ARIZONA 55+ COMMUNITIES

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2026 EDITION

The Arizona 55+ Community Directory

One page for every Arizona 55+ and retirement community we serve, from the West Valley to the East Valley.



Jarl Kubat, REALTOR®

22+ years helping buyers in Arizona 55+ and retirement communities

INSIDE

- A one-page sheet for each community
- HOA fees, home ages, golf and pickleball
- Scan-to-view codes on every page
- Valley map, hospitals and road-trip miles

Serving buyers and sellers across the West Valley and East Valley

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How to use this directory

Each community gets one page with the facts buyers ask us about first. Then scan the code at the bottom to see that community's full guide and homes for sale on justjarl.com.

What's on every page

- **Quick facts:** builder, years built, size, home types, gate, age rule, golf and pickleball
- **Amenities:** rec centers, pools, courts and clubs
- **HOA fees:** monthly dues and one-time buyer fees
- **What Jarl tells every buyer here:** the things we'd want you to know before you buy
- **Scan-to-view code:** opens the community page, with live listings

Sections

- **1 · West Valley** · Surprise, Sun City, Sun City West, Peoria, Goodyear, Buckeye
- **2 · East Valley** · Mesa, Chandler, Gilbert, Sun Lakes, San Tan Valley
- **3 · Townhome and condo communities**
- **4 · Manufactured home communities** (owned land)
- **5 · Park-model resorts** (owned land)
- **Reference** · Valley map, HOA fee chart, hospitals, road-trip miles

A note from founder Jarl Kubat

After 22+ years in these communities, I can tell you the numbers only tell part of the story. Two communities can look the same on paper and feel completely different when you drive in. So use this book to narrow your list, then let us show you the top three in person. You ride, we drive.

Fees, rules and amenities come from each community's association, governing documents and our own pages, and they change. Always confirm with the association before you buy. HOA dues don't pay for golf. Jarl Kubat is a licensed Arizona REALTOR® with West USA Realty.

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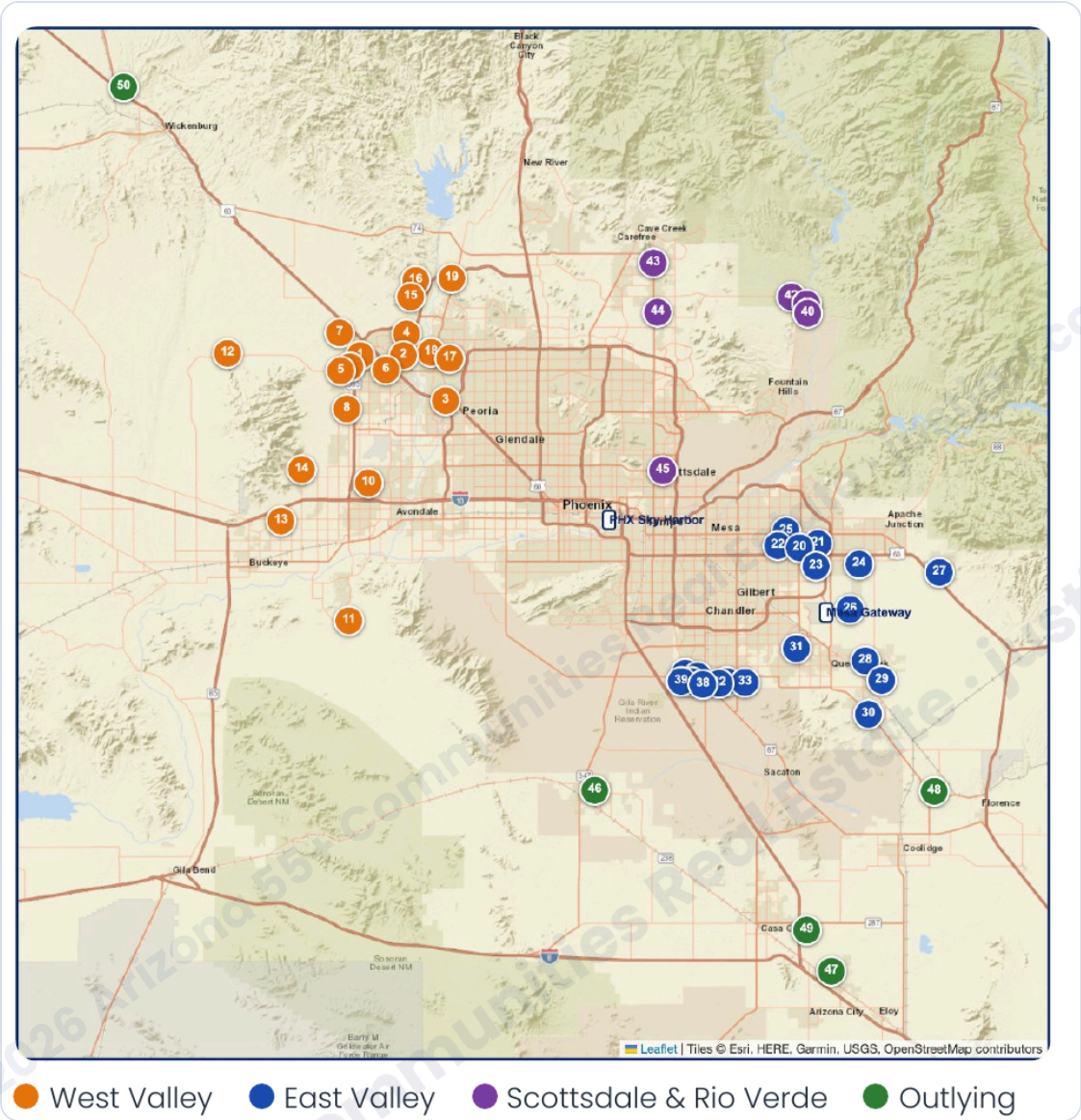
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Valley map: 50 Arizona 55+ communities

Orange = West Valley · Blue = East Valley · Purple = Scottsdale and Rio Verde · Green = outlying. Phoenix Sky Harbor Airport sits in the middle.



1 The Grand (formerly Sun City Grand) · Surprise
2 Sun City West · Sun City West
3 Sun City · Sun City
4 Corte Bella · Sun City West
5 Arizona Traditions · Surprise
6 Sun Village · Surprise
7 Heritage at Asante · Surprise
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25 Dreamland Villa · Mesa
26 Encore at EastMark · Mesa
27 MountainBrook Village · Gold Canyon
28 Ovation at Meridian · San Tan Valley
29 Trilogy at Encanterra · San Tan Valley
30 Solera Johnson Ranch · San Tan Valley
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33 Solera Chandler · Chandler
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46 Province · Maricopa
47 Robson Ranch · Eloy
48 Sun City Anthem at Merrill Ranch · Florence
49 Mission Royale · Casa Grande
50 Trilogy at Wickenburg Ranch · Wickenburg

Map: © Esri, HERE, Garmin, USGS, OpenStreetMap contributors. Positions are approximate.

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HOA fees at a glance (2026)

Average monthly dues and the one-time fees buyers usually pay at closing.

Community	City	Avg. monthly	Capital / buy-in fee	Transfer fee
West Valley				
Arizona Traditions	Surprise	$215	$2,580	$155
CantaMia at Estrella	Goodyear	$265	$4,324	$400
Corte Bella	Sun City West	$255	$4,260	$155
Heritage at Asante	Surprise	$205	$1,524	$400
PebbleCreek	Goodyear	$294	$3,522	$400
RidgeCrest at Vistancia	Peoria	$369	$6,000	up to $400
Sterling Grove	Surprise	$355	$3,000 + $5,455 club	$382
Sun City	Sun City	$57	$5,500	$500
Sun City Festival	Buckeye	$180	$1,080 + 0.25%	$125
Sun City West	Sun City West	$52	$5,750	$275
Sun Village	Surprise	Varies	1% of price	$400
SunDance	Buckeye	$113	1 yr of dues	$250
The Grand	Surprise	$160	$5,400	$100
Trilogy at Vistancia	Peoria	$340	$6,000	$365
Trilogy at Wickenburg Ranch	Wickenburg	$513	$2,568	$400
Ventana Lakes	Peoria	$123	$4,000	$185
Victory at Verrado	Buckeye	$264	$938 + 0.65%	$500
Westbrook Village	Peoria	$68	$4,655	$350

Averages; dues vary by section and home type. Percentages are of the sale price. HOA dues do not pay for golf. Confirm current amounts with each association.

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HOA fees at a glance (2026) · continued

Average monthly dues and the one-time fees buyers usually pay at closing.

Community	City	Avg. monthly	Capital / buy-in fee	Transfer fee
East Valley				
Ahwatukee	Phoenix	$67	$1,200	$170
Apache Wells	Mesa	$40	$1,500	$400
Cottonwood (Sun Lakes)	Sun Lakes	$154	$5,000	$400
Encore at EastMark	Mesa	$245	$735	$250
Fountain of the Sun	Mesa	$127	$2,100	$200
Ironwood (IronOaks)	Sun Lakes	$253	$6,072	$361
Leisure World	Mesa	$370+	$4,000	$175
MountainBrook Village	Gold Canyon	$116	$1,396	$155
Oakwood (IronOaks)	Sun Lakes	$253	$6,072	$361
Ovation at Meridian	Queen Creek	$295	$1,128	$400
Palo Verde (Sun Lakes)	Sun Lakes	$211	$5,000	$400
Solera Chandler	Chandler	$174	$4,168	$250
Solera at Johnson Ranch	San Tan Valley	$220	$2,100	$200
Springfield	Chandler	$208	$1,872	$200
Sun Lakes Country Club	Sun Lakes	$154	$2,763	$400
SunBird	Chandler	$125	$3,300	$400
Sunland Springs Village	Mesa	$76	$2,288	$155
Sunland Village	Mesa	$59	$2,000	$0
Sunland Village East	Mesa	$76	$3,000	$250
Trilogy at Encanterra	San Tan Valley	$514	$8,500	up to $400
Trilogy at Power Ranch	Gilbert	$225	$4,500	$100
Scottsdale, Rio Verde and Outlying				
Mission Royale	Casa Grande	$142	$341	up to $400
Province	Maricopa	$291	$874	$400
Rio Verde Country Club	Rio Verde	$439	$0	$400
Robson Ranch	Eloy	$290	$2,900	$350
Sun City Anthem at Merrill Ranch	Florence	$215	$1,800 + 0.25%	up to $300
Tonto Verde	Rio Verde	$455	$0	$400

Averages; dues vary by section and home type. Percentages are of the sale price. HOA dues do not pay for golf. Confirm current amounts with each association.

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1

West Valley

Surprise, Sun City, Sun City West, Peoria, Goodyear, Buckeye and Wickenburg. The home of the original Sun Cities and some of the Valley's biggest golf communities.

- Arizona Traditions
- The Grand
- Heritage at Asante
- Sterling Grove
- Sun Village
- Sun City
- Corte Bella
- Sun City West
- Blackstone Country Club
- RidgeCrest at Vistancia
- Trilogy at Vistancia
- Ventana Lakes
- Westbrook Village
- CantaMia at Estrella
- Eagle's Nest at PebbleCreek
- PebbleCreek
- Tuscany Falls at PebbleCreek
- Sun City Festival
- SunDance
- Victory at Verrado
- Trilogy at Wickenburg Ranch

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Arizona Traditions

Surprise, AZ · West Valley · Arizona 55+ retirement community

Planning a retirement move to the West Valley? Arizona Traditions is a guard-gated active adult community of 1,768 single-level homes, and this is the one guide written by an agent who actually lives here.

HOMES 1,768	**BUILT** 1997–2013	**GATED** Guard	**HOLE GOLF** 18
HOA (2026) ~$215/mo	**COMMUNITY CENTERS** 3	**FITNESS CENTERS** 2	**FIELD** Softball

Highlights

- **Guard-gated.** A staffed gate gives the community a private, settled feel. In fact, for many buyers, that's the top reason they pick it.
- **Low HOA for what you get.** Dues of about $215 a month cover the amenities in a gated, amenity-rich community.
- **Single-level living.** Every home is on one level, so there are no stairs.
- **Right-sized and social.** It's smaller than the big Sun Cities, so it's easy to plug in fast.

HOA and buyer fees (2026)

HOA dues	**About $215 / month**
CARE / capital improvement fee	**About $2,580**
Transfer fee	**About $155**
Resale disclosure fee	**About $400**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Golf built in. There's an 18-hole public course inside the gates.
- Want a guard-gated, secure, tight-knit community.
- Like single-level living and a low monthly HOA.
- Enjoy golf, pickleball, tennis, and an easy social scene.

What Jarl tells every buyer here

- At least one occupant of each home must be 55 or older (a "Qualifying Occupant").
- No one under 21 may live in a home more than 90 days in a calendar year. That's a stricter line than the "under 19" rule at some...
- So an adult child 21 or older can live with you, as long as one occupant is 55+.
- If the only 55+ occupant passes away or moves out, co-residents may generally stay, as long as at least 80% of occupied homes...

Notes from my tour

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The Grand (formerly Sun City Grand)

Surprise, AZ 85374 · West Valley · Arizona 55+ retirement community

A large Del Webb community in Surprise with four championship golf courses, 20 pickleball courts and a busy social calendar. It was called Sun City Grand until the 2023 name change, so older listings may still use that name.

BUILDER	HOMES BUILT	SIZE	HOME TYPES
Del Webb	1996 to mid-2000s	About 9,800 homes	Single-family, Garden Villa patio homes, LaSolana condos

GATED?	AGE RULE	GOLF	PICKLEBALL
No, open community	55+; about 15% of homes may have no one 55+ if the oldest resident is 45+	4 championship courses (paid separately)	20 courts

Amenities and daily life

- Village Center: Adobe Fitness Center with walking track, Grand Café and amphitheater
- Cimarron Center: fitness with sauna, next to Cimarron golf
- Palm Center: association offices
- Four championship golf courses
- 20 pickleball courts and dozens of clubs
- 63 neighborhoods, all single-level homes

HOA fees (2026)

Annual HOA fee	**$1,921 / yr**
About per month	**$160 / mo**
Capital improvement (one-time)	**$5,400**
Resale transfer fee	**$100**
Architectural fee	**$170**
Resale disclosure (seller)	**$130**
Secondary fee (some areas only)	**$660 / yr**

HOA dues don't pay for golf. Confirm amounts with the association.

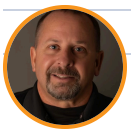
Nearest hospitals: Abrazo Surprise; Banner Del E. Webb (Sun City West) nearby

Airport: About 40 minutes to Sky Harbor

What Jarl tells every buyer here

- **Not gated.** The Grand is an open community, so don't expect a gate.
- **Same place, new name.** Search for both The Grand and Sun City Grand.
- **Ask about the $660 secondary fee.** Only some neighborhoods pay it.
- **Leasing and pets:** 30-day minimum lease; up to 3 pets (LaSolana condos: 1).
- **Golf is separate.** HOA dues don't pay for golf.

Notes from my tour



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Heritage at Asante

Surprise, AZ · West Valley · Arizona 55+ retirement community

Planning a retirement move to Surprise? This newer Lennar community has twelve lighted pickleball courts, a 9-hole putting course, and RV garages.

LIGHTED PICKLEBALL COURTS	SQ FT CLUBHOUSE	HOMES PLANNED	FLOOR PLANS
12	14,000	1,500	13

HOA (2026)
$205/mo

Highlights

- **And it keeps filling in.** Surprise is growing fast, and this corner of it gets easier to live in every year.
- **Is it "Heritage at Asante" or "Asante Heritage"?** Both.
- **Is Heritage at Asante gated?** Yes, it's a gated community.
- **How many pickleball courts are there?** Twelve, and they're lighted, plus three lighted bocce courts, with an active pickleball club behind them.

HOA and buyer fees (2026)

Capital improvement fee	**$1,524**
Transfer fee	**$400**
Total at closing	**$1,924**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Play pickleball. Twelve lighted courts and a real club are the headline.
- Want a brand-new home, since Lennar is still building.
- Want a Gemini twin with your own fenced yard, with one shared wall and room for the dog.
- Have an RV, a boat, or a workshop, because the RV garages are rare and worth chasing.

What Jarl tells every buyer here

- Some include water, sewer, and garbage, while some don't.
- Some cover roof repair, or even roof replacement, while some cover neither.
- Some only maintain the front yard and the exterior paint, so everything else is yours.
- Negotiate price, upgrades, lot premiums, and closing timelines. With the tracks on the south end, lot selection really matters...

Notes from my tour



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Sterling Grove

Surprise, AZ · West Valley · Arizona 55+ retirement community

This is a Toll Brothers luxury community in Surprise, built around Sterling Grove golf on a private Nicklaus course. It's really beautiful, and it's also more complicated than it looks.

ACRES	HOME DESIGNS	HOA + CLUB (2026)	BUILDING
780	25+	$355/mo	Still

Highlights

- **Single-family homes across both sections.** The family section includes two-story homes.
- **Condos.** Toll is building four-story condo buildings, but every condo is single-level inside.
- **Is Sterling Grove a 55+ community?** Partly.
- **Is Sterling Grove a retirement community?** It is for buyers in the 55+ section.

HOA and buyer fees (2026)

Master HOA	**$525 / quarter**
Country Club Recreation fee	**$180 / month**
Combined monthly	**$355 / month**
Social Membership	**$5,455**
Capital improvement fee	**$3,000**
Transfer fee	**$382**
Total at closing	**$8,837**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want a truly upscale home from a top-tier builder, and you're willing to pay for it.
- Golf, and want a Nicklaus course with a Troon-run club.
- Like a community that feels alive, with families, kids, and active adults together.
- Want brand-new construction with a Design Studio and real choices.

What Jarl tells every buyer here

- Lock-and-leave villas, for buyers who travel and don't want to think about the yard.
- Negotiate price, upgrades, lot premiums, and closing timelines. At a Design Studio, the upgrades are where the money goes, and...
- Spot and negotiate builder incentives, like rate buydowns, closing-cost credits, and design-center dollars.
- Read the builder's contract closely and protect your interests.

Notes from my tour



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Sun Village

Surprise, AZ · West Valley · Arizona 55+ retirement community

Planning a retirement move to the West Valley? Sun Village is a gated community of 1,382 homes built around lakes and a golf course, and you can walk to spring training.

HOMES	ACRES	SQ FT REC CENTER	VILLAGES
1,382	320	47,000	8+

GUARD GATE
24/7

Highlights

- **You walk it.** There are no riding carts, so you carry your bag or push a pull cart from the Pro Shop.
- **It's quick.** A round doesn't eat your whole morning, so you can play before lunch and still have a day.
- **It's easy on the body.** Because of that, you'll still be playing it at 85. The big championship course you love at 62 is the one you...
- **It's kind to a rusty game.** You hit short irons all day, so it's also good for a spouse who's just taking up the game.
- **Single-family homes, many with casitas.** A casita is gold if family visits or you want a guest suite that's truly separate.

