-time in the business, ultimately finding his true passion and going full-time. "I love what i do, and I was always good with numbers from my background in engineering," Naveen tells me.

A veteran in the industry, Naveen has been on the front lines of the housing market boom we've seen over the past few years. And while the price of real estate is up 30-40% in some areas this past year alone, it hasn't yet deterred buyers. "In my 21 years, I've never seen inflation like this. The last time we had this much increase was 1994," Naveen recounts, when asked about current market conditions. "Homes are going for \$30,000-50,000 over asking price."

Still, while some media outlets are reporting potential decreases in housing prices by as much as 25% this summer, those who know the ins and the outs of the business aren't buying into the headlines - Naveen included.

"Historically, the price of real estate levels off before there's any dramatic decrease, and we've not seen that," he states with confidence. "I recently had a client for \$700,000; he submitted at \$730,000 and was priced out only a few days later. It's been absolutely crazy."

Facing astronomical prices, buyers can only hope things do in fact begin to slow down. In response to current market conditions, the Federal Reserve announced in January that it will be raising interest rates 4-6 times this year, which have been historically low for about a decade now. Interest rates are currently up from 2.75% to the mid 5's since December, and only just beginning to rise.

Raising interest rates is a strategy the "Fed" employs as a way of attempting to control the rate of inflation - in other words, to slow down the price of real estate from continuing to rise. By raising the rate of interest at which a mortgage loan is financed, fewer potential buyers will

be able to qualify for a loan. Fewer qualified buyers in the market means an overall lesser demand for real estate, and by the economic laws of supply and demand, the price of real estate will then theoretically level off or begin to come down. While no one knows with any certainty what the market will do at any given time, indicators such as interest rates can provide some clues.

Should you decide it's your time to capitalize in the real estate market, Naveen wants to help. Bell Bank Mortgage is currently offering a \$500 bonus to any client who sets up an account, credited to the client after closing costs. Contact Naveen at Bell Bank Mortgage to see if you qualify for a loan and \$500 toward your real estate enterprise.

Naveen Vadhwa

Senior Mortgage Loan Officer

Office: 480.339.8568 | Mobile 480.570.5691

nvadhwa@bell.bank

www.naveenvadhwa.com

4435 E Chandler Blvd. Suite 201
Phoenix, AZ 85048



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This rate is based on a loan amount of \$200,000.
Restrictions apply.



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This statement of rates is for real estate professionals only; it is not intended for consumer use. Rates current as of 6/6/2022. Examples listed are typical principal and interest payments based on a 45-day rate lock on a \$250,000 purchase with 20% down payment. Payment estimates do not include amount for taxes and insurance; therefore, the actual payment obligation will be greater. Rates are based on borrowers' ability to qualify and are subject to market fluctuations which may change the rates without notice.



Visit Naveen Today!

The World is Changing, Practice Gun Safety

I was born in Brooklyn, NY many years ago. Being from the Big Apple, it was not common to have or carry a firearm. It was taboo, as only law enforcement or criminals were known to carry firearms.

Leaving the big city and moving on to the Peach state (Atlanta, Georgia) was when I first learned that it was common for law abiding citizens to carry and buy firearms legally. This piqued my interest, but it wasn't something I pursued in the beginning.

After finishing my High School years, I carried on in the business management field managing everything from fast food to retail. I grew out of being confined within 4 walls, so I decided to switch directions and ventured over to the Telecommunications industry. This is when I started enjoying the freedom of being outdoors as I installed low voltage equipment for the various Communication companies. However, I still was not into guns as much at this time. But I had purchased my first firearm which was a very enjoyable moment because I always had a fascination with them even though I didn't move around in circles that really carried or actively used them for training.

