TALUS RIDGE

IT'S THAT TIME OF YEAR

2026 AUGUST



THANK YOU SO MUCH!

SINCERE THANK YOU TO MITCH FAAS FOR THE COUNTLESS HOURS OF WORK THAT GO INTO MAKING OUR NEIGHBORHOOD FIREWORKS SHOW SUCH AN INCREDIBLE TRADITION. FOR THE PAST SIX YEARS, YOUR DEDICATION BEHIND THE SCENES HAS CREATED UNFORGETTABLE MEMORIES FOR SO MANY FAMILIES.

I WISH YOU COULD SEE WHAT WE SEE. WE HAVE AN UNFORGETTABLE FRONT-ROW SEAT TO AN INCREDIBLE SHOW, WHILE WE KNOW YOU'RE WORKING TIRELESSLY BEHIND THE SCENES TO MAKE EVERY MOMENT HAPPEN SAFELY AND SEAMLESSLY. YOUR HARD WORK, TIME, AND COMMITMENT DON'T GO UNNOTICED, AND OUR NEIGHBORHOOD IS SO GRATEFUL FOR EVERYTHING YOU DO.

IT'S ALSO BEEN SO FUN TO WATCH PEOPLE FROM NEIGHBORING COMMUNITIES TAKE NOTICE. YEAR AFTER YEAR, OUR FIREWORKS SHOW HAS GROWN INTO SOMETHING PEOPLE LOOK FORWARD TO, AND IT'S BEEN AMAZING TO SEE FAMILIES COME FROM ALL OVER TO EXPERIENCE WHAT YOU'VE BUILT. IT'S A TESTAMENT TO THE CARE AND EFFORT YOU PUT INTO MAKING IT SUCH A SPECIAL EVENT.

IF YOU FEEL INCLINED, VENMO DONATIONS TO FAASFESTIVITIES ARE STILL GREATLY APPRECIATED. CONTRIBUTIONS HELP COVER THE COST OF INSURANCE, FUTURE SHOWS, AND AN ELECTRIC FIREWORKS FIRING SYSTEM MITCH IS WORKING TO PURCHASE TO MAKE FUTURE DISPLAYS EVEN MORE INCREDIBLE. THANK YOU FOR SUPPORTING SOMEONE WHO GIVES SO MUCH TO OUR COMMUNITY!

A SINCERE THANK YOU FOR ALL YOUR HARD WORK! THANK YOU THANK YOU TANK YOU!



NEIGHBORHOOD STATS

TALUS RIDGE

ACTIVE::I
BACKUP:I
U/NDER CONTRACT: I
PRICE RANGE: $510,000-$748,000
MEDIAN: $649,500
AVERAGE: $635,833
MEDIAN $/SF: $198
AVERAGE $/SF: $188
MEDIAN DOM: 25

RIDGE/ HIGHRIDGE

ACTIVE::9
UNDER CONTRACT: 3
BACK UP: 2
PRICE RANGE: $716,000
MEDIAN ACTIVE PRICE: $719,950
AVERAGE: $635,833
MEDIAN $/SF: $189
MEDIAN DOM: 38

QUAIL HILL

ACTIVE::5
SOLD: 3
PRICE RANGE: $510,000-$748,000
MEDIAN SOLD: $550,000
MEDIAN ACTIVE PRICE: $615,000
AVERAGE: $635,833
AVERAGE $/SF: $198
MEDIAN DOM: 27

WHAT THE NUMBERS TELL US...

THE NUMBERS POINT TO A FAIRLY BALANCED MARKET. ACROSS UTAH COUNTY, NEW NUMBER OF HOMES THAT POST TO THE MLS EVERY DAY ARE EQUAL OR GREATER TO THE NUMBER OF HOMES THAT GO UNDER CONTRACT, SELL, OR MOVE INTO BACKUP STATUS. THIS INDICATES THAT THE HOUSING MARKET IS CURRENTLY BALANCED.HERE

IN OUR SURROUNDING NEIGHBORHOODS, TALUS RIDGE HAS ESPECIALLY LIMITED INVENTORY, WHILE RIDGE/HIGHRIDGE CURRENTLY GIVES BUYERS MORE CHOICES. HOMES ARE GENERALLY TAKING ABOUT 3-5 WEEKS TO SECURE A BUYER, SHOWING THAT BUYERS ARE ACTIVE BUT SELECTIVE.