HOA and buyer fees (2026)

Monthly HOA	**Varies by village**
Disclosure fee	**Varies by village**
Transfer fee	**$400**
Capital improvement fee	**1.0% of sale price**
Total at closing (buyer)	**About $400 + 1%**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Love baseball. You can walk to spring training, and that's not a small thing.
- Want a guard gate, staffed 24/7.
- Want low-maintenance living, like a patio home or a lock-and-leave townhome.
- Would use a 47,000 sq ft rec center with a real ballroom, craft rooms, and a restaurant.

What Jarl tells every buyer here

- A 25-court tennis and racquet complex across from the stadium, which hosts national and international tournaments.
- The Maricopa Regional Library.
- A large community park with a fishing lake.
- Lock-and-leave townhomes backing to greenbelts or fountains, for snowbirds and travelers.

Notes from my tour



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Sun City

Sun City, AZ · West Valley · Arizona 55+ retirement community

This is where it all started: the first of the Sun City retirement communities, opened by Del Webb in 1960. So here's everything you need to know before you buy one of the Sun City AZ homes for sale, from fees to golf and amenities.

THE ORIGINAL 1960	**HOMES** 27,100	**GOLF COURSES** 8	**REC CENTERS** 8
REC FEE (2026) $680/yr	**BOWLING LANES** 40	**CHARTERED CLUBS** 120+	**COMMUNITY LAKE** 33-Acre

Highlights

- **The most affordable Sun City.** Prices here are among the lowest in the Valley's 55+ market, so almost any budget fits.
- **Amenities at scale.** In total, there are eight rec centers, eight golf courses, two bowling centers, and 120-plus clubs.
- **Single-level living.** Every home is one level, so there are no stairs to manage.
- **Low cost of living.** There are no city taxes, most homes pay no school tax, and property taxes run low.
- **Health care built in.** Banner Boswell Medical Center has anchored local care since 1970.

HOA and buyer fees (2026)

Annual recreation fee	**$680 / household**
Capital improvement / preservation fee	**$5,500**
Transfer fee	**$500**
Recording fee	**$30**
SCHOA fees at sale	**$300 + $300**
Monthly fee (some homes)	**Varies**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want the most affordable path, by far, into a full-featured 55+ community.
- Love golf, bowling, and clubs, because staying active and social matters to you.
- Like single-level living, and also a low cost of living.
- Like the history and the mature streets, as well as health care close by.

What Jarl tells every buyer here

- At least one resident in each home must be 55 or older.
- No one under 19 may live here permanently.
- Visiting family under 19 may stay up to about 90 days per year.
- The Sun City Home Owners Association (SCHOA) enforces the age rule across the community.

Notes from my tour



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Corte Bella

Sun City West, AZ · West Valley · Arizona 55+ retirement community

Planning a retirement move to the West Valley? This is our honest guide to a smaller, gated Del Webb community right next to Sun City West: the homes, the Corte Bella Golf Club, the pickleball, the fees, and what's selling right now.

HOMES ~1,650	**CHAMPIONSHIP GOLF** 18 Holes	**LIGHTED PICKLEBALL COURTS** 8	**YEARS BUILT** 2003–2007
HOA (2026) ~$255/mo	**BUILDER** Del Webb (Pulte), built about 2003 to 2007	**SIZE** About 1,650 homes	**AGE RULE** 55+ (at least one resident 55 or older;

Highlights

- **Location:** Sun City West area, AZ 85375 (West Valley)
- **Builder:** Del Webb (Pulte), built about 2003 to 2007
- **Size:** About 1,650 homes
- **Age rule:** 55+ (at least one resident 55 or older; buyers 45–54 may also qualify)
- **HOA dues:** About $764 a quarter, or about $255 a month (2026)

HOA and buyer fees (2026)

HOA dues	**About $710 / quarter**
Reserve contribution	**About $54 / quarter**
Combined	**About $764 / quarter**
Capital improvement fee	**About $4,260**
Transfer fee	**About $155**
Total at closing	**About $4,415**

HOA dues don't pay for golf. Confirm amounts with the association.

What Jarl tells every buyer here

- At least one resident 55 or older in each occupied home.
- Buyers 45 to 54 can also buy and live here, as long as the community stays at least 80% age-qualified.
- Adults 19 and older can live with you, including an adult child.
- Anyone under 19 can stay overnight no more than 90 days in any 12-month period.

Notes from my tour



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Sun City West

Sun City West, AZ 85375 · West Valley · Arizona 55+ retirement community

Del Webb's second Sun City, opened in 1978. It's one of the largest 55+ communities in the country, with nine golf courses and four recreation centers run by the residents' recreation association.

BUILDER Del Webb	**HOMES BUILT** 1978 to late 1990s	**SIZE** About 17,500 homes	**HOME TYPES** Single-family, patio homes and condos, single-level
GATED? No, open community	**AGE RULE** 55+; confirm current rules	**GOLF** 9 courses (paid separately)	**REC CENTERS** 4 centers

Amenities and daily life

- Four recreation centers with pools, fitness and hobby rooms
- Nine golf courses run by the recreation association
- Pickleball, tennis, lawn bowling and bowling
- Dozens of clubs, from woodworking to theater
- Banner Del E. Webb Medical Center right in town
- Shopping and dining along R.H. Johnson Blvd.

HOA fees (2026)

Recreation dues (about)	**$52 / mo**
Asset preservation fee (one-time, buyer)	**$5,750**
Transfer fee	**$275**
Estimated total at closing	**$6,025**

HOA dues don't pay for golf. Confirm amounts with the association.

Nearest hospitals: Banner Del E. Webb Medical Center (in Sun City West)

Airport: About 40 to 45 minutes to Sky Harbor

What Jarl tells every buyer here

- **Low monthly dues, big one-time fee.** Plan for about $6,000 at closing.
- **Homes span 20 years of building.** Compare updates, roofs and AC ages closely.
- **Hospital in town.** Banner Del E. Webb is minutes away.
- **Golf is separate.** Rec dues don't cover green fees.
- **Tour two eras.** We show you an original home and an updated one the same day.

Notes from my tour

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Blackstone Country Club

Peoria, AZ · West Valley · Arizona 55+ retirement community

Planning a retirement move and want private golf without an age rule? This guard-gated golf community sits in north Peoria's Vistancia.

PRIVATE 18 HOLES Jim Engh	**GATED** Guard	**PICKLEBALL COURTS** 8	**HOA (2026)** ~$242/mo
NOT 55+ All Ages	**AGE RULE** None, so it's not age-restricted, and all...	**GATED** Yes, guard-gated	**GOLF** Private 18-hole Jim Engh design, par 72, up...

Highlights

- **Location:** Vistancia, north Peoria, AZ 85383, near Lake Pleasant Parkway
- **Age rule:** None, so it's not age-restricted, and all ages are welcome
- **Gated:** Yes, guard-gated
- **Golf:** Private 18-hole Jim Engh design, par 72, up to 7,089 yards
- **Pickleball & tennis:** 8 pickleball courts and 3 tennis courts for club members

HOA and buyer fees (2026)

HOA dues	**$726 / quarter**
Vistancia Maintenance Corporation fee	**$75**
Transfer fee	**$250**
Capital improvement fee	**$1,500**
Buyer's total at closing	**$1,750**
Resale disclosure fee	**$400**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want private golf and a guard gate, as well as a luxury home and club life.
- Like the idea of a mixed-age neighborhood, because it feels lively.
- Want family of any age to be able to live with you.
- Want an age-restricted community, because this isn't one.

What Jarl tells every buyer here

- **Is Blackstone Country Club a retirement community?** No.
- **Can my adult child or grandkids live with me?** Yes.
- **Is Blackstone gated?** Yes.
- **What are the HOA fees?** For 2026, HOA dues are about $726 a quarter, or about $242 a month, plus a $75 Vistancia Maintenance Corporation fee.

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RidgeCrest at Vistancia

Peoria, AZ · West Valley · Arizona 55+ retirement community

Planning a retirement move to the northwest Valley? This is brand-new active adult living from Shea Homes, wrapped in the Trilogy lifestyle: boutique in size, resort in feel.

LAUNCHED	GATED COMMUNITY	HOME COLLECTIONS	PICKLEBALL COURTS
2025	55+	3	4

AVG. HOA (2026)	PRIVATE & NON-EQUITY
~$369/mo	Wellness Club

Highlights

- **The Trilogy lifestyle.** You get wellness programming, a professionally managed social club, and a national network of member...
- **Boutique and intimate.** It's smaller than the big Trilogy communities, so neighbors get to know each other fast.
- **Brand-new homes.** They're single-level, energy-efficient, and smart-home-ready, with warranties and no prior wear.
- **Ground-floor timing.** Because it launched in 2025, early buyers choose the best lots and lock in an initiation fee that's reviewed each...

HOA and buyer fees (2026)

Average monthly HOA	**About $369**
Capital / membership initiation	**$6,000**
Transfer fee	**Up to $400**
Total at closing	**Up to $6,400**
Club dues before the Club opens	**$125 / month**
HOA capital contribution	**$1,860**
Community association dues	**$155 / month**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want a brand-new, single-level home with warranties and modern efficiency.
- Love the idea of wellness programming, and also a professionally run social club.
- Like a smaller, boutique community where you'll know your neighbors.
- Value a national lifestyle network and travel perks, instead of just a neighborhood.

What Jarl tells every buyer here

- Negotiate price, upgrades, lot premiums, and closing timelines.
- Spot and negotiate builder incentives, like rate buydowns, closing-cost credits, and design-center dollars.
- Read the builder's contract closely and protect your interests.
- Track the build and keep the builder accountable.

Notes from my tour



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Trilogy at Vistancia

Peoria, AZ · West Valley · Arizona 55+ retirement community

Planning a retirement move to the West Valley? Trilogy at Vistancia in Peoria has two clubs, two sides, a championship golf course, and one quirk nobody tells you about until you've moved in.

RESORT CLUBS	GARY PANKS DESIGN	BOTH SIDES	FULLY BUILT OUT
2	18 Holes	Gated	Resale Only

HOA (2026)
~$340/mo

Highlights

- **Two clubs for one HOA fee.** Most communities give you one. Here you get the Kiva Club and the Mita Club, and you can use both.
- **Real championship golf.** It's a Gary Panks design, right in the community, and it's open to public play, so there's no country club...
- **Gated, both sides.** Each side has its own gate. Residents use a transponder, while visitors check in at the gate.
- **The Trilogy lifestyle.** This is Shea's active adult brand, with programming, clubs, and a spa, run at a level most HOAs don't attempt.
- **The setting.** You get Sonoran foothills, real desert views, and Lake Pleasant minutes away.

HOA and buyer fees (2026)

Community assessment	**$1,019 / quarter**
Capital improvement fee	**$6,000**
Transfer / resale disclosure fee	**$365**
Total at closing	**About $6,365**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want two full resort clubs and a spa for one HOA fee.
- Golf, and like the idea of a public course with no country club initiation.
- Want a gated community.
- Prefer a finished, grown-in neighborhood over a construction zone.

What Jarl tells every buyer here

- Indoor Olympic-style pool and outdoor resort pool
- Full athletic club and fitness classes
- Four lighted tennis courts
- The golf course is on this side

Notes from my tour



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Ventana Lakes

Peoria, AZ · West Valley · Arizona 55+ retirement community

Planning a retirement move to the northwest Valley? Picture nine lakes across thirty acres, four clubhouses, and an annual fishing derby the grandkids are invited to.

LAKES	ACRES OF WATER	CLUBHOUSES	HOMES
9	30	4	~1,770

HOA (2026)
~$123/mo

Highlights

- **Single-family homes:** roughly 1,232 to 2,030 sq ft, with two to four bedrooms.
- **Townhomes and garden condos:** roughly 991 to 1,287 sq ft, with an attached garage and low upkeep.
- **Lakefront homes:** the ones everybody wants.

HOA and buyer fees (2026)

HOA - single-family	**$370 / quarter**
Garden condo fees	**Vary**
Capital improvement fee	**$4,000**
Transfer fee	**$185**
Resale disclosure fee	**$110**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Don’t golf, and would rather not pay for a course you’d never use.
- Love water: nine lakes, fishing, paddleboats, and waterfalls.
- Want grandkids to have something to do when they visit. The fishing derby is a real answer.
- Want a full activities calendar, with a paid director keeping it full.

What Jarl tells every buyer here

- Catch-and-release fishing in any of the nine lakes, and they’re stocked.
- Non-motorized boats, like paddleboats and kayaks, so you can get out on the water.
- Docks, waterfalls, and easy walking paths all the way around.
- An annual fishing derby, and the grandchildren are welcome.

Notes from my tour



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Westbrook Village

Peoria, AZ · West Valley · Arizona 55+ retirement community

Planning a retirement move to the West Valley? This Peoria 55+ community has two championship golf courses, two recreation centers, and an HOA fee of about $68 a month.

BASE HOA (2026)	REC CENTERS	PICKLEBALL COURTS	HOMES
~$68/mo	2	16	3,900+

Highlights

- **No monthly food minimums.** If you've belonged to a club before, you know how rare that is, and how much those minimums quietly cost.
- **More than 70 chartered clubs.** Whatever you're into, somebody here already does it.
- **A resident Sheriff's Posse, a volunteer patrol.** In a community without a gate, that matters, and residents take it seriously.
- **Single-family homes:** the bulk of the community, spread across 47 enclaves.
- **Patio homes:** low upkeep, with a sub-association fee.

HOA and buyer fees (2026)

Annual HOA	**About $819 / year**
Capital improvement fee	**About $4,655**
Resale disclosure (transfer) fee	**About $350**
CC&R documentation	**About $50**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Golf, and want two very different courses with flexible memberships.
- Are a snowbird, since the 6-month golf membership is built for you.
- Want low monthly costs and plan to stay a while.
- Want to be near the 101, with real shopping, restaurants, and medical care already in place.

What Jarl tells every buyer here

- 12-month or 6-month memberships, which matters a lot if you're a snowbird.
- Unlimited or weekends-only.
- Singles or couples, plus associate memberships.
- A Fine Arts & Learning Center, a real one, not a craft closet.

Notes from my tour



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CantaMia at Estrella

Goodyear, AZ · West Valley · Arizona 55+ retirement community

Planning a retirement move to the West Valley? CantaMia at Estrella is a quiet, gated 55+ village by Taylor Morrison in Goodyear, AZ.

HOMES AT BUILDOUT	SQ FT VILLAGE CENTER	LAP POOL	INCLUDED
~1,700	29,000	Indoor	Yacht Club

COMBINED HOA (2026)
~$348/mo

Highlights

- **Everything in CantaMia.** The Village Center, the indoor and outdoor pools, the fitness center, pickleball, tennis, bocce, the art...
- **The Estrella Yacht Club.** Yes, really, and there's no extra charge. You can take out canoes, kayaks, paddle boats, and sailboats on...
- **North and South Lake:** about 72 acres of water with about three miles of paved path around them.
- **Resident rates at the Golf Club of Estrella.** Your dues don't pay for golf itself, though; rounds are pay-to-play.
- **Spring training:** Goodyear hosts both the Cleveland Guardians and the Cincinnati Reds.

HOA and buyer fees (2026)

CantaMia HOA	**$265 / month**
Estrella community fee	**$83 / month**
Combined monthly	**About $348 / month**
Capital improvement fee	**$4,324**
Transfer fee	**$400**
Total at closing	**About $4,724**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want quiet. This is one of the quietest 55+ communities we sell in.
- Want a small, close community, but with a huge master plan's amenities around it.
- Would actually use an indoor lap pool.
- Like the idea of taking a sailboat out on a Tuesday as part of your dues.

What Jarl tells every buyer here

- 65+ miles of trails and more than 50 parks across Estrella.
- Phoenix Raceway, the NASCAR track, is minutes away. If it isn't your sport, don't worry: you won't hear it from your yard.
- Groceries, restaurants, and a pharmacy are close, plus a shopping center with a medical facility inside Estrella itself.
- Downtown Phoenix is about 17 miles east.

Notes from my tour



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Eagle's Nest at PebbleCreek

Goodyear, AZ · West Valley · Arizona 55+ retirement community

Planning a retirement move to the West Valley? This is the original side of PebbleCreek in Goodyear, AZ - where Robson built every single home of Integra block.

INTEGRA BLOCK 100%	**EAGLE'S NEST COURSE** 18 Holes	**LIGHTED BOCCE COURTS** 8	**RESALE ONLY** Built Out
HOA (2026) ~$294/mo	**KAVERAGE SALE** ~$502	**OF LIST PRICE** ~98%	**PER SQ FT** ~$250

Highlights

- **It holds temperature.** Thermal mass means the house doesn't swing as hard with the Arizona sun.
- **It doesn't feed termites.** Not a small thing in Arizona.
- **No one under 19 may live here permanently.** An adult child 19 or older can live with you.
- **No townhomes.** If you want one, you want Tuscany Falls.

HOA and buyer fees (2026)

HOA assessment	**$1,761 / semi-annual**
Capital improvement fee	**$3,522**
Transfer fee	**$400**
Resale disclosure fee	**$350**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Value quiet, and want the construction advantage that goes with it.
- Like a finished, grown-in neighborhood with mature landscaping.
- Would use a clubhouse that serves breakfast seven days a week.
- Golf is a separate cost from your HOA dues.

What Jarl tells every buyer here

- At least 80% of homes must have at least one resident age 55 or older.
- With Board approval, up to 20% of homes may be occupied only by people under 55, as long as at least one is 40 or older.
- The pickleball complex and heated indoor lap pool are on the other side (included, but a cart ride away).
- **Luke AFB and the Loop 303 are both real.** Listen before you decide.

Notes from my tour



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PebbleCreek

Goodyear, AZ · West Valley · Arizona 55+ retirement community

Planning a retirement move to the West Valley? Here's everything a buyer needs to know about PebbleCreek (often spelled Pebble Creek) in Goodyear, AZ: 54 holes of golf, 36 pickleball courts, two sides joined by a tunnel, and the parts nobody puts in a brochure.

OF GOLF 54 Holes	**PICKLEBALL COURTS** 36	**HOMES AT BUILDOUT** ~6,100	**FITNESS CENTERS** 2
HOA (2026) ~$294/mo	**KAVERAGE SALE** ~$631	**OF LIST PRICE** ~98%	**PER SQ FT** ~$291

Highlights

- **Luke AFB is a few miles north.** You'll hear jets. Go listen before you decide.
- **Location:** Goodyear, AZ (West Valley), on both sides of PebbleCreek Parkway
- **Builder:** Robson Resort Communities, from the mid-1990s to today
- **Size:** About 6,100 homes at buildout, on two sides: Eagle's Nest and Tuscany Falls
- **Age rule:** Active adult. At least 80% of homes have a resident 55+; with Board approval, up to 20% may be under 55 if...