As the years passed on, I eventually opened my first company where I trained and supplied a labor force for Comcast, Cox Communication, Charter, Directv etc. This shift in career choices lead me to be on the road more frequently as I traveled a lot to different states suppling the demand for labor in those cities. As I traveled, I noticed myself in some very sketchy neighborhoods and decided it was time for me to start carrying something for protection. So, I eventually applied for my Concealed carry permit which allowed me to carry legally in many of the states I worked in. By now I was actively carrying and started going to the range when time permitted. In going to the range, I noticed my shot placement was horribly and was not confident in my abilities to shoot accurately. This lead me down the path of finding a way to get knowledgeable training. So I sought out a company that could help me with that. I stumbled upon the NRA. In my down time, I started taking classes on the fundamentals of shooting, and completed every course they had to offer. Within a years' time, I took all the basic classes of each caliber of firearm and was now hooked. It became an enriching hobby that had me so intrigued I found myself buying a lot of different styles of guns and training with them vigorously.

Possibly a year prior to the pandemic I was so

involved that I also began to take instructor courses, so I was able to teach these valuable lessons to my family and peers who were just as unaware of the legalities and responsibilities of gun ownership. Just as the pandemic hit, I realized I was certified in pistol, shotgun, reloading, CCW and Gun safety and situation awareness. As with many small businesses, the pandemic hit hard and pretty much destroyed the business. I held on to what I could but ultimately decided it was time to move in a new direction once more.

So, I took what resources I had left and started a logistics company which hauled commerce and I also started to hold training classes for new gun owners. This proved to be exciting because everyone who had never dreamed of owning a firearm started to buy, and the market for new firearm owners was growing at a rate never witnessed before.

Now I was into these training classes heavily and had to pay for open classrooms at neighborhood outdoor ranges which was costly. Also, they rented these facilities to others making it sometimes difficult to book a reservation. So, I thought something needed to be done to streamline the process. It hit me it would make sense to open a gun store with a training classroom within, so I would be in control of the classrooms and times.

That is when Klik Klik Bang Firearms was formed. I went through the screenings and the meetings with the ATF. I then requested my dealers licence. Now, I have a retirement plan that I can do without all the traveling. However, I find myself back within those 4 walls as a retail storefront. But being the owner makes all the difference. I try to make the store environment similar to that of a barber shop, where you can come speak about news, guns training, sports etc. while purchasing either your first or one thousandth firearm and have the ability to get trained by certified instructors.

Faith, Family, Firearms, Freedom and Fun.

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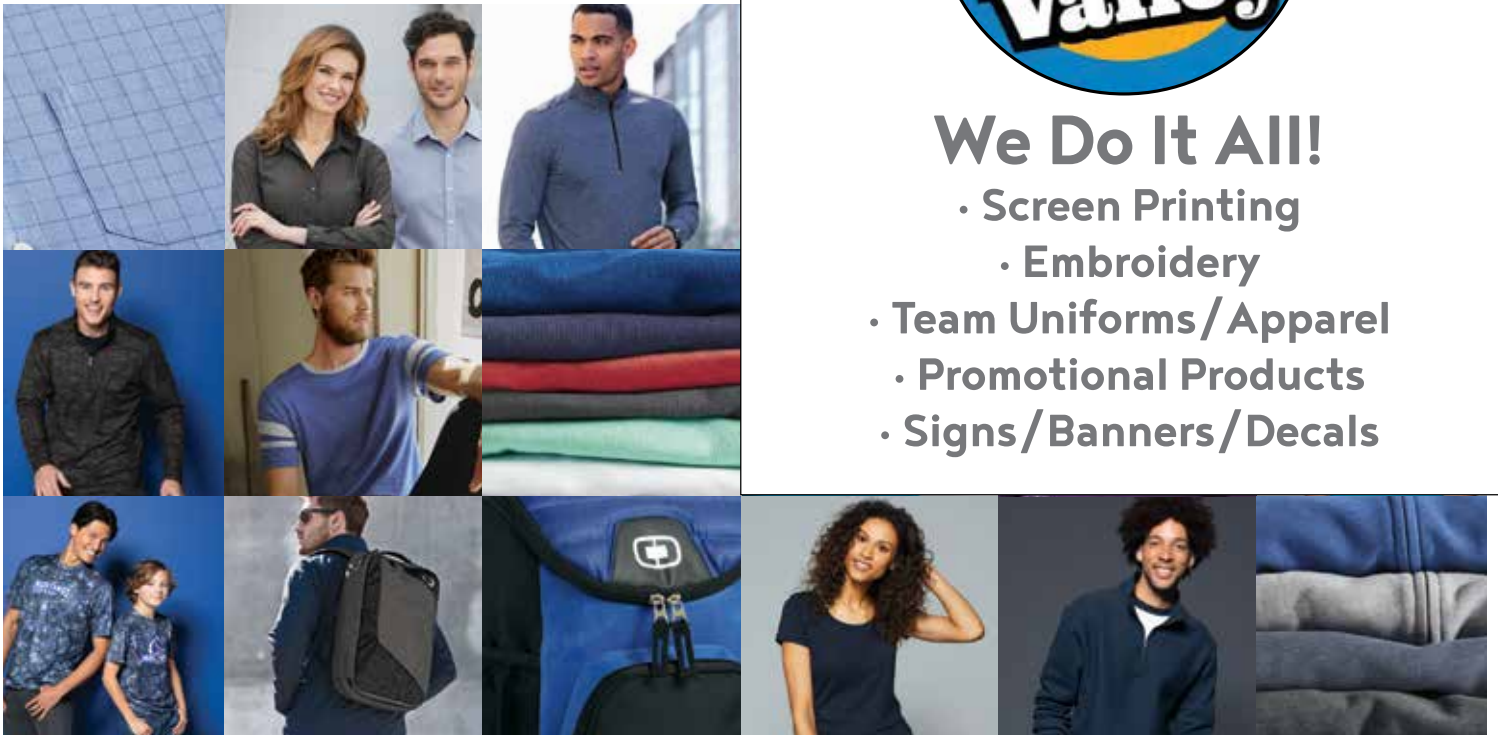
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Back in the Taste of Things

