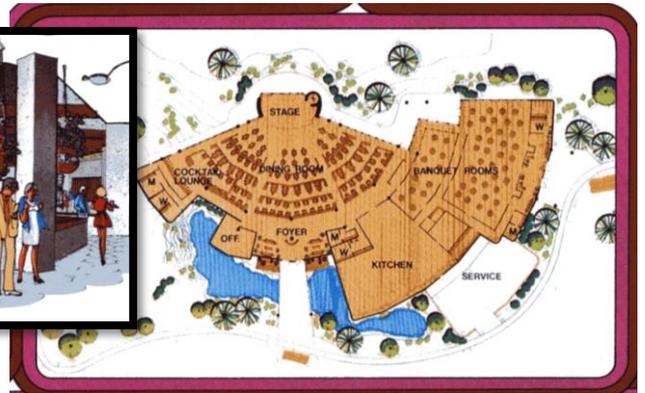
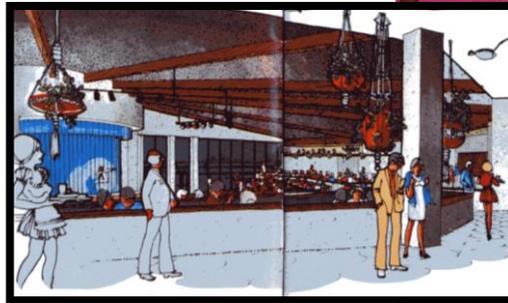


Farewell to Mystery Hill – *Signs of the Past* by Ed Allen



For nearly 45 years, the 8-acre hilltop between the Sundome (replaced by Fry's) and Crestview (now the Church on the Green) has stood vacant. K. Hovnanian's recent announcement of plans to build a new neighborhood, "Four Seasons," ends speculation of what will become of the last major infill site in Sun City West – "Mystery Hill."

The years have seen a variety of proposals for the site overlooking Hillcrest Golf Course. First was Meeker's plan to build a dining/social club, probably patterned after the Lakes Club in Sun City. A closer look shows how it would have served as a dinner theater and ballroom as well. High interest rates in 1981, Meeker's retirement, and a more cost-conscious management at the corporate level ended this plan.



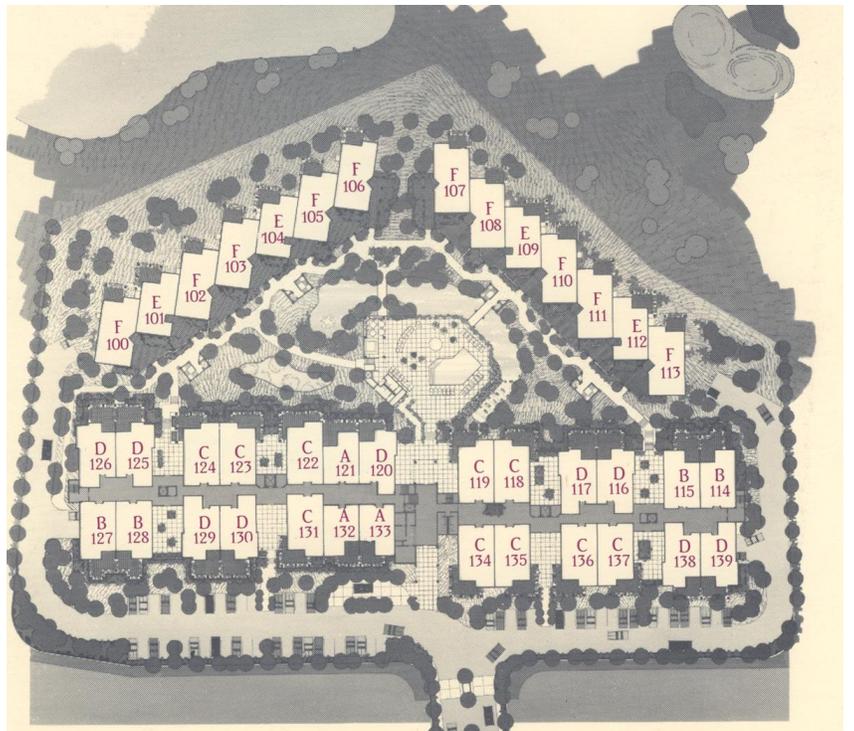
Next was the proposal for a luxury hotel on that beautiful site. While some national developers came to look, not one was interested in building a luxury hotel in the center of a retirement community.

The Webb people made one more stab at the luxury market with The Heights in 1984. This would offer 90 luxury condos overlooking Hillcrest (shown at right). Fourteen casitas would be built on the hillside sloping down to the golf course and a 3-story building atop the hill would offer magnificent views of the mountains to the west, and the golf course to the east.

The plan included underground parking, gated access, a 5-hole putting green, and a large pool area with cabana, spa, and bar. A stream would flow from a fountain and fill ponds bordering the paths making it a beautiful place to stroll.

On paper, The Heights looked great! But few were interested in the cost of all this luxury, and the project was soon dropped.

Ten years later, McDonnell Douglas Realty proposed a similar condo development with units selling between \$295,000 and \$340,000. But before development could begin, Boeing acquired McDonnell Douglas and spun off the realty business.



The land has changed hands several times since with K. Hovnanian being the one to finally bring homes to Mystery Hill. Fifty home sites have been created, along with a model home built to show the choices available. The two-bedroom homes will range from 1500 to 1700 sq. ft, with prices starting in the mid \$300,000s.

With that, the mystery of the vacant hilltop comes to an end – and a new neighborhood comes to life!