HOA and buyer fees (2026)

HOA assessment	**$1,761 / semi-annual**
Capital improvement fee	**$3,522**
Transfer fee	**$400**
Resale disclosure fee	**$350**
Townhome fee	**Additional**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Play pickleball seriously. Thirty-six courts is not a typo.
- Want a big, busy, active community with real facilities.
- Value block construction and want to understand what you're buying.
- Like the idea of an arts center you'd actually use.

What Jarl tells every buyer here

- Every home built of Integra block
- Eagle's Nest Fitness Center, pool, lap pool, spa
- Block homes and newer stick-built homes
- Westwind Tavern, Portofino Coffee Bar, Ed's Dogs

Notes from my tour



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Tuscany Falls at PebbleCreek

Goodyear, AZ · West Valley · Arizona 55+ retirement community

Planning a retirement move to the West Valley? This is the side of PebbleCreek with 36 holes of golf, all 36 pickleball courts, the heated indoor lap pool, the townhomes, and the last few new-build lots.

TUSCANY FALLS EAST & WEST	PICKLEBALL COURTS	LIGHTED TENNIS COURTS	ONLY ON THIS SIDE
36 Holes	36	7	Townhomes

HOA (2026)	KAVERAGE SALE	OF LIST PRICE	PER SQ FT
~$294/mo	~$724	~98%	~$320

Highlights

- **Sound.** A block wall stops more noise than a wood-frame wall. With Luke Air Force Base to the north and the Loop 303 to the west, that's...
- **Temperature.** Block holds temperature, so many owners say the AC cycles less in July.
- **Feel.** Owners describe block homes as solid. Meanwhile, stick-built homes are newer, often with more updated layouts and finishes.
- **Places to eat on this side:** the Westwind Tavern, the Portofino Coffee Bar, and Ed's Dogs.

HOA and buyer fees (2026)

HOA assessment	**$1,761 / semi-annual**
Capital improvement fee	**$3,522**
Transfer fee	**$400**
Resale disclosure fee	**$350**
Townhome fee	**Additional**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Play pickleball seriously. Thirty-six courts on your side is not a typo.
- Want a newer home, a townhome, or one of the last new builds.
- Want a big, busy, active community with real facilities.
- Like the idea of an arts center you'd actually use.

What Jarl tells every buyer here

- Every home built of Integra block
- Eagle's Nest Fitness Center, pool, lap pool, spa
- Block homes and newer stick-built homes
- Westwind Tavern, Portofino Coffee Bar, Ed's Dogs

Notes from my tour



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Sun City Festival

Buckeye, AZ · West Valley · Arizona 55+ retirement community

Planning a retirement move to the West Valley? Sun City Festival is Del Webb's newest Sun City - 27 holes of golf, three recreation centers, 16 lighted pickleball courts, and new homes still going up.

OPENED	HOMES AT BUILDOUT	COPPER CANYON GOLF	RECREATION CENTERS
2006	~7,200	27 Holes	3

ACRES
3,100

Highlights

- **Newer homes than the older Sun Cities.** Nothing here predates 2006, so you get modern layouts, better insulation, and open floor plans...
- **Real golf, professionally run.** Copper Canyon is a 27-hole championship course, managed by Troon at last check, with a practice facility...
- **Its own fire station.** Right in the middle of the community, so help is already here rather than on its way from town.
- **Room to breathe.** 3,100 acres against the White Tanks means open desert views and wide streets, not a packed subdivision.

HOA and buyer fees (2026)

Community assessment	**About $540 / quarter**
Working capital fee	**About $1,080**
Community enhancement fee	**0.25% of sale price**
Disclosure fee	**About $240**
Transfer fee	**About $125**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Like the idea of open desert, mountain views, and elbow room.
- Golf, or play pickleball, and want a serious setup for it inside your own community.
- Want more house for the money than you'd get closer to Phoenix.
- Are comfortable planning your errands instead of running out every day.

What Jarl tells every buyer here

- At least one resident in each occupied home must be 55 or older, and at least 80% of homes must have someone 55+ at all times.
- Adults 19 and older can live with you.
- Also, the Sage Center is the one rec center with designated children's swim hours for visiting family.
- Negotiate price, upgrades, lot premiums, and closing timelines.

Notes from my tour



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SunDance

Buckeye, AZ · West Valley · Arizona 55+ retirement community

Planning a retirement move without a big monthly bill? Here you get an 18-hole golf course next door, a 15,000 sq ft clubhouse, three heated pools, and HOA dues of about $113 a month.

HOA (2026)	PUBLIC GOLF CLUB	SQ FT CLUBHOUSE	HOMES
~$113/mo	18 Holes	15,000	~1,100

RESALE ONLY
Built Out

Highlights

- **Is Sundance a retirement community?** Yes.
- **Can I buy in Sundance if I'm under 55?** Only if someone 55 or older will live in the home with you.
- **What are the HOA fees at Sundance?** It's $340.46 per quarter, about $113 a month for 2026.
- **Is Sundance gated?** No.

HOA and buyer fees (2026)

HOA dues	**Billed quarterly, about $113 a...**
Capital improvement fee	**$1,356**
Transfer fee	**$250**
Total at closing	**About $1,606**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want real amenities without a big monthly fee. This is the value play in the West Valley.
- Golf, and want a course that stays playable as the years go by.
- Want a heated pool you'll actually use in January.
- Are right-sizing and don't need 2,500 square feet anymore.

What Jarl tells every buyer here

- **Not gated.** If a guard gate matters to you, look at Corte Bella or Arizona Traditions instead.
- Homes are smaller, roughly 1,000 to 2,217 sq ft, and that's part of the affordability.
- Resale only, because it's built out.
- **Inventory is thin.** With about 1,100 homes, only a handful of Sundance homes are for sale at any one time.

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Victory at Verrado

Buckeye, AZ · West Valley · Arizona 55+ retirement community

Planning a retirement move to the West Valley? This one gives you two golf courses, a clubhouse nearly 1,900 feet up with valley views, and a real small town at the bottom of the hill.

GOLF COURSES	SQ FT VICTORY CLUB	ABOVE THE VALLEY	TRAILS & PATHS
2	35,000	1,900 ft	26 Miles

COMBINED HOA (2026)
~$264/mo

Highlights

- **Serious pickleball.** 16 dedicated, lighted courts at The Victory Club, owned by the community, with an active residents' club.
- **You can still buy new.** Several builders are still putting up homes here, so a brand-new home is on the table alongside resales.
- **The winter grandkids problem.** Victory's pools have a minimum age, and the Verrado pool they'd otherwise use is unheated and closed...

HOA and buyer fees (2026)

Victory HOA	**$146 / month**
Verrado master HOA	**$118 / month**
Combined monthly	**$264 / month**
Capital improvement fee	**$938 + 0.65% of sale price**
Transfer fee	**$500**
Resale disclosure fee	**$100**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want a resort-grade clubhouse with real views, not a beige multipurpose room.
- Want the option of a brand-new home from a builder still selling.
- Golf is a separate cost from your dues.

What Jarl tells every buyer here

- Negotiate price, upgrades, lot premiums, and closing timelines.
- Read the builder's contract closely and protect your interests.
- Track the build and keep the builder accountable, right through closing day.
- Costco is already open, just across I-10.

Notes from my tour



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Trilogy at Wickenburg Ranch

Wickenburg, AZ · West Valley · Arizona 55+ retirement community

Planning a retirement move with a little more elbow room? This beautiful Shea resort community sits in the high Sonoran Desert about an hour northwest of Phoenix.

HOMES AT BUILDOUT	TROON GOLF	STILL BUILDING
~2,000	Private	Since 2015

Highlights

- **Is Trilogy at Wickenburg Ranch a retirement community?** Many buyers choose it for retirement, but not every neighborhood has an age rule.
- **Is Trilogy at Wickenburg Ranch a 55+ community?** Partly.
- **Is the golf public or private?** Private.
- **What's the $10,000 Homestead Membership?** It's a required one-time club membership on top of your HOA, with 80% refunded when you sell.

HOA and buyer fees (2026)

HOA & Recreation Club (quarterly)	**$1,539.91 × 4 = $6,159.64/yr**
Homestead Membership (required)	**$10,000**
Capital improvement fee	**$2,568**
Transfer fee	**$400**
Total at closing	**About $12,968**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want a beautiful, distinctive resort community with Old West character.
- Love serious, private golf and a big, active club.
- Like a higher-desert climate with mild winters and a touch of seasons.
- Want flexibility on age: all-ages with 55+ neighborhoods.

What Jarl tells every buyer here

- The $10,000 Homestead Membership is required (80% refundable), so plan for it.
- **Wickenburg is about an hour from Phoenix.** It's wonderful, but check the drive to what you need.
- It's still building, so get your own representation before visiting the models.
- Homes have been taking months to sell, so price a future resale into your plans.

Notes from my tour

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SCAN FOR HOMES AND FULL GUIDE

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East Valley

Mesa, Chandler, Sun Lakes, Gilbert, San Tan Valley, Gold Canyon, Scottsdale, Rio Verde and the communities to the south. Gated communities, executive golf and the Superstition Mountains as your backdrop.

- Apache Wells
- Dreamland Villa
- Encore at EastMark
- Fountain of the Sun
- Leisure World
- Mountain Bridge
- Sunland Springs Village
- Sunland Village
- Sunland Village East
- Velda Rose Estates
- Lone Tree
- Solera Chandler
- Springfield
- SunBird
- Cottonwood (Sun Lakes)
- Ironwood (Sun Lakes)
- Oakwood (Sun Lakes)
- Palo Verde (Sun Lakes)
- Sun Lakes Country Club
- Trilogy at Power Ranch
- Ovation at Meridian
- Solera at Johnson Ranch
- Trilogy at Encanterra
- MountainBrook Village
- Superstition Mountain Golf and Country Club
- Apache Villa
- Bel Agave
- Ahwatukee 55+
- Scottsdale Heights
- Terravita Golf and Country Club
- Rio Verde Country Club
- Tonto Verde
- Trilogy at Verde River
- Province
- Ironwood Village
- Mission Royale
- Robson Ranch
- The Village at Grande Valley Ranch
- Sun City Anthem at Merrill Ranch

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Apache Wells

Mesa, AZ · East Valley · Arizona 55+ retirement community

An established 55+ golf community where you own the land - with a semi-private course, 40+ clubs, and homes for a wide range of budgets. Here's what to know before you buy one of the Apache Wells homes for sale.

HOMES	COMMUNITY	ESTABLISHED	GOLF COURSE
1,400+	55+	1960s	18-Hole

THE LAND
You own

Highlights

- **A wide price range.** From affordable manufactured homes to newly built houses, there's an entry point for many budgets.
- **An active club scene.** More than 40 clubs and activities, plus pickleball, bocce, and a 2009 clubhouse.
- **Is Apache Wells a 55+ community?** Yes - Apache Wells is an age-restricted 55+ community.
- **Do you own the land in Apache Wells?** Yes.

HOA and buyer fees (2026)

Semi-annual HOA fee	**$480**
Resale disclosure fee (one-time)	**$400**
Capital improvement fee (one-time)	**$1,500**
Townhome monthly fee	**Varies**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Golf at the center. A semi-private 18-hole course winds through the community, with no forced membership...
- Want golf and an active club scene without a mandatory membership.
- Like the idea of owning your land, not leasing it.
- Prefer an established, convenient Mesa location.

What Jarl tells every buyer here

- Bocce ball and horseshoes.
- The 2009 clubhouse, with a bar, grill, and banquet space.
- Manufactured homes need a careful look at age, setup, and title.

Notes from my tour



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Dreamland Villa

Mesa, AZ · East Valley · Arizona 55+ retirement community

Planning a retirement move to the East Valley? This affordable, friendly 55+ community has two clubhouses, a restaurant, and a lot of history.

HOMES	COMMUNITY	GRAND OPENING	CLUBHOUSES
2,732	55+	1959	2

Highlights

- **Affordability.** One of the more budget-friendly ways into a 55+ home in the East Valley.
- **Real amenities.** Two clubhouses, two pools and a spa, an exercise room, and dozens of clubs and activities.
- **A restaurant on site.** John's Villa Restaurant has been a community favorite for many years.
- **History and character.** Mesa's original 55+ community, with mature streets and a welcoming feel.
- **A central Mesa location.** Close to shopping, dining, health care, and the major highways.

HOA and buyer fees (2026)

Annual HOA fee	**$220 per person**
Monthly fee (condos/patio homes only)	**Varies**
Transfer fee (one-time)	**$400**
Capital improvement fee (one-time)	**$350**
Recreation center membership	**Voluntary**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want an affordable 55+ home in an established Mesa community.
- Like real amenities and an on-site restaurant on a budget.
- Don't mind doing a little homework on an older home to get a great value.

What Jarl tells every buyer here

- Two swimming pools and a spa.
- Shuffleboard and croquet courts.
- Card rooms, a computer club, and dozens of social clubs.
- John's Villa Restaurant, a longtime community gathering spot.

Notes from my tour



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Encore at EastMark

Mesa, AZ · East Valley · Arizona 55+ retirement community

Planning a retirement move to the East Valley? This is a newer, single-level 55+ community by Taylor Morrison, with a private 15,000-square-foot club.

HOMES	AGE RESTRICTED	BUILT	LEVEL HOMES
~973	55+	2015–2020	Single

SQ FT CLUB
15,000

Highlights

- **Some of the newer homes in the Valley.** Modern layouts, current finishes, and energy efficiency, without the wait of new construction.
- **A resort-style private club.** In fact, the 15,000 sq ft Encore Club is the social heart of the community.
- **Single-level living.** Every home is single-level with ground-level entry, so it's easy and accessible.
- **Two sets of amenities.** You get Encore's private club, as well as everything the larger Eastmark community offers.
- **A handy southeast-Mesa location.** Close to shopping, dining, the Loop 202, and Phoenix-Mesa Gateway Airport.

HOA and buyer fees (2026)

Encore HOA (monthly)	**$245**
Eastmark master association (monthly)	**$12**
Monthly total	**about $257**
Transfer fee (one-time)	**$250**
Encore capital improvement (one-time)	**$735**
Total at closing	**about $985**
Eastmark capital improvement (one-time)	**Confirm**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want one of the newer, more modern 55+ homes in the Valley.
- Love the idea of a big private club with pickleball, tennis, and a pool.
- Prefer single-level, low-maintenance, move-in-ready living.
- Like being in a fresh, growing master-planned community.

What Jarl tells every buyer here

- A fitness center and a resort-style outdoor pool.
- Tennis and pickleball courts.
- Bocce courts, billiards, and arts & crafts studios.
- A library, a café, and locker rooms.

Notes from my tour



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Fountain of the Sun

Mesa, AZ · East Valley · Arizona 55+ retirement community

Planning a retirement move to the East Valley? This is one of the lowest-cost ways to live behind a staffed gate in Mesa, with its own golf course and a busy pickleball club.

AGE RULE
55+ (at least one resident 55 or older)

GATED
Yes, guard-gated with a 24/7 staffed gate

GOLF
18-hole executive course, par 63, up to 4,266...

PICKLEBALL
6 courts; 6 more approved in the 2026 budget

HOMES
Single-family, patio homes, townhomes, and...

HOA DUES
$381.25 a quarter, about $127 a month (2026)

Highlights

- **Location:** East Mesa, AZ, near Southern Avenue
- **Age rule:** 55+ (at least one resident 55 or older)
- **Gated:** Yes, guard-gated with a 24/7 staffed gate
- **Golf:** 18-hole executive course, par 63, up to 4,266 yards; opened 1971
- **Pickleball:** 6 courts; 6 more approved in the 2026 budget

HOA and buyer fees (2026)

Quarterly HOA	**$381.25**
Monthly fee (condos and some patio homes)	**Varies**
Disclosure fee	**$200**
Transfer fee	**$200**
Capital improvement fee	**$2,100**

HOA dues don't pay for golf. Confirm amounts with the association.

What Jarl tells every buyer here

- A great fit if you want a staffed gate, golf, and low dues at an affordable price in the East Valley.
- Also a fit if you want a smaller, single-level home that's easy to lock and leave for the summer.
- Think it through if you want newer construction, larger homes, or a huge list of clubs and rec centers.

Notes from my tour



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Leisure World

Mesa, AZ 85206 · East Valley · Arizona 55+ retirement community

A guard-gated Mesa 55+ community that began in 1973, on a private county island inside Mesa. It has two private 18-hole golf courses, 16 pickleball courts and a dozen small lakes.

STARTED 1973; homes about 1972 to 1994	**SIZE** About 2,664 homes	**HOME TYPES** Single-family, patio homes and condos, single-level	**GATED?** Yes, guard-gated 24/7
AGE RULE 55+; no one under 45 may live here	**GOLF** 2 private 18-hole courses (paid separately)	**PICKLEBALL** 16 courts	**LOCATION** County island inside Mesa

Amenities and daily life

- Coyote Run and Heron Lakes golf courses
- 16 pickleball courts with an active club
- Large recreation center and community grounds
- A dozen small lakes on the grounds
- Guard-gated entry staffed 24/7
- Close to Mesa shopping, dining and hospitals

HOA fees (2026)

HOA dues, most homes	**$370 / mo**
Some sections (plat fee adds care)	**$515 to $652 / mo**
Capital fee (one-time)	**$4,000**
Transfer fee	**$175 ($225 patio)**

HOA dues don't pay for golf. Confirm amounts with the association.

Nearest hospitals: Banner Baywood and Banner Desert (Mesa)

Airport: About 25 to 30 minutes to Sky Harbor

What Jarl tells every buyer here

- **Check the true monthly cost.** Some sections pay $515 to $652 a month.
- **Dues cover a lot:** the rec center, 16 pickleball courts and grounds.
- **Golf is separate.** HOA dues don't pay for it.
- **Under 45 can't live here,** so plan family stays carefully.
- **Tour it with Fountain of the Sun** the same day; they're minutes apart.

Notes from my tour

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Mountain Bridge

Mesa, AZ · East Valley · Arizona 55+ retirement community

This is Blandford Homes' gated master plan against the mountains, with a resort-style Owners Club, gated enclaves, and nearly half the land left as open space. Planning a retirement move and want resort living without an age rule?

HOMES	OPEN SPACE	CLUB RESORT	BY THE MOUNTAINS
~1,400	45%	Owners	NE Mesa

Highlights

- Mountain Bridge is one of northeast Mesa's most sought-after gated communities.
- It's a resort-style master plan by award-winning Blandford Homes, tucked against the mountains near McKellips and Ellsworth.
- The plan calls for around 1,400 homes across twelve gated neighborhoods.
- It's known for its Old World, Mediterranean, and Andalusian architecture, its resort Owners Club, and the fact that roughly 45% of the...

HOA and buyer fees (2026)

Master HOA (quarterly)	**About $697**
Transfer fee	**About $125**
Capital improvement fee	**About $697**
Resale disclosure fee	**About $382**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want a gated, resort-style community with real amenities and open space.
- Love mountain views and a distinctive, character-rich master plan.
- Prefer an all-ages community over an age-restricted one.
- Value Blandford construction and a choice of gated enclaves.