Ahwatukee, Chandler, and Gilbert the question is where have you been for the last seven years? I don't know, but I do know where you should have been and that is WHEREUBEAN Coffee. Serving the best coffee for over seven years, made from the best beans from Chicago and using the best brand, Intelligentsia can only add up to one thing. WHEREUBEAN has the best coffee. While you are having yourself a cup of their great coffee, why not have a slice of their tasty cake. Their cake was so good, one of their customers after having a slice said, "we love the cake because we felt the love in the baking". When I asked Ayesha where did she learn this information and skills set from, she said, "I've been baking for my kids and family for years. I fell in love with doing it. That love for baking and making coffee has led me to this quote, "Great coffee is not the result of chance".

WHEREUBEAN Coffee also serves all kinds of tea blends. Loose tea freshly brewed for you. If you don't get buzz with your tea, they have teas that will keep you straight. WHEREUBEAN Coffee is also in accordance with the CDC Guide Lines. They observe social

distancing, masks are worn inside the business, plus curb side service (pickup) is available for customers who just want to drive up and go. Ok Ahwatukee, Chandler, and Gilbert, what are you waiting for. Go on over to WHEREUBEAN Coffee today!



Photo by Don Bridges



Get Caffeinated *Order Online!*

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  WhereUBeanCoffee



Chillin' While You're Sippin'

Bergies Coffee Roast House prides itself on its artisan quality coffee. All of our beans are small batch roasted on site by Brian Bergeson and several other trained roasting staff. Our Bergies team has a passion to not only provide a great cup of coffee to our customers, but to also provide them with an opportunity to discover their own personal favorites through education about the wide variety of beans and roast options Bergies offers.

Bergies was founded in 2008 by the Bergeson family in Gilbert, Arizona with the commitment to provide our community with a small gathering place that would make customers feel at home when they walked through the door of our cottage.

We are located in the original Forest Clare homestead built in 1919. We are honored to be a stop on the official historic walking tour in our Heritage District. There is a bronze plaque on the front of the property which displays a photo of the original home. Some of the Clare family descendants still reside in Gilbert and participated in our 10 year business anniversary and our celebration of the 100 year anniversary of our building.

In addition to our commitment to our customers, we are passionate about supporting many non-profits in the Gilbert community and beyond. We actively support Young Life Gilbert, Young Life Africa, Midwest Food Bank Arizona, Feed My Starving Children, and HD South home of the Gilbert Historical Museum to name a few.