BOTTOM LINE: BUYERS HAVE CHOICES, BUT GOOD HOMES ARE STILL MOVING. PRICING AND PRESENTATION MATTER MORE THAN EVER, AND NEITHER BUYERS NOR SELLERS CURRENTLY HOLD AN OVERWHELMING ADVANTAGE

Could Portable Mortgages Get the Housing Market Moving Again?

If you bought or refinanced your home a few years ago, you may be sitting on a 3% or 4% mortgage—and that can make the idea of moving pretty hard to swallow.

You may need more space, want to downsize, relocate for work, or simply be ready for something different. But giving up a great mortgage rate can make staying put feel like the better financial decision.

Enter the Idea of a Portable Mortgage

A proposed federal bill called the MOVE Act (H.R. 10028) is bringing portable mortgages into the conversation.

The idea is pretty simple: instead of your mortgage ending when you sell your house, your existing rate, remaining balance and loan term could potentially move with you to your next home.

Today, it generally looks like this:

Sell your home → Pay off your low-rate mortgage → Buy another home → Finance at today's rates.

With mortgage portability:

Sell your home → Transfer the qualifying mortgage to your next home → Keep that lower rate on the transferred balance.

For homeowners who feel "locked in" by their current interest rate, that could dramatically change the decision to move.

Many Talus Ridge homeowners bought or refinanced when rates were historically low. If those homeowners eventually had the ability to move without completely giving up their existing mortgage rate, we could see more people willing to list their homes.

That could mean more inventory, more choices for buyers and more movement in our local housing market.

There is one important catch: the MOVE Act is only a proposal right now. It is not law, and portable mortgages aren't suddenly available to homeowners. There would still be eligibility, lending and underwriting requirements to work through.

But it's definitely something I'm watching.

As your Talus Ridge neighbor and local Realtor, I like keeping our community informed about changes that could actually affect the decisions we make with our homes.

Would being able to take your current mortgage rate with you make you more likely to move?

— Kyra Durfey



TALUS RIDGE

2026 AUGUST





THE NEW PRINCIPAL OF LAKE MOUNTAIN MIDDLE SCHOOL

Jeremy spent last year serving as an assistant principal at Westlake. He loved his time at the high school, but he is excited to be transitioning this year to a new role as the principal of Lake Mountain Middle School! Jeremy has spent his career in education and is passionate about helping students and educators succeed. He is excited for this new opportunity to serve the Lake Mountain community and looks forward to making a positive difference at the school.

Meet the Scott Family

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WE'RE THE SCOTT FAMILY, AND WE'VE CALLED SARATOGA SPRINGS HOME FOR 9 YEARS NOW. OUR FAMILY IS MADE UP OF JESSICA AND JEREMY AND OUR FOUR KIDS: PORTER, RHETT, HARLEE, AND DAISY. LIFE WITH FOUR KIDS KEEPS US BUSY, BUT WE LOVE SPENDING TIME TOGETHER, TRAVELING, TRYING NEW THINGS, AND MAKING MEMORIES AS A FAMILY. THERE'S ALMOST ALWAYS SOMETHING HAPPENING AT OUR HOUSE, AND WE WOULDN'T HAVE IT ANY OTHER WAY!

JESSICA IS THE HEART OF THE SCOTT HOUSEHOLD AND SOMEHOW KEEPS ALL THE FAMILY'S MOVING PIECES ORGANIZED. SHE HAS A PHD IN PSYCHOLOGY AND WORKS FULL-TIME AS FACULTY AT WGU. SHE LOVES PLANNING NEW FAMILY TRIPS, BAKING, AND CREATING PHOTO BOOKS AND VIDEOS FROM PAST FAMILY TRIPS.