What Jarl tells every buyer here

- Heated swimming pools and a spa.
- A fully equipped fitness center.
- Tennis and pickleball courts.
- A basketball court, disc golf, and a golf practice green.

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Sunland Springs Village

Mesa, AZ 85209 · East Valley · Arizona 55+ retirement community

The newest and last of the Farnsworth-built Sunland communities in east Mesa, with Mesa's only 27-hole executive golf course, 12 pickleball courts and two recreation centers. Built from 1997 to 2021.

BUILDER Farnsworth	**HOMES BUILT** 1997 to 2021	**SIZE** About 2,847 homes	**HOME TYPES** Single-family, twin homes, townhomes and garden condos
GATED? No, open community	**AGE RULE** 55+; no one under 45 without a waiver	**GOLF** 27 holes, resident-owned (paid separately)	**PICKLEBALL** 12 courts

Amenities and daily life

- Two rec centers: Springwood and San Tan, each with a heated pool and spa
- Two fitness centers, open 24 hours
- 12 lighted tennis courts, bocce, shuffleboard and softball
- Springwood Auditorium for shows, concerts and dances
- Craft studios: lapidary, pottery, stained glass, woodshop
- Dog park and Village Grille at the golf clubhouse

HOA fees (2026)

Annual HOA fee (about)	**$915 / yr**
About per month	**$76 / mo**
Capital fee (one-time, buyer)	**$2,287.50**
Transfer fee	**$155**
Resale disclosure	**$400**

HOA dues don't pay for golf. Confirm amounts with the association.

Nearest hospitals: Banner Baywood and Banner Desert (Mesa); Banner Gateway (Gilbert)

Airport: About 30 to 35 minutes to Sky Harbor

What Jarl tells every buyer here

- **Newer homes, higher ceilings.** Many 2012 to 2015 homes have 9- to 10-foot ceilings.
- **Two build eras.** Older block and newer frame homes can sit a few streets apart.
- **Golf is resident-owned** and separate from HOA dues.
- **Tour all three Sunlands** the same day to compare price and feel.
- **Busiest October to April,** when snowbirds are back.

Notes from my tour



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Sunland Village

Mesa, AZ · East Valley · Arizona 55+ retirement community

Planning a retirement move to the East Valley on a sensible budget? Then Sunland Village in Mesa, an established 55+ retirement community, is worth a look if you're browsing Sunland Village homes for sale.

BUILT	HOMES	HOA (2026)	EXECUTIVE GOLF
1974–84	~2,685	~$59/mo	18 holes

PICKLEBALL COURTS
8

Highlights

- **Is Sunland Village a retirement community?** Yes.
- **Is it the same community as the other Sunlands in Mesa?** No.
- **How much are the HOA fees at Sunland Village?** The annual HOA is about $707, or roughly $59 a month, one of the lowest of any golf community in the area.
- **What do homes cost in Sunland Village?** As of October 2026, single-family homes sold from about $295,000 to about $464,000 over the last 90 days, with a middle sale near...

HOA and buyer fees (2026)

Annual HOA dues	**About $707**
Capital improvement fee	**About $2,000**
Transfer fee	**$0**
Resale disclosure fee	**About $215**
Condo / patio-home monthly	**Varies**
Buyer's one-time total	**About $2,000**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want the lowest-dues way into a Mesa golf community.
- Like an established, neighborly, well-settled community.
- Play golf and want an executive course close to home.
- Want single-level living with an easy, walkable layout.

What Jarl tells every buyer here

- These are some of Mesa's older active adult homes, so check the mechanicals carefully.
- Many homes have a carport rather than a garage (often since enclosed).
- Condition varies a lot from house to house, so the inspection matters.
- **It's not gated.** So if you want newer homes or more golf, ask us about the other Mesa options.

Notes from my tour



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Sunland Village East

Mesa, AZ · East Valley · Arizona 55+ retirement community

Planning a retirement move to the East Valley? Here's our honest guide to Sunland Village East: the homes, the public executive golf course, the pickleball, the low dues, and the Sunland Village East homes for sale right now.

BUILT 1984–2001	**HOMES** ~2,435	**HOA** ~$76/mo	**OWN GOLF** 18 holes
PICKLEBALL COURTS 9	**BUILDER** Farnsworth Homes, built about 1984 to 2001	**SIZE** About 2,435 homes and 4,000+ residents	**AGE RULE** At least one resident 55 or older;

Highlights

- **Location:** East Mesa, in the East Valley
- **Builder:** Farnsworth Homes, built about 1984 to 2001
- **Size:** About 2,435 homes and 4,000+ residents
- **Age rule:** At least one resident 55 or older; other residents generally 45 or older (see below)
- **HOA dues:** About $917 a year, or about $76 a month (2026)

HOA and buyer fees (2026)

Annual HOA dues	**About $917**
Capital improvement fee	**About $3,000**
Transfer fee	**About $250**
Resale disclosure fee	**About $215**
Townhome / patio monthly	**Varies**
Typical one-time cost at closing	**About $3,250**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want single-level homes with vaulted ceilings and open layouts.
- Like a lot of amenities for very low dues.
- Play golf and want a public executive course close to home.
- Play pickleball, or want to learn.

What Jarl tells every buyer here

- At least one resident must be 55 or older in each home.
- A small share of homes may have no one 55+, as long as the oldest resident meets the community's lower minimum age.
- We'll confirm the current minimum age with the association before you buy.
- Two clubhouses and three pools

Notes from my tour



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Velda Rose Estates

Mesa, AZ · East Valley · Arizona 55+ retirement community

A friendly, budget-friendly Mesa community with a big clubhouse, a pool, and a very low HOA. Here's what to know before you buy.

HOMES	COMMUNITY	BUILT
450	55+	1962–87

Highlights

- **Affordability.** One of the more budget-friendly ways into a 55+ home in Mesa.
- **A real clubhouse.** The Colby Clubhouse hosts dinners, potlucks, movie nights, and more, with a pool and spa.
- **An established, friendly feel.** Mature streets and neighbors who know each other.
- **A convenient Mesa location.** Close to shopping, dining, and public golf courses.

HOA and buyer fees (2026)

Annual HOA fee	**$220**
Monthly fee (condos/patio homes only)	**Varies**
Resale disclosure fee	**$400**
Transfer fee (one-time)	**$1,000**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want an affordable 55+ home with a very low HOA.
- Like a real clubhouse and a friendly, social community.
- Are open to an older home that may need some updating, for the value.
- Prefer an established, convenient east-Mesa location.

What Jarl tells every buyer here

- Community dinners, breakfasts, and potlucks.
- Movie nights and TV sporting events.
- Meeting and gathering space for clubs and events.
- These are older homes; condition varies widely, so inspect closely.

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Lone Tree

Chandler, AZ · East Valley · Arizona 55+ retirement community

Planning a retirement move to the East Valley? In fact, it's one of the smallest 55+ communities in the Valley: about 73 single-family homes, a community pool, a gate, and not much else.

HOMES	COMMUNITY POOL	NO GUARD	HOA
~73	1	Gated	~$162/mo

Highlights

- **Is Lone Tree a retirement community?** Yes.
- **How big is Lone Tree?** Small: about 73 single-family homes.
- **Is Lone Tree gated?** Yes.
- **What amenities does Lone Tree have?** A community pool and a gate.

HOA and buyer fees (2026)

HOA (quarterly)	**$485 × 4 = $1,940/yr**
Capital improvement fee	**$620**
HOA set-up fee	**$50**
Disclosure fee	**$400**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want a small, quiet, low-fee 55+ community.
- Don't need, or want to pay for, big amenities.
- Like a gate and a pool, and a great Chandler location.
- Want single-family living with no shared walls.

What Jarl tells every buyer here

- **Amenities are just the pool, by design.** If you want a clubhouse and courts, look at Solera or Sun Lakes nearby.
- You can't use the neighboring communities' amenities.
- **Few listings:** it's a small community, so inventory is thin.
- **Gated, not guard gated:** a gate, but no guard on duty at last check.

Notes from my tour

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Solera Chandler

Chandler, AZ · East Valley · Arizona 55+ retirement community

Planning a retirement move to the East Valley? This is Del Webb's gated golf community of about 1,880 homes in south Chandler, with a public championship course at the entrance.

HOMES	BUILDER	AT THE ENTRANCE	HOA (2026)
~1,149	Del Webb	Golf	~$174/mo

NO GUARD
Gated

Highlights

- **Is Solera Chandler a retirement community?** Yes.
- **Who built Solera Chandler?** Del Webb built it.
- **Can a younger spouse live in Solera Chandler?** Usually, yes.
- **Is the golf course private?** No.

HOA and buyer fees (2026)

HOA (semi-annual)	**$1,042 × 2 = $2,084/yr**
Capital improvement fee	**$4,168**
Transfer fee	**$250**
Resale disclosure fee	**$400**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want golf at your doorstep without a private membership.
- Like a clubhouse and restaurant but not a giant community.
- Want a great Chandler / East Valley location.

What Jarl tells every buyer here

- **Gated, not guard gated:** a gate, but no guard on duty.
- The golf course is public, which is great for access, but it's not a private club.
- An established community, so check the mechanicals on resales.

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Springfield

Chandler, AZ · East Valley · Arizona 55+ retirement community

Planning a retirement move to the East Valley? This is a gated Del Webb community of about 742 single-family homes from the late 1990s, built around its own executive golf course.

HOMES	LATE 1990S	HOA	EXECUTIVE COURSE
~742	Del Webb	~$208/mo	18-Hole

Highlights

- **Is Springfield a retirement community?** Yes.
- **Is Springfield gated?** Yes.
- **Can my grandkids visit?** Yes.
- **Who built it, and when?** Del Webb built it in the late 1990s, about 1997 to 2000, and there are about 742 single-family homes.

HOA and buyer fees (2026)

HOA (semi-annual)	**$1,248 × 2 = $2,496/yr**
Capital improvement fee	**$1,872**
Transfer fee	**$200**
Disclosure fee	**$400**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want a gated community and Del Webb build quality.
- Like an established, mature community over a brand-new one.
- Enjoy an executive course: golf without the all-day commitment.
- Want a top Chandler / East Valley location.

What Jarl tells every buyer here

- Established homes (late 1990s), so check the mechanicals on resales.
- It's an executive course, not a full championship layout: a plus for many, a note for serious golfers.
- Also, it's single-family only, with no attached or lock-and-leave option here.
- Very few listings at a time, so be ready to move when the right one comes up.

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SunBird

Chandler, AZ · East Valley · Arizona 55+ retirement community

Planning a retirement move to the East Valley? This is a guard-gated golf community in south Chandler with its own 18-hole course, a huge clubhouse, and one of the lower HOA fees in its class.

HOLE COURSE	HOA	LAND
18	~$125/mo	Owned

Highlights

- **Is SunBird a retirement community?** Yes.
- **Is SunBird gated?** Yes.
- **Can my grandkids visit?** Yes.
- **Do I own the land with a manufactured or park-model home?** Yes.

HOA and buyer fees (2026)

HOA (semi-annual)	**$750 × 2 = $1,500/yr**
Capital improvement fee	**$3,300**
Transfer fee	**$400**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want a gated golf community at an affordable price.
- Like the idea of owning your home and the land under it, with no lot rent.
- Want a big clubhouse and an active resort-style calendar.
- Play golf, or want a course you can walk to.

What Jarl tells every buyer here

- On manufactured and park-model homes, check the age and condition of the home closely.
- Financing a manufactured home works differently than a standard mortgage, and we'll walk you through it.
- Also, it's an executive-style course (par 66), a plus for many and a note for serious golfers.

Notes from my tour



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Cottonwood (Sun Lakes)

Sun Lakes, AZ · East Valley · Arizona 55+ retirement community

Planning a retirement move to the East Valley? Cottonwood Sun Lakes, officially Cottonwood Country Club in Sun Lakes, Arizona, is the value play with a twist.

HOA	POOL	OPEN ACCESS
~$154/mo	Kids'	Not Gated

Highlights

- **Not gated.** Want a guard gate? Its partner Palo Verde has one.
- **Is Cottonwood a retirement community?** Yes.
- **Is Cottonwood Country Club the same as Cottonwood in Sun Lakes?** Yes.
- **Does Cottonwood really have a kids' pool?** Yes.

HOA and buyer fees (2026)

Annual HOA dues	**$1,842**
Townhome sub-HOA fee	**Varies**
Capital contribution fee	**$5,000**
Transfer fee	**$400**
Resale disclosure fee	**$400**
At closing (single-family)	**~$5,800**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want a value price point in Sun Lakes.
- Like getting Palo Verde's amenities without the gated fee.
- Want a full-length, par-72 championship course close to home.
- Want a townhome for lock-and-leave living.

What Jarl tells every buyer here

- Host grandkids often and want a pool they can use.
- **What does "shares amenities with Palo Verde" mean?** Cottonwood and Palo Verde are paired, so residents of either can use both communities' facilities: two clubhouses, two sets of...
- **Is Cottonwood gated?** No, Cottonwood is not gated.
- **How much is the HOA in Cottonwood?** At last check for 2026, dues are $1,842 a year, about $154 a month.

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Ironwood (Sun Lakes)

Sun Lakes, AZ · East Valley · Arizona 55+ retirement community

Planning a retirement move to the East Valley? Meet Ironwood, one half of IronOaks.

GATED 24/7	OAKSW/ OAKWOOD	HOA
Guard	Iron	~$253/mo

Highlights

- **Is Ironwood a retirement community?** Yes.
- **What is IronOaks Country Club?** IronOaks is the shared country club of Ironwood and Oakwood.
- **Is Ironwood guard gated?** Yes.
- **Are there townhomes in Ironwood?** No.

HOA and buyer fees (2026)

Annual assessment	**$3,036**
F.A.C.E. fee	**$6,072**
Resale disclosure fee	**$400**
At closing	**~$6,472**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want a larger, upscale single-family home in an established setting.
- Want a real 24/7 guard gate.
- Like the fullest social and amenity calendar of the five.
- Golf and fitness are separate memberships, not in the HOA.

What Jarl tells every buyer here

- Only a few Ironwood homes are for sale at any one time, so the right one can take patience.
- **Why is the HOA higher than the other Sun Lakes communities?** Ironwood's assessment (about $253 a month at last check) covers the largest shared amenity set in Sun Lakes across two...
- **What do I pay at closing in Ironwood?** At last check, a buyer pays a one-time F.A.C.E.
- **What do Ironwood homes cost?** In the 90 days before late October 2026, homes here sold from about $355,000 to about $725,000, averaging near $512,000.

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Oakwood (Sun Lakes)

Sun Lakes, AZ · East Valley · Arizona 55+ retirement community

Planning a retirement move to the East Valley? Meet Oakwood, one half of IronOaks in Sun Lakes, Arizona.

NEWEST	GATED 24/7	OAKSW/ IRONWOOD	HOA
1994	Guard	Iron	~$253/mo

TOWNHOMES
Has

Highlights

- **Is Oakwood a retirement community?** Yes.
- **What is IronOaks?** IronOaks is the shared country club of two Sun Lakes communities, Oakwood and Ironwood.
- **Which Sun Lakes community has the newest homes?** Oakwood.
- **Can I get a townhome behind a guard gate in Sun Lakes?** Yes, but only in Oakwood.

HOA and buyer fees (2026)

Annual assessment	**$3,036**
Villa/townhome sub-HOA	**Varies**
F.A.C.E. fee	**$6,072**
Resale disclosure fee	**$400**
At closing	**~$6,472**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want the newest homes in Sun Lakes, with a more modern feel.
- Like the idea of a lock-and-leave townhome behind a guarded gate.
- Want low maintenance without giving up the full IronOaks amenities.
- Golf and fitness are separate memberships, not in the HOA.

What Jarl tells every buyer here

- Being the newest, homes here can carry a premium price.
- **Is Oakwood guard gated?** Yes.
- **How much is the HOA?** The IronOaks assessment is about $253 a month ($3,036 a year) at last check.
- **What do homes in Oakwood cost?** In the 90 days before September 30, 2026, homes here sold from about $340,000 to about $849,000, averaging near $572,000.

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Palo Verde (Sun Lakes)

Sun Lakes, AZ · East Valley · Arizona 55+ retirement community

Planning a retirement move to the East Valley? This is the guard-gated Sun Lakes community that keeps it simple - all single-family homes, one clean HOA, its own executive golf course, and full amenity-sharing with neighboring Cottonwood.

GATED 24/7
Guard

HOA
~$211/mo

Highlights

- **Is Palo Verde a retirement community?** Yes.
- **Is Palo Verde really guard gated?** Yes.
- **Are there townhomes in Palo Verde?** No.
- **Can I use Cottonwood's amenities?** Yes.

HOA and buyer fees (2026)

Annual HOA dues	**$1,842**
Annual gate fee	**$263**
Annual road fee	**$425**
Yearly total	**$2,530**
Capital contribution fee	**$5,000**
Transfer fee	**$400**
Resale disclosure fee	**$400**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want a real 24/7 guard gate.
- Prefer one simple HOA fee with no townhome sub-fee.
- Like a shorter, easy-walking executive golf course.
- Like getting Cottonwood's amenities too, including the kids' pool.

What Jarl tells every buyer here

- **Why is the HOA higher than Cottonwood's?** At last check for 2026, the annual total includes a $263 gate fee and a $425 road fee on top of the same $1,842 base dues every...
- **What do homes in Palo Verde cost?** Over the 90 days ending in late October 2026, single-family homes here sold from about $320,000 to about $565,000, averaging near...
- **What kind of golf course does Palo Verde have?** A par-62 executive course - shorter and easy-walking, playing about 4,068 yards from the back tees.
- **Does Palo Verde have pickleball?** Yes.

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Sun Lakes Country Club

Sun Lakes, AZ · East Valley · Arizona 55+ retirement community

Planning a retirement move to the East Valley? This is where it all started - Ed Robson's first Sun Lakes community, from 1972.

THE ORIGINAL	THE LAND	FLAT HOA	CAPITAL FEE
1972	You own	~$154/mo	$2,763

OPEN ACCESS
Not Gated

Highlights

- **Not gated.** Want a guard gate? Look at Palo Verde, Ironwood, or Oakwood.
- **Is Sun Lakes Country Club a retirement community?** Yes.
- **Is Sun Lakes Country Club gated?** No, it's not gated.
- **How old are the homes?** This is the original 1972 community, so these are the oldest homes in Sun Lakes, mostly built in the 1970s and 1980s.

HOA and buyer fees (2026)

Annual HOA dues	**$1,842**
Capital investment fee	**$2,763**
Transfer fee	**$400**
Two months' prepaid dues	**$307**
Condo certificate fee	**$39**
At closing	**~$3,470**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want the most affordable way into Sun Lakes.
- Want to own the land under your home, with no ground lease.
- Golf, and want a quick, walkable course close to home.
- Don't need a gate.

What Jarl tells every buyer here

- Appreciate one simple flat fee with no surprises.
- **Can I use the other Sun Lakes communities' amenities?** No, you use this community's amenities.
- **Do I own the land here?** Yes.
- **Is the HOA fee the same for every home?** Yes.