We are honored to be part of such an amazing community and appreciate that our customers have rewarded us with many best of honors in the East Valley. If you would like to experience the Bergies difference come in and meet our amazing staff in the shop, or visit us every Saturday morning at the Gilbert Farmers Market or visit us online at bergiescoffee.com



*Experience
The Difference!*

**Bergies prides itself on its
artisan quality coffee.**

**small batch roasted
on site**

**we are passionate about providing a
great cup of coffee**

**wide variety of bean and
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Cave Creek

Black Mountain Trail
Cave Creek Regional Park
Spur Cross Ranch Conservation

Paradise Valley

Cholla Trailhead

Payson

Tonto National Forest
Water Wheel Trailhead

For all trails locations, google for Directions. Enjoy your hike, enjoy Arizona.



Photo by Don Bridges at Piestewa Hiking Trails



Dining Guide

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4747 E Elliott #12
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Ghett'yo Taco

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JUST THE MEAT

Sliced Chicken (boneless)

1/4 lb	\$6
1/3 lb	\$8
1/2 lb	\$11
1 lb	\$18

Pulled Pork

1/4 lb	\$6
1/3 lb	\$8
1/2 lb	\$11
1 lb	\$18

Brisket

1/4 lb	\$9
1/3 lb	\$12
1/2 lb	\$15
1 lb	\$28

Baby Back Ribs

Half Rack	\$22
Full Rack	\$38

Rib Tips

1/2 lb	\$10
1 lb	\$18

Beef Ribs

Half Rack	\$26
Full Rack	\$45

MEAT PLATES

	1 side	2 sides	1/4 lb Meat Options:
1 Meat Plate	\$10	\$13	Sliced Chicken Pulled Pork
2 Meat Plate	\$16	\$19	Brisket (+\$2)
3 Meat Plate	\$22	\$25	2 Rib Bones (+\$4) Rib Tips
4 Meat Plate	\$28	\$31	Pork Hot Link

SANDWICHES

Sandwich	1/4 lb	1/3 lb	1/2 lb
	\$6	\$8	\$11
choice of brisket (+\$4), sliced chicken or pulled pork			
Pork Hot Link	\$7	Beef Hot Dog	\$5
Magnolia Link	\$10	Magnolia Dog	\$8
pulled pork, coleslaw & bbq sauce added			

MEALS

Meat & Mac Bowl Regular \$10 Large \$15
mac & cheese, baked beans, bbq sauce and your choice of chicken, pulled pork, brisket (+\$2), ribs (+\$4) or pork hot link

Rib Dinner

includes 2 sides and a roll or cornbread

Baby Back Ribs

3 Ribs \$20 • Half Rack \$28 • Full Rack \$44

Beef Ribs

Half Rack \$32 Full Rack \$51

SIDES

1/2 pint	pint	quart
\$4	\$6	\$10
Baked Beans	Collard Greens	Potato Salad
Coleslaw	Mac & Cheese	Sweet Potatoes
	Peach Cobbler	

Drinks 16 oz \$2 32 oz \$3

FEED THE FAMILY

Family Style Meal

Small \$39 (Feeds 3 - 4)
1 1/2 lbs of meat & 2 pints of sides, bread and sauce

Large \$74 (Feeds 6 - 8)
3 lbs of meat, 2 quarts of sides, bread and sauce

Choose 2 Meats:

Sliced Chicken
Pulled Pork
Brisket (+\$6/\$12)
Ribs (half rack +\$8/full rack +\$16)
Rib Tips
Pork Hot Links (2/4)

Choose 2 Sides:

1 pint each (sm) or 1 quart each (lg)

Choose your Bread:

Buns only, Rolls only or 1/2 and 1/2

Magnolia Sampler

\$84 (feeds 6 - 8)

7 meats, 7 sides (1/2 pints), your choice of bread and sauce

- 1/3 lb Chicken - Baked Beans
- 1/3 lb Pork - Coleslaw
- 1/3 lb Brisket - Collard Greens
- 3 Rib Bones - Mac & Cheese
- 1/2 lb Rib Tips - Potato Salad
- Pork Hot Link - Sweet Potatoes
- Beef Hot Dog - Zucchini & Squash