JEREMY HAS WORKED IN EDUCATION FOR THE LAST 11 YEARS IN A VARIETY OF ROLES. HE LOVES WORKING WITH STUDENTS AND TEACHERS. DESPITE BEING A QUINTESSENTIAL INTROVERT, HE'S ALWAYS WILLING TO JUMP INTO WHATEVER FAMILY ADVENTURE, PARTY, OR GATHERING JESSICA HAS PLANNED. WHEN HE ISN'T AT SCHOOL, YOU'LL LIKELY FIND HIM SUPPORTING ONE OF THE KIDS, WORKING IN THE BACKYARD, OR EXPANDING HIS IMPRESSIVE COLLECTION OF LEGO BRICKHEADZ.

PORTER (12) IS THE OLDEST OF THE SCOTT KIDS AND IS ABOUT TO START 7TH GRADE AT VISTA! HE IS CURIOUS, CAPABLE, AND ENJOYS LEARNING NEW THINGS. HE LOVES LEGOS, READING, AND FOOTBALL (ESPECIALLY THE BENGALS).

RHETT (10) IS OUR ENERGETIC SECOND-BORN WHO BRINGS PLENTY OF PERSONALITY TO THE FAMILY. HE IS ADVENTUROUS, FUNNY, AND ALWAYS READY FOR THE NEXT CHALLENGE. HE LOVES BASEBALL (ESPECIALLY THE DODGERS), BEING ACTIVE, AND IS HAPPIEST WHEN HE IS WITH PEOPLE HE LOVES.

HARLEE (7) IS THE SCOTT FAMILY'S SWEET AND SPUNKY THIRD CHILD. SHE HAS A DYNAMIC PERSONALITY AND ISN'T AFRAID TO EXPRESS HERSELF! SHE LOVES MAKING VIDEOS OF HERSELF SINGING AND DANCING, PERFORMING IN BALLET RECITALS, AND USING HER IMAGINATION TO CREATE GAMES FOR HER AND HER SISTER TO PLAY.

DAISY (4) IS THE YOUNGEST SCOTT AND THE FAMILY'S MOST DEMANDING AND LOVABLE MEMBER. SHE IS STRONG-WILLED AND HAS NO TROUBLE HOLDING HER OWN AMONG THREE OLDER SIBLINGS. SHE LOVES DANCING BALLET, THE NIGHTMARE BEFORE CHRISTMAS, AND IS EXCITED TO PLAY SOCCER FOR THE FIRST TIME THIS FALL.



A LITTLE EARTHQUAKE REMINDER FOR SARATOGA SPRINGS HOMEOWNERS

IF YOU'VE FELT A LITTLE SHAKING LATELY, YOU WEREN'T IMAGINING IT. SARATOGA SPRINGS AND THE SURROUNDING AREA HAVE EXPERIENCED SEVERAL SMALL EARTHQUAKES OVER THE PAST YEAR, INCLUDING MULTIPLE EARTHQUAKES CENTERED CLOSE TO OUR COMMUNITY.

WHILE THESE RECENT EARTHQUAKES HAVE BEEN SMALL, THEY'RE A GOOD REMINDER THAT WE LIVE ALONG THE WASATCH FRONT—AN ACTIVE EARTHQUAKE REGION. UTAH RESEARCHERS ESTIMATE A 43% CHANCE OF A MAGNITUDE 6.75 OR GREATER EARTHQUAKE SOMEWHERE ALONG THE WASATCH FRONT REGION WITHIN A 50-YEAR PERIOD.