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Trilogy at Power Ranch

Gilbert, AZ · East Valley · Arizona 55+ retirement community

Planning a retirement move to the East Valley? This is a gated Trilogy community in Gilbert with a genuinely nice golf course, a standout fitness center, and terrific pickleball and tennis.

AGE RESTRICTED	COMMUNITY	HOA (2026)	MINUTES AWAY
55+	Gated	~$225/mo	Mesa Gateway

Highlights

- **Is Trilogy at Power Ranch a retirement community?** Yes.
- **Is Trilogy at Power Ranch gated?** Yes, it's a gated 55+ Trilogy community in Gilbert.
- **Can the grandkids come visit?** Yes.
- **What are the amenities like?** Strong across the board.

HOA and buyer fees (2026)

HOA (quarterly)	**$675 × 4 = $2,700/yr**
Special assessment	**$120/yr**
Capital improvement fee	**$4,500**
Transfer fee	**$100**
Total at closing	**$4,600**
Resale disclosure fee	**$388**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want a standout fitness center and top pickleball and tennis.
- Want a gated community and a nice golf course.
- Value being minutes from Mesa Gateway for easy travel.
- Prefer a single-family home and a simple fee structure.

What Jarl tells every buyer here

- Trilogy at Power Ranch homes are single-family only, so there's no townhome or lock-and-leave option here.
- Allegiant routes are seasonal, so confirm this season's Mesa Gateway cities.
- It's an established community, so check the mechanicals on resales.

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Ovation at Meridian

San Tan Valley, AZ · East Valley · Arizona 55+ retirement community

Planning a retirement move to the East Valley? This gated 55+ community sits on the Valley's growing edge, and the monthly fee even covers your front-yard maintenance.

AGE RESTRICTED	NO GUARD	MAINTAINED	HOA (2026)
55+	Gated	Front Yard	~$295/mo

Highlights

- **Is Ovation at Meridian a retirement community?** Yes.
- **Is Ovation at Meridian a 55+ community?** Yes.
- **Where exactly is it?** It's on the East Valley's growing edge, in the Queen Creek and San Tan Valley area.
- **Is Ovation gated?** Yes.

HOA and buyer fees (2026)

Monthly HOA	**About $295**
Capital improvement fee	**$1,128**
Resale disclosure fee	**$400**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Prefer a newer, amenity-rich community.
- Are happy on the growing east edge of the Valley.

What Jarl tells every buyer here

- Gated, but no guard on duty.
- **You pay two associations:** Ovation plus the Meridian master.
- Few homes sell each quarter, so the right one can take patience.

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Solera at Johnson Ranch

San Tan Valley, AZ · East Valley · Arizona 55+ retirement community

Planning a retirement move to the Southeast Valley? This is Del Webb's gated 55+ enclave, with its own private clubhouse and an 18-hole golf course winding right through the neighborhood.

HOMES	GATED	BUILT (ABOUT)	GOLF COURSE
~727	55+	2004–09	18-Hole

HOA, 2 HOAS (2026)
~$220/mo

Highlights

- **Gated and private.** A gated 55+ enclave with a clubhouse just for residents and their guests.
- **Championship golf at your door.** The 18-hole Johnson Ranch course winds through the community, with San Tan Mountain views.
- **A real Del Webb clubhouse.** About 10,000 square feet with a fitness center, pool, ballroom, and more.
- **Right-sized, low-maintenance homes.** Single-level living from about 1,400 to 1,900 square feet.
- **Strong value.** Prices here tend to run lower than similar 55+ communities closer to Phoenix.

HOA and buyer fees (2026)

HOA dues, both HOAs	**About $220/month**
Monthly fee (condos/patio homes only)	**Varies**
Capital improvement fee (one-time)	**$2,100**
Transfer fee (one-time)	**$200**
Resale disclosure fee (one-time)	**$400**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want a gated Del Webb community with a real clubhouse and golf.
- Like the idea of playing golf without a mandatory membership.
- Want a low-maintenance single-level home at a strong value.
- Don't mind being farther out for more home and more space.

What Jarl tells every buyer here

- Ballroom for events and gatherings.
- San Tan Valley is farther from Phoenix, so airport and city drives take longer.
- It's one community's clubhouse, not the huge amenity lineup of the big Sun Cities.
- Few homes sell each quarter, so the right one can take patience.

Notes from my tour



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Trilogy at Encanterra

San Tan Valley, AZ · East Valley · Arizona 55+ retirement community

Planning a retirement move to the East Valley? Trilogy at Encanterra is a private country club community by Shea - Tom Lehman golf, two clubhouses, four restaurants, and mountain views to the horizon.

SQ FT LA CASA CLUB	RESTAURANTS	PICKLEBALL COURTS	HOA (2026)
60,000	4	8	~$514/mo

Highlights

- **Is Trilogy at Encanterra a 55+ retirement community?** Partly.
- **Do I have to join the country club?** Yes.
- **Can I buy here if I'm under 55?** Two ways.
- **Why should I search "All Homes" instead of just 55+?** Because the 55+ filter misses homes.

HOA and buyer fees (2026)

Master HOA & Recreation	**$1,542.56 / quarter**
Minimum social membership	**$8,500**
Capital improvement fee	**$1,740**
Transfer fee	**$120**
Utility reserve fee	**$26.68**
Total at closing	**$10,386.68**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want a true private country club lifestyle, and you're willing to pay for it.
- Golf, and want an exclusive Tom Lehman course, members-only.
- Want resort amenities: two clubhouses, four pools, a top spa, eight pickleball courts.
- Like that the family section opens up two-story homes and condos, if you don't need age-restricted.

What Jarl tells every buyer here

- The Trilogy age-restricted neighborhoods
- Single-level homes, active-adult designed
- The quiet side, if that's what you want
- Two-story homes available here

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MountainBrook Village

Gold Canyon, AZ · East Valley · Arizona 55+ retirement community

Planning a retirement move to the East Valley? This active-adult golf community sits at the foot of the Superstition Mountains in Gold Canyon.

HOMES	GOLF COURSES NEARBY	HOA (2026)	OPEN ACCESS
~1,659	2	~$116/mo	Not Gated

Highlights

- **Is MountainBrook Village a 55+ community?** Yes.
- **Is MountainBrook Village a retirement community?** Yes, in the everyday sense.
- **Is it gated?** No, MountainBrook Village is not gated.
- **How's the golf?** Golf is the heart of the community.

HOA and buyer fees (2026)

HOA (semi-annual)	**$698 × 2 = $1,396/yr**
Townhome / condo / patio monthly fee	**Varies**
Capital improvement fee	**$1,396**
Transfer fee	**$155**
Resale disclosure fee	**$245**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want real mountain views and a more scenic, tucked-away setting.
- Golf, and like having two courses at your doorstep.
- Want an active social scene, with 50+ clubs and an activities director.
- Like being minutes from hiking in the Superstitions.

What Jarl tells every buyer here

- Not gated, so if a gate is a must-have, this isn't it.
- Attached-home fees vary, so always verify the monthly amount and what it covers.

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Superstition Mountain Golf and Country Club

Gold Canyon, AZ · East Valley · Arizona 55+ retirement community

This private country club community sits at the foot of the Superstition Mountains in Gold Canyon. The two Superstition Mountain golf courses are Jack Nicklaus designs, and there's also a 50,000-square-foot clubhouse, 17 custom-home neighborhoods, and a staffed gate.

NICKLAUS COURSES	GATED	NEIGHBORHOODS	SQ FT CLUBHOUSE
2	Guard	17	50,000

Highlights

- **Is Superstition Mountain a 55+ community?** No - it's all ages, not age-restricted.
- **Is Superstition Mountain a retirement community?** Not officially.
- **Is it guard gated?** Yes - Superstition Mountain has a private, staffed guard gate, a real manned entrance for genuine security and privacy.
- **Who designed the Superstition Mountain golf courses?** Jack Nicklaus, working with two of his sons - Gary Nicklaus on the Prospector course and Jack Jr.

HOA and buyer fees (2026)

HOA (quarterly)	**About $1,758**
Transfer fee	**About $400**
Capital improvement fee	**About $1,020**
HOA set-up fee	**About $100**
Resale disclosure fee	**About $400**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Likewise, prefer an all-ages private country club over an age-restricted community.

What Jarl tells every buyer here

- Exceptional dining and a vibrant social calendar.
- A Sports Club with a fitness center, group exercise, tennis, and pickleball.
- Also, a resort-style pool.
- In addition, robust wellness programs.

Notes from my tour



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Apache Villa

Apache Junction, AZ · East Valley · Arizona 55+ retirement community

A small, established 55+ community in Apache Junction with one of the friendliest cost structures anywhere - a voluntary HOA and no monthly dues. For the budget-minded buyer who wants simple, affordable ownership at the edge of the East Valley.

AGE RESTRICTED	VOLUNTARY HOA	MONTHLY FEE	BUDGET-FRIENDLY
55+	$300/yr	No	Value

Highlights

- **Is the HOA really voluntary?** Yes - Apache Villa's HOA membership is voluntary, with dues of $300 a year, and there are no monthly fees.
- **What amenities are there?** Apache Villa is a small, simple community - amenities are minimal by design, which is part of what keeps costs so low.
- **Are the homes older?** Yes - it's an established community, so the homes have age and value.
- **Where is it?** Apache Junction, on the eastern edge of the Valley near the Superstition Mountains - close to hiking and everyday shopping, with...

HOA and buyer fees (2026)

Annual HOA	**$300 - voluntary**
Capital improvement fee	**$200**
Transfer fee	**$400**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want the lowest-commitment, lowest-cost way into 55+ living.
- Like a small, quiet, established community.
- Value being close to the Superstition Mountains and hiking.
- Would rather pay for the home, not the overhead.

What Jarl tells every buyer here

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Bel Agave

Apache Junction, AZ · East Valley · Arizona 55+ retirement community

A newer, small, gated 55+ community in Apache Junction with straight-on Superstition Mountain views - just 105 single-family homes, a clubhouse and pool, and none of the big-community overhead. Right-size living with a newer home.

HOMES	NEWER BUILD	NO GUARD	HOA
105	2017–21	Gated	~$185/mo

Highlights

- **How new is Bel Agave?** Fairly new - Kauffman Homes built its 105 single-family homes between 2017 and 2021.
- **What amenities does it have?** A clubhouse with multipurpose rooms, a lap pool with a patio, and an outdoor putting green.
- **Is it gated?** Yes - Bel Agave is gated (a gate, but no guard on duty).
- **What are the homes like?** Single-family homes in six floor plans (with many elevations), roughly 1,256 to 2,009 square feet, many with straight-on...

HOA and buyer fees (2026)

Monthly HOA	**$185**
Capital improvement fee	**$656.64**
Transfer fee	**$250**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want a newer home in a small, quiet community.
- Love Superstition Mountain views.
- Don't want to pay for big amenities you won't use.
- Like a gate and a modest, easy HOA.

What Jarl tells every buyer here

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Ahwatukee 55+

Phoenix, AZ · East Valley · Arizona 55+ retirement community

Planning a retirement move to the Phoenix area? This is one of the Valley's original active-adult neighborhoods: roughly 1,600 age-restricted homes inside the larger Ahwatukee, with a full recreation center, pickleball, tennis, lawn bowling, and an indoor lap pool.

COMMUNITY	FIRST BUILT
55+	1974

Highlights

- **Established and amenity-rich.** A full recreation center, not a bare-bones HOA.
- **Right in Phoenix.** Close to everything: shopping, medical care, dining, and the highways.
- **Both home types.** Single-family homes and low-maintenance townhomes.
- **Greenbelts everywhere.** About 100 acres of green space and desert channels.
- **Active and social.** Pickleball, tennis, lawn bowling, and dozens of clubs.

HOA and buyer fees (2026)

Master HOA (annual)	**About $804**
Junior HOA (annual)	**About $275.35**
Monthly fee (patio/townhomes)	**Varies**
Disclosure fee	**About $390**
Master HOA transfer (one-time)	**About $170**
Junior HOA transfer (one-time)	**About $240**
Master capital improvement (one-time)	**About $1,200**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want a full recreation center with pickleball, tennis, pools, fitness, and hobby shops.
- Like being right in Phoenix, close to everything.
- Want a choice of single-family homes or low-maintenance townhomes.
- Value mature, established, greenbelt-lined neighborhoods.

What Jarl tells every buyer here

- Pickleball & tennis, with courts for the Valley's two most popular active-adult sports.
- Heated swimming pools & spa, as well as an indoor lap pool for year-round swimming.
- Hobby shops for ceramics, lapidary, and woodworking.
- Library and a full calendar of social and sporting clubs.

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Scottsdale Heights

Scottsdale, AZ · East Valley · Arizona 55+ retirement community

Planning a retirement move to Scottsdale? This small villa community is newer, single-level and easy to lock and leave.

VILLA HOMES	AGE-RESTRICTED	EVERY HOME	BUILT (ABOUT)
~75	55+	Single-Level	2020–2024

Highlights

- **A prized North Scottsdale address.** It's close to great shopping, dining, golf and health care, including Mayo Clinic Hospital and...
- **Small and close-knit.** Because there are only about 75 homes, the streets stay quiet and neighbors get to know each other.
- **Single-level, low-maintenance villas.** Since there are no stairs and little upkeep, lock-and-leave living is easy.
- **Newer construction.** The homes were built in the 2020s, so they're modern and efficient.
- **Resort amenities without the crowds.** Even so, you get a pool, spa, pickleball, bocce and an activities director, all on a boutique...

HOA and buyer fees (2026)

Monthly HOA dues	~$292
Owner start-up fee (one-time)	~$50
Resale disclosure fee	~$400

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want a newer, single-level home in a prime North Scottsdale location.
- Prefer a small, close-knit community over a sprawling one.
- Like lock-and-leave ease with resort amenities on a boutique scale.
- Value being close to Mayo Clinic, HonorHealth, shopping and golf.

What Jarl tells every buyer here

- Resort-style heated pool and spa.
- Barbecue pavilion and shaded cabana.
- Pickleball and bocce courts.
- Walking trails and a dog park.

Notes from my tour

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Terravita Golf and Country Club

Scottsdale, AZ · East Valley · Arizona 55+ retirement community

Planning a retirement move to Scottsdale? This guard-gated Del Webb golf and country-club community in north Scottsdale is freshly renovated, genuinely nice, and one of the lowest-priced ways into Scottsdale country-club living.

GUARD GATED	CLUB GOLF	RECENTLY
Del Webb	Country	Renovated

Highlights

- Terravita Country Club is a guard-gated community in north Scottsdale, built by Del Webb.
- It's the kind of place that surprises people.
- The setting and amenities feel every bit "Scottsdale country club," but the price of entry is one of the friendlier ones in the area.
- And after a recent round of renovations, it shows beautifully.

HOA and buyer fees (2026)

HOA (quarterly + monthly)	**$486/qtr + $321/mo**
Capital improvement fee	**$12,000**
Transfer fee	**$400**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want Scottsdale country-club living at a friendlier price.
- Like a guard gate and a private golf course.
- Want the active-adult feel without a formal age rule.

What Jarl tells every buyer here

- Appreciate a freshly renovated club, bar, and restaurant.

Notes from my tour



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Rio Verde Country Club

Rio Verde, AZ · East Valley · Arizona 55+ retirement community

An established private country-club community northeast of Scottsdale, where the social membership comes built into your HOA. Golf, dining, and resort amenities in a quiet desert setting - with one of the cleaner ownership stories of any club community.

AGE RESTRICTED	IN THE HOA	HOA	COUNTRY CLUB
55+	Social	~$439/mo	Private

Highlights

- **Do I have to join the club?** You're automatically a social member - it's included in your HOA.
- **Is the social membership really included in the HOA?** Yes.
- **Are there townhomes?** No - Rio Verde Country Club has single-family homes plus condos and patio homes, but no townhomes.
- **Can non-residents join the club?** Yes - the club offers memberships to non-residents as well as residents, including full-golf options.

HOA and buyer fees (2026)

Annual HOA	**$5,269**
Condo / patio monthly fee	**Varies**
Transfer fee	**$400**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want a true 55+ private country-club community.
- Like the social club bundled into one HOA payment.
- Want quiet, low-density desert living near Scottsdale.
- Golf is a separate membership on top of the HOA.

What Jarl tells every buyer here

Notes from my tour



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Tonto Verde

Rio Verde, AZ · East Valley · Arizona 55+ retirement community

Planning a retirement move northeast of Scottsdale? This is the polished, amenity-rich choice of the Verde River corridor.

AGE RESTRICTED	HOA	AT CLOSING
55+	~$455/mo	~$400

Highlights

- **Is Tonto Verde a retirement community?** Yes.
- **Do you have to be 55 to live in Tonto Verde?** At least one resident in each home must be 55 or older.
- **Does Tonto Verde have townhomes?** Yes.
- **How many golf courses does Tonto Verde have?** Two championship 18-hole courses: the Peaks (David Graham, tighter and more demanding) and the Ranch (Gary Panks, wider and more...

HOA and buyer fees (2026)

HOA (semi-annual)	**About $2,731 × 2 = about $5,462/yr**
Capital improvement fee	**$0**
Transfer fee	**About $400**
Resale disclosure fee	**About $400**
Buyer's total at closing	**About $400**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want a resort-caliber 55+ community with two golf courses.
- Like the social club, pools, and fitness bundled into the HOA.
- Want the choice of a single-family home or a townhome.
- Value quiet, scenic, low-density living with hiking close by.

What Jarl tells every buyer here

- Higher HOA, because it carries the club, pools, and fitness.
- Full golf is a separate membership on top of the HOA.
- It's a drive, so plan extra time to central Phoenix and Sky Harbor.

Notes from my tour



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Trilogy at Verde River

Rio Verde, AZ · East Valley · Arizona 55+ retirement community

Planning a retirement move? This is the newest community in the Verde River corridor: a Shea resort community built around the Verde River Golf & Social Club.

TWO SECTIONS	TRILOGY BRAND	HOA
55+ & All-Ages	Shea	~$542/mo

Highlights

- **Is Trilogy at Verde River a 55+ community?** Partly.
- **Is Trilogy at Verde River a retirement community?** Partly.
- **Is Trilogy at Verde River gated?** We haven't verified a gate here, so we don't call it gated.
- **What's the club membership cost?** There's a one-time Initial Social Membership of $9,550 on top of the HOA, and a large share is typically refundable when you sell.

HOA and buyer fees (2026)

HOA (quarterly)	**$1,626 × 4 = $6,504/yr**
Initial Social Membership	**$9,550**
Capital improvement fee	**$3,116**
New home administration fee	**$85**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want a 55+ section, or the same resort lifestyle on the all-ages side if you're not 55 yet.
- Prefer newer, contemporary homes.
- Want a modern golf-and-social club and a full activity calendar.
- Like the quiet, scenic Verde River corridor near Scottsdale.