Choose your Bread:

Buns only, Rolls only or 1/2 and 1/2



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- Soothes Your Stomach
- Supports Nutrient Absorption

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- 24 grams of Protein
- 21 Minerals & Vitamins
- Good Source of Fiber
- Suitable for Vegetarians
- Suitable for Diabetics

Herbal Tea

- Natural Caffeine (85mg.)
- Boosts Energy
- Jumpstarts Metabolism
- Provides Antioxidant Support

Flavors
*Mango *Cranberry
*Mandarin Orange

Fit Your Dietary Needs
-Lactose Free-Gluten Free-Allergen Free
-Vegetarian-Soy Free Whey/Casein Free

Hot or Cold Flavors
*Lemon *Raspberry
*Peach *Cinnamon
*Chia

Meal Replacement Protein

- BREAKFAST**
- Apple Fritter
 - Banana Bread
 - Blueberry Muffin
 - Blueberry Lemon Muffin
 - Blueberry Pancakes
 - Butter Pecan Caramel Roll
 - Caramel Roll
 - Choc. Frosted Sprinkled Donut
 - Cinnamon Toast Crunch
 - French Toast
 - Lemon Poppyseed Muffin
 - Orange Cream Muffin
 - Maple Long John
 - Peanut Butter Waffle
 - Pumpkin Banana Bread
 - Strawberry Jelly Donut

- Desserts & Pie**
- Apple Crisp
 - Banana Cream Pie
 - Birthday Cake
 - Caramel Apple Pie
 - Cherry Dipped Cone
 - Cherry White Chocolate
 - Chocolate Chip Cookie Dough
 - Chocolate Hazelnut Sundae
 - Cinnamon Dulce De Leche
 - Coconut Cream Pie
 - Fried Ice Cream
 - Key Lime Pie
 - Mint Chocolate
 - Nutty Caramel Sundae
 - Peach Cobbler
 - Pineapple Coconut Sundae
 - Pumpkin Pie
 - Raspberry White Chocolate Truffle
 - Red Velvet Cake
 - Rice Crispy Treat
 - Rocky Road
 - Root Beer Float
 - S'mores
 - Strawberry Delight
 - Vanilla Almond Pistachio
 - White Wedding Cake

- Cookies & Candy**
- Almond Joy
 - Butterfinger
 - Chocolate Chunk Cookie
 - Frosted Animal Cracker
 - Lemon Cookie
 - Mint Oreo
 - Monster Cookie
 - Nutter Butter
 - Oatmeal Cookie
 - Oatmeal Peanut Butter Oreo
 - Peanut Butter Cookie
 - Reese's Peanut Butter Cup
 - Salted Caramel
 - Salted Nut Roll
 - Samoa
 - Snickerdoodle
 - Snickers
 - Sugar Cookie
 - Tagalong
 - Twix

- FRUITY**
- Banana Caramel
 - Blueberry
 - Blueberry Colada
 - Blueberry Cherry Colada
 - Cherry Colada
 - Orange Cream
 - Pina Colada
 - Raspberry
 - Strawberry

- Coffee**
- Banana Caramel Latte
 - Caramel Iced Waffle Coffee
 - Coconut Latte
 - Mint Latte
 - S'mores Latte
 - White Chocolate Latte
 - White Chocolate Caramel Latte
 - White Chocolate Peppermint Latte

- Lava Shakes**
- Orange Crush
 - Lemon-Lime Blast
 - Pomegranate Berry
 - Tropical Peach

- Cheesecake**
- Banana Cream
 - Blueberry
 - Butterscotch
 - Butter Pecan
 - Salted Caramel
 - Caramel Pecan Turtle
 - Cherry
 - Chocolate Mousse
 - Dulce de Leche Caramel
 - Pumpkin Spice
 - Red Velvet
 - Reese's Peanut Butter
 - Raspberry
 - Strawberry
 - Toasted Marshmallow S'mores
 - White Choc. Raspberry Truffle



Ghett'yo taco is an urban taqueria in downtown Chandler that specializes in street-style tacos.

Ghett'yo Tacos Today!