A QUICK HOME CHECK

TAKE A FEW MINUTES TO MAKE SURE YOUR HOME IS PREPARED:

- SECURE TALL FURNITURE, TVS AND HEAVY SHELVING.
- MAKE SURE YOUR WATER HEATER IS PROPERLY STRAPPED.
- KNOW WHERE YOUR GAS, WATER AND ELECTRICAL SHUTOFFS ARE.
- AVOID HANGING HEAVY MIRRORS OR ARTWORK ABOVE BEDS.
- KEEP AN EMERGENCY SUPPLY OF WATER, FOOD, MEDICATIONS AND FLASHLIGHTS.
- DURING SHAKING: DROP, COVER & HOLD ON.
- DOES YOUR HOMEOWNERS INSURANCE COVER EARTHQUAKES?

HERE'S SOMETHING MANY HOMEOWNERS DON'T REALIZE: STANDARD HOMEOWNERS INSURANCE GENERALLY DOES NOT COVER EARTHQUAKE DAMAGE.

EARTHQUAKE COVERAGE USUALLY NEEDS TO BE ADDED SEPARATELY, AND DEDUCTIBLES CAN BE SIGNIFICANT—OFTEN 5%, 10% OR EVEN 20% OF YOUR DWELLING COVERAGE. FOR EXAMPLE, A 10% EARTHQUAKE DEDUCTIBLE ON $600,000 OF DWELLING COVERAGE COULD MEAN A $60,000 DEDUCTIBLE.

AFTER RECENT EARTHQUAKE ACTIVITY, IT'S A GREAT TIME TO CALL YOUR INSURANCE AGENT AND SIMPLY ASK: "DO I HAVE EARTHQUAKE COVERAGE, WHAT IS MY DEDUCTIBLE, AND WHAT EXACTLY DOES IT COVER?"

OUR RECENT SHAKES DON'T MEAN A LARGER EARTHQUAKE IS COMING—BUT THEY'RE A PRETTY GOOD REMINDER TO MAKE SURE OUR HOMES (AND OUR INSURANCE POLICIES!) ARE READY JUST IN CASE.

Alpine School District 2026-2027 Calendar

First & Last Day of School | Non School Day | End of Term | Teacher/Contrd Emp Work Day (no students) | Minimal Day | Teacher Prof Development (no students) | PTC Teacher Comp Day (no school)

August 2026

M	T	W	TH	F
3	4	5	6	7
10	11	12	13	14
17	18	19 A	20 B	21 A
24 B	25 A	26 B	27 A	28 B
31 A				

Aug 14–Teacher Contract Day
Aug 17–Teacher Prof Dev Day
Aug 18– Teacher Contract Day
Aug 19–First Day of School
Aug 19-24–K Assessment Days
Aug 25–First Day of Kindergarten

September 2026

M	T	W	TH	F
	1 B	2 A	3 B	4 A
7	8 B	9 A	10 B	11 A
14 B	15 A	16 B	17 A	18 B
21 A	22 B	23 A	24 B	25 A
28 B	29 A	30 B		

Sep 07–Labor Day

October 2026

M	T	W	TH	F
			1 A	2 B
5 A	6 B	7 A	8 B	9 A
12 B	13 A	14 B	15	16
19	20 A	21 B	22 A	23 B
26 A	27 B	28 A	29 B	30 A

Oct 14–1st Term Ends
Oct 15-16–Fall Break
Oct 19– Teacher/Contrd Emp Work Day

November 2026

M	T	W	TH	F
2	3 B	4 A	5 B	6 A
9 B	10 A	11 B	12 A	13 B
16 A	17 B	18 A	19 B	20 A
23 B	24 A	25*	26	27
30 B				

Nov 02–Teacher Prof Dev Day
Nov 25–PTC Teacher Comp Day
Nov 25-27–Thanksgiving Break

December 2026

M	T	W	TH	F
	1 A	2 B	3 A	4 B
7 A	8 B	9 A	10 B	11 A
14 B	15 A	16 B	17 A	18 B
21	22	23	24	25
28	29	30	31	

Dec 18–Minimal Day (No PreK)
–2nd Term Ends
Dec 21-Jan 01–Winter Break