What Jarl tells every buyer here

- Separate $9,550 club membership on top of the HOA (partly refundable), so plan for it.
- **Only part of it is 55+.** If you want a community that is 55+ throughout, look at Rio Verde CC or Tonto Verde.
- It's a drive to central Phoenix and Sky Harbor.

Notes from my tour



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Province

Maricopa, AZ · East Valley · Arizona 55+ retirement community

Planning a retirement move with a view of the water? This gated 55+ community in Maricopa is built around lakes, with real lakefront homes, a low-maintenance villa option, and a public championship golf course right across the road.

AGE RESTRICTED	COMMUNITY	WATERFRONT HOMES	HOA / MONTH
55+	Gated	Lakes	~$291

ACROSS THE ROAD
Golf

Highlights

- Province is a gated, age-restricted community in the city of Maricopa, and its signature is water.
- The community wraps around a chain of lakes, so unlike most Valley 55+ communities, here you can actually buy a lakefront home.
- Better still, there's a public golf course a few minutes across the road for the days you want to play.
- Founder Jarl Kubat has spent 22+ years helping buyers and sellers in Arizona's 55+ and retirement communities, across the West Valley and...

HOA and buyer fees (2026)

Master HOA (quarterly)	$874.68 × 4 = $3,498.72/yr
Maricopa cable assessment (quarterly)	$54.39
Capital improvement fee	$874.68
Transfer fee	$400
Resale disclosure fee	$382
Villa HOA (quarterly)	$1,397.67 × 4 = $5,590.68/yr
Maricopa cable assessment (quarterly)	$54.39

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want a lakefront or water-view home, which is rare in Valley 55+ living.
- Want a gated community.
- Like the idea of a low-maintenance villa for travel or snowbirding.
- Play golf and like a public course you can walk in to across the road.

What Jarl tells every buyer here

- **No golf inside the gates.** The course is across the road (a plus for the HOA budget).
- Maricopa is south of the main Valley, so check the drive to what matters to you.
- Homes have been taking a while to sell (about 146 days lately), which helps buyers but matters if you'll sell later.

Notes from my tour



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Ironwood Village

Casa Grande, AZ · East Valley · Arizona 55+ retirement community

Planning a retirement move with less to look after? Then this small, gated 55+ townhome community in the middle of Casa Grande is worth a look.

AGE RESTRICTED	NO GUARD	LEVEL	ALL EXTERIOR
55+	Gated	Single	~$287/mo

Highlights

- **Is Ironwood Village a retirement community?** Yes.
- **Do you have to be 55 to live in Ironwood Village?** Not always.
- **Is it gated?** Yes, it's gated.
- **Are the townhomes single-level?** Yes.

HOA and buyer fees (2026)

Monthly HOA	**About $287**
Capital improvement fee	**About $574**
Transfer fee	**About $200**
Disclosure fee	**About $400**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want a single-level home with no stairs.
- Travel or snowbird and want true lock-and-leave.
- Are done with yard work and exterior upkeep.
- Want to be central in Casa Grande at a modest price.

What Jarl tells every buyer here

- **Small community:** inventory can be thin, so good ones go.
- **Townhome living:** shared walls are a plus for lock-and-leave, but a consideration for some.
- Gated, but no guard on duty.
- **No golf inside:** instead, the community is built around ease, not sport.

Notes from my tour

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Mission Royale

Casa Grande, AZ · East Valley · Arizona 55+ retirement community

Planning a retirement move and want golf without Valley prices? Mission Royale in Casa Grande is a 55+ community built around its own 18-hole golf course, with newer single-level homes and some of the lowest dues in Arizona's active adult market.

AGE RULE
55+ (at least one resident 55 or older in...

GOLF
Mission Royale Golf Club: 18 holes, par 72,...

PICKLEBALL
Mission Royale Pickleball Club, lighted...

HOMES
Single-level Concert Series plans, about...

HOA FEES
About $142 a month for both associations...

Highlights

- **Location:** Casa Grande, AZ (Pinal County), between Phoenix and Tucson
- **Age rule:** 55+ (at least one resident 55 or older in every home)
- **Golf:** Mission Royale Golf Club: 18 holes, par 72, up to 6,700 yards; Greg Nash design;
- **Pickleball:** Mission Royale Pickleball Club, lighted outdoor courts (club membership)
- **Homes:** Single-level Concert Series plans, about 1,150 to 2,400 sq ft; built about 2003–2020

HOA and buyer fees (2026)

HOA dues (two associations)	**About $142 a month**
Community enhancement fee	**About $341 ($340.80)**
Transfer fee	**Up to $400**
Total at closing	**Up to about $741**
Residential HOA disclosure fee	**$400**
Master HOA disclosure fee	**$250**

HOA dues don't pay for golf. Confirm amounts with the association.

What Jarl tells every buyer here

- **Is Mission Royale a retirement community?** Yes.
- **Can my kids or grandkids live with me?** They can visit.
- **Can a surviving spouse under 55 stay in the home?** Usually, yes.
- **What are the HOA fees in Mission Royale?** For 2026, dues for the two associations come to about $142 a month combined.

Notes from my tour



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Robson Ranch

Eloy, AZ · East Valley · Arizona 55+ retirement community

Planning a retirement move between Phoenix and Tucson? Here you get sixteen pickleball courts, an 18-hole course you don't have to join, an indoor lap pool, and a Robson community that's still being built.

PICKLEBALL COURTS	SEMI-PRIVATE GOLF	HOMES PLANNED	HOA (2026)
16	18 Holes	4,600	~$290/mo

Highlights

- **Isn't Eloy really far out?** Where do I shop?Eloy is an older town and there isn't much in it - you'll do your real shopping in Casa Grande, a few minutes...
- Robson Ranch is a Robson-built, guard-gated 55+ community in Eloy, Arizona, near Casa Grande, in the flat open country between Phoenix and...
- It's still being built - planned for about 4,600 homes, which will make it the largest active adult community in the Casa Grande area.
- That means a brand-new home is genuinely on the table alongside resales.

HOA and buyer fees (2026)

HOA	**$1,737 / semi-annual**
Capital improvement fee	**$2,900**
Transfer fee	**$350**
Disclosure fee	**$50**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Play pickleball. Sixteen courts. This is the headline.
- Golf, but don't want to be forced into a mandatory club membership.
- Want a brand-new Robson home and the value that comes with buying farther out.
- Have family in Tucson, or split the difference between Tucson and Phoenix.

What Jarl tells every buyer here

- Negotiate price, upgrades, lot premiums, and closing timelines.
- Read the builder's contract closely and protect your interests.
- Track the build and keep the builder accountable through closing.
- Will use an indoor lap pool and a real creative arts center.

Notes from my tour



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The Village at Grande Valley Ranch

Eloy, AZ · East Valley · Arizona 55+ retirement community

Planning a retirement move? This is a small 55+ community of single-family homes in the desert near Casa Grande.

Highlights

- **Builder:** D.R. Homes, about 2001–2006
- **Monthly:** $120 (common area maintenance)
- **Capital improvement fee:** $350 (one time)
- **Transfer fee:** $400 (one time, at close)
- **Your own house and yard.** Every home is single-family, so there are no shared walls.

HOA and buyer fees (2026)

Monthly HOA fee	**$120**
Capital improvement fee	**$350**
Transfer fee	**$400**
One-time fees at closing	**About $750**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Value. In other words, Eloy prices usually run well below the Phoenix metro.
- Want a single-family home and yard at a lower price than the Valley.
- Like a small, quiet community over a big, busy one.
- Want low monthly dues.

What Jarl tells every buyer here

- About 96 single-family homes
- Clubhouse, rec room & game room
- Split your time between Arizona and somewhere else.
- Amenities are simple; there's no big rec center or golf course on site.

Notes from my tour

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Sun City Anthem at Merrill Ranch

Florence, AZ · East Valley · Arizona 55+ retirement community

Planning a retirement move to the southeast Valley? This is Del Webb's 55+ community in Florence, Arizona - two pools, a championship golf course, a water park for the grandkids, and brand-new homes still being built.

STILL BUILDING	POSTON BUTTE GOLF	SQ FT CLUBHOUSE	OUTPOOLS
Del Webb	18 Holes	48,000	Indoor+

HOA (2026)
~$215/mo

Highlights

- **It's far southeast, in Florence.** Sky Harbor and downtown are a real drive.
- **Is Sun City Anthem at Merrill Ranch a retirement community?** Yes.
- **Can I buy here if I'm under 55?** Possibly.
- **Is this the same as Sun City Anthem in Nevada?** No.

HOA and buyer fees (2026)

Sun City Anthem HOA	**$510 / quarter**
Merrill Ranch HOA	**$135 / quarter**
Combined	**$645 / quarter**
Sun City Anthem working capital	**$1,530**
Merrill Ranch working capital	**$270**
Community enhancement fee	**0.25% of sale price**
Transfer fee	**Up to $300**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want more home for the money and don't mind being farther out.
- Golf, and want a Gary Panks championship course managed by Troon.
- Would use an indoor pool in the winter.
- Liked Sun City Festival but want to compare its sister community.

What Jarl tells every buyer here

- Negotiate price, upgrades, lot premiums, and closing timelines.
- Check the Florence bond and the full closing stack so nothing surprises you at the title company.
- Read the builder's contract closely and protect your interests.
- Track the build and keep the builder accountable, right through closing day.

Notes from my tour



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3

Townhomes, Condos and Patio Homes

Smaller communities of townhomes, condos, villas and patio homes. Lower upkeep, often lower prices, and a lock-and-leave lifestyle that snowbirds love.

- Barclay Village
- Camino del Rey
- Casa de Paz
- Desert Sun Condominiums
- Greenfield Glen
- HearthStone Villas
- Las Alegres
- Parklinks
- Red Mountain Villas
- Verde Groves
- Golden Keys
- Heritage Village IV
- Villa Monterey
- Las Torres
- Lantana Villas
- Pueblo Townhomes

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Barclay Village

Mesa, AZ · Arizona 55+ retirement community

A small, gated community of newer patio homes with open floor plans, a heated pool and spa, tennis, and every bit of exterior upkeep handled for you. Here's what to know before you buy.

GATED	PATIO HOMES	BUILT	EXTERIOR UPKEEP
55+	65+	2003–09	Included

Highlights

- **low-maintenance.** All exterior upkeep is handled for you.
- **Gated.** An added measure of privacy and peace of mind.
- **Lock-and-leave.** Perfect for snowbirds and frequent travelers.
- **Pool and tennis.** A heated pool and spa plus a tennis court, right behind the gate.

HOA and buyer fees (2026)

Monthly HOA fee	**$290.00**
Disclosure fee	**$375.00**
Capital improvement fee (one-time)	**$3,660.00**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want a newer, low-maintenance, single-level patio home.
- Like the privacy of a gated community.
- Travel or snowbird and want to lock and leave.
- Want a pool, spa, and tennis without a big-community crowd.

What Jarl tells every buyer here

- Heated swimming pool & spa.
- The monthly fee varies by square footage; confirm it for the specific home.

Notes from my tour



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Camino del Rey

Mesa, AZ · Arizona 55+ retirement community

A small, quiet townhome community where your quarterly fee even covers the front yard. Here's what to know before you buy.

TOWNHOMES	COMMUNITY	BUILT	FRIENDLY
120	55+	1984–99	Pet

POOL
Heated

Highlights

- **Affordability.** One of the more budget-friendly 55+ options in Mesa.
- **Low-maintenance living.** Front-yard care is handled, so it's easy to lock and leave.
- **Small and quiet.** Just 120 homes makes for a calm, neighborly community.
- **A handy east-Mesa location.** Close to shopping, dining, and several public golf courses.

HOA and buyer fees (2026)

Quarterly HOA fee	**$315**
Disclosure fee	**$300**
Transfer fee (one-time)	**$250**
Capital improvement fee (one-time)	**$2,000**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want an affordable, low-maintenance 55+ townhome in Mesa.
- Have a pet and want a community that welcomes them.
- Like a small, quiet community over a big, busy one.

What Jarl tells every buyer here

- Appreciate having the front yard handled for you.
- With only 120 homes, listings are limited and good ones can move fast.
- These are older townhomes; condition varies, so inspect closely.
- There's no golf inside; the community is built around ease, not sport.

Notes from my tour



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Casa de Paz

Mesa, AZ · Arizona 55+ retirement community

Here's a small, low-maintenance 55+ retirement community of patio homes and garden condos: Casa de Paz Mesa, built by Farnsworth Homes. So the association handles the outside, and you're minutes from shopping, restaurants and public golf.

AGE COMMUNITY	PATIO HOMES & CONDOS	BUILT BY FARNSWORTH	HOA (2026)
55+	80+	1980–84	~$425/mo

Highlights

- **Low-maintenance:** the association handles all exterior upkeep
- If you want an easy, lock-and-leave home for a retirement move to the East Valley, Casa de Paz Mesa is worth a close look.
- Specifically, it's a 55+ community of more than 80 patio homes and garden condos, built from 1980 to 1984 by Farnsworth Homes.
- In fact, Farnsworth is the same builder behind several of Mesa's best-known 55+ communities, including Sunland Village.

HOA and buyer fees (2026)

Monthly HOA	**About $425**
Capital improvement fee	**$850**
Transfer fee	**$400**
Disclosure fee	**$350**

HOA dues don't pay for golf. Confirm amounts with the association.

What Jarl tells every buyer here

- Built by Farnsworth Homes, 1980 to 1984
- More than 80 garden condos and patio homes, all single-level living
- Pool, crafts, and social and exercise activities
- Close to shopping, restaurants, errands and several public golf courses

Notes from my tour



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Desert Sun Condominiums

Mesa, AZ · Arizona 55+ retirement community

191 gated condominiums with a surprising list of amenities - heated saltwater pool, pickleball, mini golf, shuffleboard, a gym, and a 4,000-square-foot clubhouse - all for one modest monthly fee. Here's what to know before you buy.

GATED	CONDOS	FRIENDLY
55+	191	Pet

Highlights

- **Low monthly fee.** A lot of amenities for $197 a month (2026).
- **Gated and secure.** A gated community for added peace of mind.
- **Lock-and-leave.** Ideal for snowbirds and travelers.
- **Real amenities.** Saltwater pool, gym, pickleball, mini golf, and a big clubhouse.
- **Pet-friendly.** With a dedicated pet run.

HOA and buyer fees (2026)

Monthly HOA fee	**$197.00**
Capital improvement fee (one-time)	**$394.00**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want a low-cost, low-maintenance, gated condo.
- Like a lot of amenities without a big price tag.
- Travel or snowbird and want to lock and leave.

What Jarl tells every buyer here

- Heated saltwater pool & large hot tub.
- 4,000-square-foot clubhouse with a TV/lounge area.
- Exercise gym, billiards/pool room, and a golf cage.
- Mini golf, shuffleboard, and horseshoe pit.

Notes from my tour



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Greenfield Glen

Mesa, AZ · Arizona 55+ retirement community

A low monthly fee, big-community amenities, and pets welcome - all in a quiet Mesa townhome community. Here's what to know before you buy.

TOWNHOMES	COMMUNITY	BUILT	FRIENDLY
208	55+	1985–94	Pet

Highlights

- **Affordability.** A low monthly fee makes this one of the better values in Mesa.
- **Low-maintenance living.** Exterior maintenance is included, so it's easy to lock and leave.
- **A big amenity set.** Pool, spa, tennis, pickleball, racquetball, fitness, and a clubhouse.
- **A central Mesa location.** Close to shopping, dining, health care, and US 60.

HOA and buyer fees (2026)

Monthly HOA fee	**$208**
Disclosure fee	**$300**
Transfer fee (one-time)	**$250**
Capital improvement fee (one-time)	**$950**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want an affordable, low-maintenance 55+ townhome in Mesa.
- Have a pet and want a community that welcomes them.
- Value a low monthly fee that covers the exterior.

What Jarl tells every buyer here

- Heated community pool and spa.
- Tennis and pickleball courts.
- Racquetball and handball courts.
- Fitness center and walking/biking paths.

Notes from my tour



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SCAN FOR HOMES AND FULL GUIDE

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HearthStone Villas

Mesa, AZ · Arizona 55+ retirement community

A tiny, gated townhome community at Superstition Springs - low-maintenance, low-fee, and easy to lock and leave. Here's what to know before you buy.

HOMES	GATED	BUILT	SPRINGS
60	55+	1997–99	Superstition

Highlights

- **Small and gated.** Just 60 homes behind the gate makes for a quiet, secure, close-knit community.
- **A great location.** Right by Superstition Springs shopping and dining, with quick US 60 access.
- **Right-sized homes.** Comfortable townhome-style villas, roughly 1,300 to 1,500 square feet.
- **Simple, tidy living.** Landscaped grounds and a clubhouse, without the upkeep of a big yard.

HOA and buyer fees (2026)

Monthly HOA fee	**$175**
Disclosure fee (one-time)	**$300**
Transfer fee (one-time)	**$400**
Capital improvement fee (one-time)	**$850**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want a small, gated, low-maintenance 55+ townhome.
- Like a low monthly fee that includes the yard.
- Value being right by shopping, dining, and the highway.
- Prefer a quiet, close-knit community over a big one.

What Jarl tells every buyer here

- A clubhouse for gatherings and events.
- A community swimming pool.
- Fitness classes and arts & crafts activities.
- Landscaped gardens and walking paths.

Notes from my tour



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Las Alegres

Mesa, AZ · Arizona 55+ retirement community

Small and gated, where one monthly fee covers water, sewer, trash, and all exterior maintenance - and pets are welcome. Here's what to know before you buy.

TOWNHOMES	GATED	BUILT	FRIENDLY
84	55+	1980–86	Pet

Highlights

- **Gated and quiet.** Just 84 homes behind the gate makes for a calm, secure community.
- **Real amenities.** A clubhouse, pool, fitness center, and bocce ball for a small community.
- **A central Mesa location.** Close to shopping, dining, and health care, with easy highway access.

HOA and buyer fees (2026)

Monthly HOA fee	**$260**
Disclosure fee	**$300**
Transfer fee (one-time)	**$200**
Capital improvement fee (one-time)	**$2,000**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want a gated, truly low-maintenance 55+ townhome.
- Have a pet and want a community that welcomes them.
- Like the idea of one fee covering utilities and the exterior.
- Travel often, or spend summers away, and want peace of mind.

What Jarl tells every buyer here

- Clubhouse and amenity center.
- Arts & crafts studio and meeting rooms.
- Landscaped grounds, parks, and an outdoor patio.
- These are older townhomes; condition varies, so inspect closely.

Notes from my tour



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Parklinks

Mesa, AZ · Arizona 55+ retirement community

Here's a small, gated, low-maintenance 55+ retirement community of patio homes and Gemini twin homes at Alta Mesa: Parklinks Mesa. So it's low-key, low-upkeep and easy to lock and leave.