241 South Oregon St | Chandler, AZ 85225 | 480-726-9654



Ghett'yo pizza is an urban pizzeria in Ahwatukee that specializes in NY style pizza.

Ghett'yo pizza Today!

4747 East Elliot Rd #12 | Ahwatukee, AZ 85044 | 480-590-3639

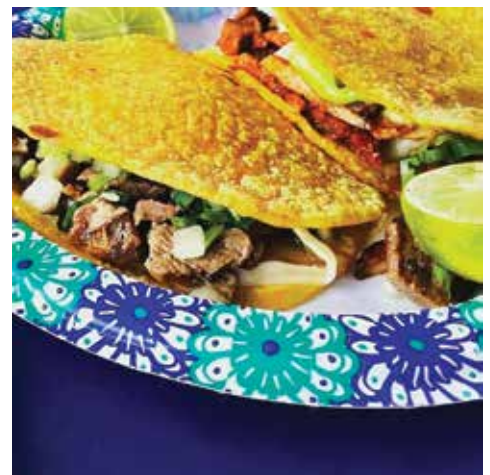


TREAT YOURSELF TO SOME TACOS

VOTED BEST IN THE VALLEY BY PHOENIX MAGAZINE



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Gilbert AZ 85233
480.601.5958



1754 S Greenfield Rd # 101
Mesa AZ 85206
480.653.5958

 TACOS.TIJUANA

EMERGENCY AND FREQUENTLY USED PHONE NUMBERS

Emergency	9-1-1
Crime Stop	(602) 262 6151
Poison Control Center	(800) 222 1222
Child Abuse Hot Line	(888) 767 2445
National Suicide Prevention Lifeline	(800) 273 8255
Runaway Hot Line	(800) 786 2929
Phoenix Children's Hospital	(602) 546 1000
Phoenix Herpetological Society	(602) 550-1090

Phoenix Metro Police Non Emergency

Apache Junction.....	(480) 982 8260
Arizona State University.....	(480) 965 3456
Avondale	(623) 333 7836
Buckeye	(623) 386 7836
Capitol Police	(602) 542 4580
Carefree.....	(602) 876 1011
Cave Creek.....	(602) 876 1011
Chandler.....	(480) 782 4130
Department of Public Safety	(602) 223 2000
El Mirage	(623) 933 1341
Ft. McDowell	(480) 837 1091
Fountain Hills.....	(602) 876 1011
Gila Bend.....	(602) 876 1011
Gila River	(520) 562 1852
Gilbert	(480) 503 6500
Glendale	(623) 930 3000
Goodyear	(623) 932 1220
Guadalupe.....	(602) 876 1011
Litchfield Park.....	(623) 876 1011
Luke Air Force Base.....	(623) 856 6322
Maricopa County Sheriff.....	(602) 876 1011
Paradise Valley.....	(480) 948 7410
Peoria	(623) 773 8311
Phoenix.....	(602) 262 6151
Queen Creek	(602) 876 1011
Salt River Indian Community	(480) 850 8200
Scottsdale.....	(480) 312 5000
Sun City	(602) 876 1011
Surprise.....	(623) 224 4000
Tempe.....	(480) 966 6211
Tolleson	(623) 936 7186
Youngtown.....	(623) 974 3665

ARIZONA DEPARTMENT OF TRANSPORTATION

Traveler Information Line	5-1-1
Call before you Dig	8-1-1
Motor Vehicle Division Phoenix Area	(602) 542 8683
EZ Voter Registration	(602) 542 8683

SKY HARBOR INFORMATION

Airport Paging	(602) 273 3455
Customs/Immigration	(602) 392 4440
General Information	(602) 273 3300
Lost and Found	(602) 273 3333
Parking	(602) 273 4545

TERMINAL 3

Alaska Airlines	(800) 426 0333
American Tran Airlines	(800) 247 8726
American Airlines	(800) 433 7300
Continental	(800) 525 0280
Delta Airlines	(800) 221 1212
Frontier	(800) 432 1359
Great Lake Airline	(800) 554 5111
Hawaiian Airline	(800) 367 5320
Jet Blue Airline	(800) 538 2583
Midwest Airline	(800) 452 2022
Sun Country Airlines	(800) 359 6786
United Airline	(800) 241 6522