AGE COMMUNITY	COMMUNITY	PATIO & TWIN HOMES	HOA (2026)
55+	Gated	85+	~$220/mo

Highlights

- **Low-maintenance:** the association handles all exterior upkeep
- If you're planning a retirement move to the East Valley and want a home that takes care of itself, Parklinks Mesa belongs on your list.
- It's a gated 55+ community of more than 85 patio homes and Gemini twin homes, built from 1993 to 1998 at Alta Mesa.
- Because the association covers all exterior upkeep, Parklinks is an easy lock-and-leave for snowbirds and travelers.

HOA and buyer fees (2026)

Monthly HOA	**About $220**
Quarterly fee	**About $56**
Transfer fee	**$200**
Disclosure fee	**$300**
Capital improvement fee	**None**

HOA dues don't pay for golf. Confirm amounts with the association.

What Jarl tells every buyer here

- Gated 55+ community in Mesa, AZ, at Alta Mesa
- More than 85 patio homes and Gemini twin homes, built 1993 to 1998
- Pool, plus crafts, social and exercise activities

Notes from my tour

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Red Mountain Villas

Mesa, AZ · Arizona 55+ retirement community

Affordable patio homes, a heated pool, and a dedicated dog run - in a quiet northeast Mesa community. Here's what to know before you buy.

PATIO HOMES	COMMUNITY	BUILT	FRIENDLY
70	55+	1985–2000	Pet

ON SITE
Dog Run

Highlights

- **Affordability.** Small, right-sized patio homes make this one of the better values in Mesa.
- **Pet-friendly, with a dog run.** A welcome mat for pets and a fenced run just for them.
- **Low buy-in.** No capital-improvement fee keeps your upfront cost down.
- **Low-maintenance living.** Compact patio homes that are easy to lock and leave.
- **A convenient NE Mesa location.** Close to shopping, dining, and the highway.

HOA and buyer fees (2026)

Monthly HOA fee	**$255**
Disclosure fee (one-time)	**$300**
Transfer fee (one-time)	**$350**
Capital improvement fee	**None**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want an affordable, low-maintenance 55+ patio home in Mesa.
- Like a small, quiet community over a big, busy one.

What Jarl tells every buyer here

- A heated community swimming pool.
- A fenced dog run behind the pool area.
- Gazebos set in the grassy common areas.
- Appreciate a low buy-in with no capital-improvement fee.

Notes from my tour



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Verde Groves

Mesa, AZ · Arizona 55+ retirement community

Planning a retirement move to the East Valley? This small, gated community has one monthly fee that covers your exterior, water, sewer, and trash.

HOMES	GATED	BUILT	FLOOR PLANS
210	55+	1999–2004	5

SQ FT CLUBHOUSE
10,000

Highlights

- **True lock-and-leave.** The monthly fee handles the exterior, water, sewer, and trash, which is ideal for travelers and snowbirds.
- **Small and gated.** Just about 210 homes behind the gate makes for a quiet, tight-knit community.
- **Single-level patio homes.** There are no stairs, so they're easy to maintain and easy to get around.
- **A surprisingly full clubhouse.** About 10,000 square feet with a pool, lap pool, fitness room, and hobby studios.
- **A handy east Mesa location.** Close to shopping, dining, and health care.

HOA and buyer fees (2026)

Monthly HOA fee	**About $403**
Disclosure fee	**About $225**
Transfer fee (one-time)	**About $95**
Capital improvement fee (one-time)	**About $1,500**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want true lock-and-leave living with the exterior and utilities handled.
- Prefer a small, gated, quiet community over a sprawling one.
- Like a single-level patio home that's easy to maintain.
- Travel often, or spend summers away, and want peace of mind.

What Jarl tells every buyer here

- An outdoor swimming pool and a separate lap pool.
- Arts and crafts, ceramics, and sewing studios.
- A card room, billiards, and a library.
- A small ballroom, demonstration kitchen, and meeting rooms.

Notes from my tour



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Golden Keys

Scottsdale, AZ · Arizona 55+ retirement community

Planning a retirement move to Scottsdale? These are midcentury-modern townhomes built in the 1960s, just minutes from Old Town.

TOWNHOMES	COMMUNITY	BUILT	MIDCENTURY DESIGN
184	55+	1964–68	Haver

MINUTES AWAY
Old Town

Highlights

- **A true Scottsdale address.** You're minutes from Old Town, Scottsdale Fashion Square, the city's dining and art scene, and the Loop 101.
- **Midcentury-modern charm.** Ralph Haver homes are sought after for their clean lines, big windows, and open feel.
- **Single-level living.** No stairs and easy to get around, which is the layout many 55+ buyers want.
- **A simple, low-key HOA.** One yearly fee, no capital improvement fee at last check, and a small, friendly community.
- **Character at a Scottsdale value.** In other words, it's a way into Scottsdale that costs less than the big new-build communities.

HOA and buyer fees (2026)

Annual HOA fee	**$968**
Disclosure fee (one-time)	**$300**
Transfer fee (one-time)	**$400**
Capital improvement fee	**None**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Love midcentury-modern style and want a home with character.
- Want to be minutes from Old Town Scottsdale.
- Prefer a small, low-key community over a giant one.
- Want a single-level home and a simple, low HOA.

What Jarl tells every buyer here

- Clubhouse for gatherings and events.
- These are older homes, so condition and updates vary. Inspect carefully.
- With only about 184 homes, listings are limited and good ones can move fast.
- Amenities are simple; if you want big rec centers and golf on site, this isn't that.

Notes from my tour



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Heritage Village IV

Scottsdale, AZ · Arizona 55+ retirement community

Planning a retirement move to Scottsdale? This small, age-restricted neighborhood sits inside Scottsdale Ranch, with its own amenities plus the resort perks of the master plan.

HOMES	AGE-RESTRICTED	BUILT	LEVEL HOMES
~162	55+	1985–94	Single

Highlights

- **Small and quiet.** A small 55+ enclave with mature, tree-lined streets.
- **Two sets of amenities.** The community's own pool, spa, and tennis, plus access to Scottsdale Ranch's resort amenities.
- **Single-level, low-maintenance homes.** No stairs, and front-yard care is handled for you.
- **A prime east-Scottsdale location.** Near Shea Blvd., great shopping and dining, and top health care.
- **Established and green.** A mature community with lakes and walking paths, not a bare new build.

HOA and buyer fees (2026)

Quarterly HOA fee	**About $950**
Monthly fee (patio homes only)	**Varies**
Disclosure fee (one-time)	**About $300**
Transfer fee (one-time)	**About $350**
Capital improvement fee (one-time)	**About $3,700**
Annual master HOA fee	**About $463**
Master transfer fee (one-time)	**About $340**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want a quiet, single-level home in an established part of Scottsdale.
- Like the idea of small-community quiet plus big-community amenities.
- Prefer low-maintenance living with front-yard care included.
- Value being near great shopping, dining, and health care.

What Jarl tells every buyer here

- Heated community pool and spa.
- Walking paths and lakes within the neighborhood.
- Two HOAs mean two sets of dues and one-time fees, so budget for both.
- With only about 162 homes, listings are limited and can move quickly.

Notes from my tour



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Villa Monterey

Scottsdale, AZ · Arizona 55+ retirement community

Picture classic 1960s patio homes just northeast of Old Town Scottsdale, with retro charm, tennis, and a location that's hard to beat. Planning a retirement move to central Scottsdale?

HOME SITES	COMMUNITY	BUILT	COURTS & POOLS
900+	55+	1961+	Tennis

MINUTES AWAY
Old Town

Highlights

- **A prime Scottsdale location.** You're minutes from Old Town, dining, art galleries, and the 101.
- **Retro character.** Classic 1960s patio homes with midcentury lines, a look that's back in style.
- **Single-level, low-maintenance living.** Patio homes built for easy, lock-and-leave desert life.
- **Pools and tennis.** Each association has its own park and pool, plus community tennis courts.
- **A Scottsdale value.** One of the more affordable ways into a 55+ home in the heart of Scottsdale.

HOA and buyer fees (2026)

Ask us for current dues and one-time fees.

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Love retro, midcentury style and want a home with character.
- Want to be minutes from Old Town Scottsdale.
- Prefer a single-level patio home that's easy to lock and leave.
- Want a more affordable way into a 55+ home in central Scottsdale.

What Jarl tells every buyer here

- A private park and pool within each association.
- Clubhouse space for craft, hobby, and social groups.
- Walking and biking-friendly streets.
- The community is several associations, so fees and rules vary from home to home.

Notes from my tour



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Las Torres

Carefree, AZ · Arizona 55+ retirement community

Townhome-style condos with a community pool, in one of the Valley's most scenic and upscale small towns. A rare, low-maintenance way into 55+ living in Carefree.

ACTIVE ADULT	COMMUNITY	TOWNHOME-STYLE	EXTERIOR UPKEEP
55+	Pool	Condos	Included

Highlights

- **A Carefree address.** One of the more attainable ways into an upscale, scenic town most buyers love but assume is out of budget.
- **Community pool.** Unlike many small attached communities, Las Torres has a pool and recreational facilities.
- **Pet-friendly.** A reasonable number of household pets are welcome, per the community's rules.
- **Location.** Minutes to Cave Creek, easy to Scottsdale, with hiking, golf, and dining all close by.

HOA and buyer fees (2026)

HOA assessment	**$394 / month**
Transfer fee	**$300**
Resale disclosure fee	**$277**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want a 55+ home in Carefree without a single-family price tag.
- Like the idea of a community pool and low-maintenance condo living.
- Have a pet and want a community that welcomes them.
- Love scenery, dark skies, and an upscale, unhurried small town.

What Jarl tells every buyer here

- The monthly fee is higher than a bare-bones HOA because it covers the pool, exteriors, and shared services.
- **Is Las Torres a 55+ community?** Yes - Las Torres is an age-restricted 55+ (active adult) community.
- **What does the monthly fee cover?** As a condominium, the $394 monthly assessment typically covers building exteriors, common-area maintenance, the community pool...
- **Is there a pool?** Yes - Las Torres has a community swimming pool and recreational facilities, which is a real plus for a community of its size.

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Lantana Villas

Apache Junction, AZ · Arizona 55+ retirement community

A small, gated enclave of side-by-side villas at the foot of the Superstition Mountains - low upkeep, low fees, and an easy East Valley lifestyle. Here's what to know.

ACTIVE ADULT
55+

PRIVATE ENTRY
Gated

SIDE-BY-SIDE
Villas

LOW HOA
$700/yr

AT THE DOORSTEP
Superstitions

Highlights

- **Low fees.** At $700 a year, the HOA is among the lightest you'll find in a gated 55+ community.
- **Gated and small.** A private gate and a compact footprint keep it quiet and easy to know your neighbors.
- **East Valley location.** Close to shopping, healthcare, and the Superstition Mountains, with Mesa and the US-60 minutes away.

HOA and buyer fees (2026)

HOA assessment	**$700 / year**
Transfer fee	**$500**
Resale disclosure fee	**$700**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Value. An affordable way into a gated home in a scenic, outdoorsy corner of the Valley.
- Want a gated 55+ home with a very low annual HOA.
- Prefer a small, quiet community over a big resort-style one.
- Love the Superstition Mountains and an outdoorsy East Valley lifestyle.

What Jarl tells every buyer here

- Amenities are minimal and there's no pool; this is a simple, quiet community.
- **Is Lantana Villas a 55+ community?** Yes - Lantana Villas is an age-restricted 55+ (active adult) community.
- **How much are the HOA fees?** The HOA assessment is $700 per year - notably low for a gated community.
- **Is there a community pool?** No - Lantana Villas keeps amenities minimal, which is part of why the annual fee stays so low.

Notes from my tour



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Pueblo Townhomes

Casa Grande, AZ · Arizona 55+ retirement community

Planning a retirement move and done with yard work? This is low-maintenance, lock-and-leave townhome living, and the HOA even covers your water and front yard.

ACTIVE ADULT	IN THE HOA FEE	TWIN HOMES
55+	Water	Townhomes

Highlights

- **Truly low-maintenance.** The HOA handles exterior upkeep, painting, roof repair, and the front yard, so weekends are yours.
- **Water is included.** Your quarterly fee even covers water, which takes one more bill off your plate.
- **Small and quiet.** A small footprint makes for a calm, tucked-away feel.
- **Pet-friendly.** Attached-home communities don't always allow pets. Here, your furry family is welcome.
- **Casa Grande value.** It's one of the more affordable ways into a 55+ home, and I-10 puts both Phoenix and Tucson within reach.

HOA and buyer fees (2026)

HOA assessment	**$511 / quarter**
Transfer fee	**$175**
Resale disclosure fee	**$400**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want a low-maintenance, lock-and-leave home.
- Like the idea of water and exterior upkeep rolled into one fee.
- Have a pet and need a community that welcomes them.
- Want an affordable 55+ home with easy I-10 access to Phoenix and Tucson.

What Jarl tells every buyer here

- These are attached homes, so you'll share a wall with one neighbor.
- Amenities are minimal and there's no pool; this is a quiet, simple community.
- **Casa Grande is a smaller town.** It's wonderful for value and calm, but farther from big-city extras.

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4

Manufactured Homes on Owned Land

55+ manufactured home communities where you own the land, so there is no lot rent. An affordable way into 55+ living in the Valley.

- Arizona Skies
- Desert Dawn Estates
- Mesa East
- Velda Rose Garden Countryside
- Village Grove
- The Wells
- Meridian Manor
- Links Estates
- Bell Casas
- Palm Lakes Village
- Casa Campana
- Florence Gardens

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Arizona Skies

Mesa, AZ · 55+ manufactured home community on owned land

Affordable, single-level living in Mesa - and the lot is yours, deeded to your home, with no lot rent. Here's what to know before you buy.

COMMUNITY	THE LAND	LOT RENT	HOMES
55+	You own	No	Manufactured

Highlights

- **Affordability.** One of the lower-cost ways to own a home in a 55+ community in Mesa.
- **Single-level living.** Easy, low-maintenance manufactured homes with no stairs.
- **A convenient Mesa location.** Close to shopping, dining, health care, and the highways.
- **A simple, friendly community.** An easygoing place to settle in and enjoy the Arizona sunshine.

HOA and buyer fees (2026)

Annual HOA	**$206**
Transfer fee	**$450**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Are looking for an affordable, single-level home in Mesa.
- Like the simplicity of a smaller, easygoing 55+ community.
- Value low cost of ownership over resort-style amenities.

What Jarl tells every buyer here

- It's not gated, and there's no golf course on site.
- Financing a manufactured home can differ from a site-built home; we'll help you plan.

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Desert Dawn Estates

Mesa, AZ · 55+ manufactured home community on owned land

A simple, low-cost 55+ community of manufactured homes on lots you own - no lot rent, an easy Mesa location, and a price that's hard to beat. Here's what to know before you buy.

COMMUNITY	THE LAND	HOMES
55+	You own	Manufactured

Highlights

- **Low cost.** An affordable way to own a home in Mesa.
- **Single-level living.** Easy, low-maintenance homes with no stairs.
- **Convenient Mesa location.** Shopping, dining, and medical care close by.

HOA and buyer fees (2026)

Annual HOA	**$415**
Rural Metro fire contract	**$180/yr**
Transfer fee	**$250**
Resale disclosure fee	**$250**
Capital improvement fee	**1.0% of sale price**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want an affordable 55+ home in Mesa.
- Prefer a simple, low-maintenance, single-level home.
- Don't need a big clubhouse or resort amenities.

What Jarl tells every buyer here

- It's not a gated community.
- Financing a manufactured home can differ from a site-built home; we'll help you plan.

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Mesa East

Mesa, AZ · 55+ manufactured home community on owned land

A friendly, established 55+ manufactured-home community in east Mesa - you own your lot, there's a heated pool and tennis, and the activity calendar is genuinely packed. Here's what to know before you buy.

COMMUNITY	THE LAND	LOTS	POOL
55+	You own	~613	Heated

FRIENDLY
Pet

Highlights

- **Affordability.** One of the lower-cost ways to own a home in a 55+ community in Mesa.
- **Real amenities.** A heated swimming pool, tennis courts, and craft and hobby space.
- **Single-level living.** Easy, low-maintenance manufactured homes with no stairs.
- **Sports & games:** pickleball, bocce ball, shuffleboard, horseshoes, billiards, bowling, golf, and hiking.
- **Cards & tabletop:** bridge, bingo, and assorted card groups.

HOA and buyer fees (2026)

Annual HOA	**$400**
Transfer fee	**$400**
Capital improvement fee	**$500**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Are looking for an affordable, single-level home in Mesa.
- Love an active, social community with a full calendar of clubs.
- Value a heated pool, tennis, and a friendly feel over resort-scale amenities.

What Jarl tells every buyer here

- Pet-friendly, but always confirm the current pet rules for your situation.
- Financing a manufactured home can differ from a site-built home; we'll help you plan.

Notes from my tour



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Velda Rose Garden Countryside

Mesa, AZ · 55+ manufactured home community on owned land

A simple, low-cost 55+ community of manufactured homes on lots you own - no lot rent, an easy Mesa location, and a price that's hard to beat. Here's what to know before you buy.

COMMUNITY	THE LAND	HOMES
55+	You own	Manufactured

Highlights

- **Low cost.** An affordable way to own a home in Mesa.
- **Single-level living.** Easy, low-maintenance homes with no stairs.
- **Convenient Mesa location.** Shopping, dining, and medical care close by.

HOA and buyer fees (2026)

Annual HOA	**$650**
Transfer fee	**$400**
Capital improvement fee	**$600**
Prep fee	**$50**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want an affordable 55+ home in Mesa.
- Prefer a simple, low-maintenance, single-level home.
- Don't need a big clubhouse or resort amenities.

What Jarl tells every buyer here

- It's not a gated community.
- Financing a manufactured home can differ from a site-built home; we'll help you plan.

Notes from my tour

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Village Grove

Mesa, AZ · 55+ manufactured home community on owned land

A simple, low-cost 55+ community of manufactured homes on lots you own - no lot rent, an easy Mesa location, and a price that's hard to beat. Here's what to know before you buy.

COMMUNITY	THE LAND	HOMES
55+	You own	Manufactured

Highlights

- **Low cost.** An affordable way to own a home in Mesa.
- **Single-level living.** Easy, low-maintenance homes with no stairs.
- **Convenient Mesa location.** Shopping, dining, and medical care close by.

HOA and buyer fees (2026)

Annual HOA	**$725.55**
Resale disclosure fee	**$350**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want an affordable 55+ home in Mesa.
- Prefer a simple, low-maintenance, single-level home.
- Don't need a big clubhouse or resort amenities.

What Jarl tells every buyer here

- It's not a gated community.
- Financing a manufactured home can differ from a site-built home; we'll help you plan.

Notes from my tour

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The Wells

Mesa, AZ · 55+ manufactured home community on owned land

Affordable, gated, single-level living in Mesa - manufactured homes on lots you own, with heated pools and no capital-improvement fee. Here's what to know before you buy.

GATED	THE LAND	HOMES	POOLS
55+	You own	Manufactured	Heated

Highlights

- **Gated and affordable.** A gated 55+ community at an approachable price.
- **Low buy-in.** No capital-improvement fee keeps your upfront cost down.
- **Real amenities.** Heated pools, tennis, and an active social calendar.
- **Single-level living.** Easy, low-maintenance homes with no stairs.

HOA and buyer fees (2026)

Monthly HOA fee	**$150 / $170 / $192**
Transfer fee (one-time)	**$400**
Capital improvement fee	**None**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want a gated 55+ community at an affordable price.
- Value a low monthly fee and no capital-improvement fee.
- Want an easy, single-level, low-maintenance home.

What Jarl tells every buyer here

- A full calendar of social and sporting activities.
- The monthly fee varies by section, so confirm the fee for the specific home.
- Financing a manufactured home can differ from a site-built home; we'll help you plan.

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Meridian Manor

Apache Junction, AZ · 55+ manufactured home community on owned land

Welcome to Meridian Manor, a gated 55+ retirement community in Apache Junction with big Superstition Mountain views, a clubhouse, a fitness center and one of the lowest monthly fees around. Plus, you own the land your home sits on.

AGE COMMUNITY	NO GUARD	HOA (2026)	LAND
55+	Gated	~$87/mo	Owned

Highlights

- Meridian Manor is a gated 55+ community on the east edge of the Valley, and the setting is the star.
- In fact, few places give you open Superstition Mountain views like these.
- Inside the gate, there's a nice clubhouse and a fitness center, so it's easy to stay social and active.
- Most homes at Meridian Manor are stick-built, site-built homes.

HOA and buyer fees (2026)

Monthly HOA	**About $87**
Capital improvement fee	**$1,000**
Transfer fee	**$185**
Disclosure fee	**$185**

HOA dues don't pay for golf. Confirm amounts with the association.

What Jarl tells every buyer here

- A great fit if you want owned land, a gate and a very low monthly fee.
- Also a fit if you love open Superstition Mountain views.
- However, Apache Junction sits on the far east edge of the Valley, so check your drives first.

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Links Estates

San Tan Valley, AZ · 55+ manufactured home community on owned land

A gated 55+ community of newer manufactured homes on land you own, in San Tan Valley. Affordable, easy, and welcoming - with a clubhouse and pool and a modest fee.

AGE RESTRICTED	NO GUARD	LAND	HOA
55+	Gated	Owned	~$165/mo

Highlights

- **Do I own the land at Links Estates?** Yes - the manufactured homes here sit on land you own, not leased ground.
- **Are the homes newer?** Yes - Links Estates is a newer manufactured-home community.
- **What amenities are there?** A clubhouse and a swimming pool, and not much beyond that - which is part of what keeps the fee low and the living easy.
- **How does financing work on a manufactured home?** Differently than a standard mortgage - but because these homes are on owned land, you have more options than in a leased-land...

HOA and buyer fees (2026)

Monthly HOA	**$165**
Capital improvement fee	**$1,000**
Transfer fee	**$160**
Resale disclosure fee	**$400**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want a newer manufactured home on owned land.
- Like an affordable, gated, quiet community.
- Are happy with simple amenities (clubhouse and pool).
- Want to spend on living, not dues.

What Jarl tells every buyer here

- On manufactured homes, check age and condition closely.
- Simple amenities by design; San Tan Valley is on the Valley's east edge.

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Bell Casas

Phoenix, AZ · 55+ manufactured home community on owned land

A simple, low-cost 55+ community of manufactured homes on lots you own - no lot rent, an easy Phoenix location, and a price that's hard to beat. Here's what to know before you buy.

COMMUNITY	THE LAND	HOMES
55+	You own	Manufactured

Highlights

- **Low cost.** An affordable way to own a home in Phoenix.
- **Single-level living.** Easy, low-maintenance homes with no stairs.
- **Convenient Phoenix location.** Shopping, dining, and medical care close by.

HOA and buyer fees (2026)

Annual HOA	**$600**
Transfer fee	**$350**
Capital improvement fee	**$600**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want an affordable 55+ home in Phoenix.
- Prefer a simple, low-maintenance, single-level home.
- Don't need a big clubhouse or resort amenities.

What Jarl tells every buyer here

- It's not a gated community.
- Financing a manufactured home can differ from a site-built home; we'll help you plan.

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Palm Lakes Village

Phoenix, AZ · 55+ manufactured home community on owned land

An affordable, pet-friendly 55+ community of 363 privately owned lots on 80 acres - mobile and modular homes, no lot rent, and an easygoing Phoenix location. Here's what to know before you buy.

COMMUNITY	OWNED LOTS	ACRES	FRIENDLY
55+	363	80	Pet

Highlights

- **Affordable.** A low-cost way to own a home right inside Phoenix.
- **Pet-friendly.** Bring your dog.
- **Single-level living.** Easy, low-maintenance homes with no stairs.
- **Central Phoenix location.** Shopping, dining, and medical care all close by.

HOA and buyer fees (2026)

Monthly HOA	**$90.35/mo**
Transfer fee	**$200**
Capital improvement fee	**$250**
Resale disclosure fee	**$200**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want an affordable 55+ home right inside Phoenix.
- Want a pet-friendly, single-level, low-maintenance home.
- Value being close to shopping, dining, and medical care.

What Jarl tells every buyer here

- It's not a gated community.
- Financing a mobile or modular home can differ from a site-built home; we'll help you plan.

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Casa Campana

Glendale, AZ · 55+ manufactured home community on owned land

A simple, low-cost 55+ community of manufactured homes on lots you own - no lot rent, an easy Glendale location, and a price that's hard to beat. Here's what to know before you buy.

COMMUNITY	THE LAND	HOMES
55+	You own	Manufactured

Highlights

- **Low cost.** An affordable way to own a home in Glendale.
- **Single-level living.** Easy, low-maintenance homes with no stairs.
- **Convenient Glendale location.** Shopping, dining, and medical care close by.

HOA and buyer fees (2026)

Monthly HOA	**$35/mo**
Transfer fee	**$125**
Capital improvement fee	**$250**
Miscellaneous fee	**$30**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want an affordable 55+ home in Glendale.
- Prefer a simple, low-maintenance, single-level home.
- Don't need a big clubhouse or resort amenities.

What Jarl tells every buyer here

- It's not a gated community.
- Financing a manufactured home can differ from a site-built home; we'll help you plan.

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Florence Gardens

Florence, AZ · 55+ manufactured home community on owned land

Established, friendly, and easy to own - manufactured and park-model homes on lots you own, with two pools and plenty to do. Here's what to know before you buy.

HOME SITES	COMMUNITY	ESTABLISHED	THE LAND
179	55+	1971	You own

POOLS & SPAS
2

Highlights

- **Affordability.** One of the lower-cost ways to own a home in a 55+ community.
- **Real amenities.** Two heated pools and spas, a pickleball court, and two clubhouses.
- **An active, social community.** Potlucks, game nights, hobby rooms, and Wednesday-night meals.
- **Single-level living.** Easy, low-maintenance homes with no stairs.

HOA and buyer fees (2026)

Annual HOA · ~$50/mo, no lot rent	**$605**
Transfer fee · one-time, at closing	**$200**
Capital improvement fee · one-time, at closing	**$605**
Resale disclosure fee · seller's cost	**$200**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Are looking for an affordable, single-level home.
- Like a small, friendly, social community.
- Don't mind a quieter, small-town setting for the value.

What Jarl tells every buyer here

- Two heated swimming pools and spas.
- Two clubhouses, including a full professional kitchen with Wednesday-night meals.
- Craft rooms, a billiards hall, a workout room, and a library.
- Potlucks, game nights, and a full calendar of activities.

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5

Park-Model Resorts on Owned Land

Guard-gated 55+ resorts where most homes are park models, with a few RV lots. You own the land, so there is no lot rent. Big amenities and a busy winter social calendar.

- Happy Trails Resort
- Carriage Manor RV Resort
- Greenfield Village RV Resort
- Golden Vista RV Resort
- Roadhaven Resort

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Happy Trails Resort

Surprise, AZ · 55+ park-model resort on owned land

A guard-gated 55+ resort in Surprise wrapped around the 18-hole Great Eagle golf course. Homes here are park models, manufactured homes and RV lots, and you own the land under them, so there is no lot rent.

LAND	GATED?	HOME TYPES	GOLF
You own it, no lot rent	Yes, guard-gated	Park models, manufactured homes, RV lots	18 holes, Great Eagle (paid separately)

PICKLEBALL	POOLS	AGE RULE	MONTHLY FEE
14 lighted courts	4 pools, 7 spas	55+; confirm current rules	About $238 / mo

Highlights

- **You own the land.** No land lease and no lot rent.
- **Guard-gated.** A staffed gate at the entrance.
- **Golf at your door.** The 18-hole Great Eagle course wraps around the community.
- **Pickleball.** 14 lighted courts and a busy club.
- **Spring training nearby.** Surprise Stadium is a short drive away.

HOA and buyer fees (2026)

Monthly fee	**$238.23 / mo**
Capital improvement (one-time)	**$2,858.76**
Transfer fee	**$190**
Prepaid association fees	**$476.46**
Certification fee	**$20**
HOA disclosure fee	**$190**
Land lease / lot rent	**None**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want to own the land, not lease it.
- Are a snowbird who wants an easy, social, lock-and-leave winter base.
- Have an RV and want a permanent lot with hookups.
- Want an affordable way into a guard-gated resort with real amenities.

What Jarl tells every buyer here

- Jarl lives next door in Arizona Traditions, so he knows this resort well.
- These are park models and manufactured homes, not site-built houses, so know what you're buying.
- Double-wide fees run higher, so check the specific home.
- Financing a manufactured home works differently than a standard mortgage, and we'll walk you through it.

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Carriage Manor RV Resort

Mesa, AZ · 55+ park-model resort on owned land

A resident-owned park-model resort in Mesa with a huge amenity set, from pickleball and tennis to pools and hobby rooms. More than 900 lots, and you own yours.

LAND You own your lot	**GATED?** Yes, guard-gated	**SIZE** 900+ lots	**HOME TYPES** Mostly park models, some RV lots
COURTS Lighted pickleball, 4 lighted tennis	**POOL** Large heated pool and spa	**AGE RULE** 55+; confirm current rules	**MONTHLY FEE** About $235 / mo

Highlights

- **Guard-gated.** A staffed gate and a private, tidy community.
- **A big amenity set.** Pickleball, tennis, pools, spa, woodshop, lapidary and billiards.
- **A clubhouse and ballroom.** Plus card rooms, a library and a fitness center.
- **A great snowbird fit.** Easy to lock and leave while you're away.

HOA and buyer fees (2026)

Monthly HOA fee	**$235**
Transfer fee (one-time)	**$400**
Capital improvement (one-time)	**$1,410**
Resale disclosure (seller)	**$200**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want a guard-gated resort lifestyle with big amenities.
- Love pickleball, tennis and an active social calendar.
- Want an easy lock-and-leave home for the winter.

What Jarl tells every buyer here

- It's a resort community, so the feel is active and social, not quiet.
- Financing a park model works differently than a standard mortgage, and we'll help you plan.

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Greenfield Village RV Resort

Mesa, AZ · 55+ park-model resort on owned land

A resort-style, guard-gated Mesa community of park-model homes on lots you own, with a bowling alley, tennis, pickleball and a full slate of hobby shops.

LAND You own your lot	**GATED?** Yes, guard on duty around the clock	**HOME TYPES** Mostly park models, some RV lots	**BOWLING** On site
COURTS Tennis and pickleball	**AGE RULE** 55+; confirm current rules	**QUARTERLY FEE** About $769 / quarter	

Highlights

- **Guard-gated.** A guard on duty around the clock.
- **Bowling on site.** A real rarity, even among resort communities.
- **Active and social.** Tennis, pickleball and a full calendar of clubs and hobby shops.
- **Lock-and-leave.** An easy winter home for snowbirds.

HOA and buyer fees (2026)

Quarterly HOA fee	**$769**
Transfer fee (one-time)	**$265**
Capital improvement (one-time)	**$1,250**
Resale disclosure fee	**$135**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want a guard-gated, resort-style community where you own your land.
- Want an easy, lock-and-leave winter home.
- Prefer a compact, low-maintenance park model.

What Jarl tells every buyer here

- Check each home's age, add-ons and title carefully during inspection.
- Financing a park model works differently than a standard mortgage, and we'll help you plan.

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Golden Vista RV Resort

Apache Junction, AZ · 55+ park-model resort on owned land

Affordable, resort-style living beneath the Superstition Mountains. Golden Vista is guard-gated, big on amenities, and your lot is deeded to you.

LAND	GATED?	SIZE	HOME TYPES
Deeded lots, no lot rent	Yes, guard-gated, 24-hour monitoring	About 1,075 deeded lots	Mostly park models, some RV lots

COURTS	POOL	AGE RULE	QUARTERLY FEE
Pickleball and tennis	Large heated pool and spa	55+; confirm current rules	About $680 / quarter

Highlights

- **You own the land.** Deeded lots, no lot rent, and a vote through the elected HOA board.
- **Guard-gated.** A staffed gate with 24-hour monitoring.
- **A huge amenity set.** Pickleball, tennis, pool and spa, fitness, woodshop, lapidary and silversmithing.
- **A great setting.** Palm trees and Superstition Mountain views.

HOA and buyer fees (2026)

Quarterly HOA fee	**$680**
Transfer fee (one-time)	**$400**
Capital improvement (one-time)	**$700**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want a guard-gated resort lifestyle at an affordable price.
- Love pickleball, hobbies and an active social calendar.
- Want an easy lock-and-leave home for the winter.

What Jarl tells every buyer here

- It's a resort community, so the feel is active and social.
- Apache Junction is on the eastern edge of the Valley, so drives into the city take longer.
- Financing a park model works differently than a standard mortgage, and we'll help you plan.

Notes from my tour



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Roadhaven Resort

Apache Junction, AZ · 55+ park-model resort on owned land

A guard-gated park-model resort in the Superstition foothills with a 9-hole golf course, two pools and more than 30 clubs, and you own your lot.

LAND You own your lot	**GATED?** Yes, guard-gated	**SIZE** About 1,000 homes	**HOME TYPES** Mostly park models, some RV lots
GOLF 9-hole course (paid separately)	**CLUBS** 30+ clubs and groups	**AGE RULE** 55+; confirm current rules	**QUARTERLY FEE** About $905 / quarter

Highlights

- **Guard-gated.** A staffed gate keeps the community private.
- **Golf and big amenities.** A 9-hole course, two heated pools, pickleball, tennis and a restaurant.
- **Very active.** More than 30 clubs, plus dances, classes and events all season.
- **Utilities in the fee.** Water, sewer and garbage are included in the quarterly HOA fee.

HOA and buyer fees (2026)

Quarterly HOA fee	**$905**
Transfer fee (one-time)	**$360**
Capital improvement (one-time)	**$3,620**

HOA dues don't pay for golf. Confirm amounts with the association.

A great fit if you...

- Want a guard-gated resort with golf and big amenities.
- Love an active, social community with dozens of clubs.
- Want an easy lock-and-leave home for the winter.

What Jarl tells every buyer here

- It's a resort community, so the feel is active and social, not quiet.
- Apache Junction is on the eastern edge of the Valley, so drives into the city take longer.

Notes from my tour



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Hospitals across the Valley

Being close to good health care matters. These are the major full-service hospitals near the communities in this book.

West Valley and Wickenburg

1. Banner Boswell Medical Center · Sun City
2. Banner Del E. Webb Medical Center · Sun City West
3. Banner Thunderbird Medical Center · Glendale
4. Abrazo Arrowhead Campus · Glendale
5. Dignity Health St. Joseph's Westgate · Glendale
6. Banner Estrella Medical Center · west Phoenix
7. Abrazo West Campus · Goodyear
8. Wickenburg Community Hospital · Wickenburg

Phoenix and Scottsdale

9. Banner – University Medical Center Phoenix
10. Dignity Health St. Joseph's Hospital · Phoenix
11. Valleywise Health Medical Center · Phoenix
12. Abrazo Central Campus · Phoenix
13. Abrazo Scottsdale Campus · Phoenix (Bell Rd)
14. HonorHealth John C. Lincoln · Phoenix
15. HonorHealth Deer Valley · Phoenix
16. HonorHealth Sonoran Crossing · north Phoenix
17. Mayo Clinic Hospital · north Phoenix
18. Phoenix VA Medical Center (Carl T. Hayden)
19. Dignity Health Arizona General · Laveen
20. HonorHealth Scottsdale Osborn · Scottsdale
21. HonorHealth Scottsdale Shea · Scottsdale
22. HonorHealth Scottsdale Thompson Peak · Scottsdale

East Valley

23. HonorHealth Tempe Medical Center · Tempe
24. Banner Desert Medical Center · Mesa
25. Banner Baywood Medical Center · Mesa
26. HonorHealth Four Peaks Medical Center · Mesa
27. Banner Gateway Medical Center · Gilbert
28. Dignity Health Mercy Gilbert · Gilbert
29. Dignity Health Chandler Regional · Chandler
30. Banner Ocotillo Medical Center · Chandler
31. Banner Ironwood Medical Center · San Tan Valley
32. Banner Goldfield Medical Center · Apache Junction

South of the Valley

33. Banner Casa Grande Medical Center · Casa Grande
34. HonorHealth Florence Medical Center · Florence

Our tip

When you tour a community, drive to the nearest hospital and time it. Most of the communities in this book have a major hospital within 15 minutes.

Main hospitals only; not clinics, urgent care or specialty centers. Names and services change. In an emergency, call 911.

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Road trips from Phoenix Sky Harbor

One of the best parts of living here: the Grand Canyon, Sedona, Las Vegas, San Diego and Disneyland are all a day's drive away.

Tucson	**115 mi** 1 hr 45 min	**Sedona**	**115 mi** 2 hr
Flagstaff	**145 mi** 2 hr 15 min	**Lake Havasu City**	**200 mi** 3 hr 15 min
Rocky Point, Mexico	**215 mi** 3 hr 30 min + border	**Grand Canyon South Rim**	**230 mi** 3 hr 30 min to 4 hr
Palm Springs, CA	**265 mi** 4 hr	**Las Vegas, NV**	**300 mi** 4 hr 30 min to 5 hr
San Diego, CA	**355 mi** 5 hr 30 min	**Disneyland (Anaheim, CA)**	**360 mi** 5 hr 30 min to 6 hr
Los Angeles, CA	**370 mi** 5 hr 30 min to 6 hr	**Albuquerque, NM**	**420 mi** 6 hr 15 min

Good to know

Most of our communities are 25 to 45 minutes from Sky Harbor. From the far West Valley or far East Valley, add about 30 minutes to the times above.

Approximate miles and drive times by the usual highway route. Times vary with traffic, stops and border waits.

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Ready to see them in person?

Tell us your top three communities. We'll set up a tour, you ride and we drive, and you'll know in a day which one feels like home.



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