TERMINAL 4

Aero Mexico	(800) 237 6639
Air Canada	(800) 247 2262
British Airways	(800) 247 9297
Southwest Airline	(800) 428 4322
US Airways	(800) 428 4322
West Jet	(888) 937 8538

CAR RENTAL

Advantage	(800) 777 5500
Almo	(800) 462 5266
Avis	(800) 331 1212
Budget	(800) 527 7000
Dollar	(800) 800 4000
Enterprise	(800) 736 8222
Fox	(800) 225 4369
Hertz	(800) 654 3131
National	(800) 227 7368
Payless	(800) 729 5377
Thrifty	(800) 847 4389

UTILITIES

Cox Communications	(800) 229 6542
Century Link Residential Customers	(800) 244 1111
Southwest Gas Corporation	(800) 873 2440
Arizona Public Service	(602) 371 7171
Salt River Project.....	(602) 236 8888

The Seventh Hole

The Fairway Wasn't Fair and the Green was Mean

On April 27, 2022, the Alliance Networking Group took a field trip, in lieu of their regular weekly meeting, to enjoy an afternoon of bonding and team building over food and golf. A big thank you goes out to Everett Cook of American Family Insurance for reserving a deck at Top Golf in Gilbert for this outing. Much to the surprise of the guys in the group, the ladies dominated the golf game. Angela Nevarez and Shania Goodman led the pack in both competitions played, showing the boys who they should think about recruiting for their next golf foursome.

During this event, the members got to learn a little bit more about each other on a more personal level.

A few important things that came out that day include the fact that Angela golfs left-handed and right-handed clubs don't work for her. Shaina learned to golf when she was pregnant as a way to keep walking to help the baby along. Jill golfs much better with longer tees. Everett, Sean and Doug can all hit the ball a country mile

but not necessarily with perfect aim. Don's bad back kept him from golfing that day but it didn't keep him from enjoying some good comradery and many laughs.

The Alliance Networking Group meets weekly to connect motivated individuals and their businesses to expand their networks and increase their visibility and profitability. They bring individuals together for collaborating, connecting and committing to those who desire greater success. The group is always on the lookout for potential new members who are hoping to increase their business through personal referrals.

The members of the Alliance Networking Group have grown into a well-rounded core group with great diversity. While many networking groups out there focus solely on the number of referrals passed each week, this group focuses on giving quality referrals to each other as well as building strong relationships. Anyone interested in learning more can contact Everett Cook at 480-830-3825.



AHWATUKEE | CHANDLER | GILBERT
KUPS 2020
MAGAZINE



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My Rosati's Pizza

Keeping it Real Since 1964

Matt is the owner of Rosati's Pizza in Ahwatukee and more to come throughout the valley in the next few years. Matt and his wife have owned and operated several Rosati's Pizza Businesses between Phoenix and Wisconsin for the past 41 years. He is no stranger to making the best pizza money can buy. After talking to Matt and his Wife, I can understand why Rosati's pizza surpassed the previous No. 1 pizza business in the Nation.

Here are some of the things that sets Matt apart from other pizza owners. Matt gives First Responders and Police 50% off their orders everyday, 7 days a week. Matt has also put together a Outreach program for Firemen, Police, and Hotel Workers. Here is how it works, if a person cancels his or her order, or if there is an item left off the pizza, Matt will donate that pizza to one of the business listed above. Matt has also implemented the Rosati's Gold Coin Promotion. When a person from the Hotel refers a buying customer to Rosati's, they receive a Rosati's Gold Colored Coin. When they have saved 10 coins, they get \$20.00 worth of food. Matt also gives a Senior Discount. So Phoenix if you want to experience

what 41 years of making the nation's best pizza taste like, stop in today and order your pizza from Rosati's. Take it home for family night, enjoy it with friends and family while watching a sporting event. You will find yourself more on the couch and chair than in the kitchen.



Picture from Rosati's Pizza Website



MY ROSATI'S OF AHWATUKEE

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My
ROSATI'S

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ANNIVERSARY

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