

10 Things to Know Before Buying a Home in Sun Lakes

By Becky Kolb
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“Becky Kolb is the most professional, knowledgeable, and media savvy real estate agent we have ever used in our many home purchases and sales.”

John and Kay of Oakwood, Sun Lakes

“Thank you to Becky and The Kolb Team for selling our house in Oakwood February, 2017 in just 13 days. Becky is everything you would want in a realtor. She is smart, knowledgeable, realistic, experienced, and keeps you informed at every step of the process in selling a house. The Kolb team handles everything promptly and the highest praise that I could give them is that I would choose them again if I were selling another house.”

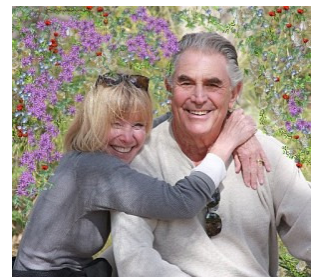
Madeline – British Columbia, Canada



“Thank you Kathy and The Kolb Team for helping sell our home so quickly. We appreciate your assistance and thought your pricing strategy and marketing worked very well. We were very pleased to sell the property so quickly and for full price!! We would recommend you to anyone buying or selling a home.”

The Templins – Chandler

“Fred and I want to take a moment and thank you – The Kolb Team for making our transition from Florida to Sun Lakes so comfortable and easy. Your quick responses and through research into available homes made our move much easier than we anticipated. Becky made a potentially traumatic time smooth and comfortable. You guys really know your business. We would recommend anyone buying or selling a home to The Kolb Team.



Fred and Nora – Florida

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About the Author

Author Becky Kolb, a Texas native, grew up in the Wichita Falls and Dallas areas with a strong work ethic and a passion for people. Her career has been centered in business ownership and in sales and marketing. She owned two successful businesses prior to entering the real estate industry in 2010.



Becky is co-founder and team leader for The Kolb Team. Her passion to help others, along with integrity, communication skills and knowledge of the real estate business is why most of her business is built on referrals.

Becky and her husband John not only sell the active adult community lifestyle, they live it too! Sun Lakes is where they live, work and play and they love it!

The Kolb Team was previously with Re/Max Infinity for six years and was awarded ReMax, LLC Hall of Fame, Platinum, 100% and Executive Club Awards. They are consistently in the top ten RE/MAX Infinity Teams and are also recipients of SEVRAR (Southeast Valley Association of Realtors) multi-million dollar award multiple times. In May 2013 Becky was awarded the Seniors Real Estate Specialist (SRES) designation and in June 2013 she was awarded the Accredited Buyer's Representative (ABR) designation. In 2016 she was awarded the CNE (Certified Negotiation Expert) designation.

Becky and John love the outdoors and enjoy golfing, hiking, swimming, and making new friends. Becky is also an avid reader and enjoys traveling, cooking and good wine. They are members at Chandler Christian Church. Together they have 4 sons and 12 grand kids living in Colorado, New York, Virginia, and Washington.

Becky is known for her leadership, integrity and a heart for helping others. Real estate clients tell her that they love working with The Kolb Team because of their attention to detail and because "they treat you like part of the family".

The Kolb Team welcomes the opportunity to get to know you and become your real estate professional. You can reach Becky at becky@thekolbteam.com or at 480-440-0849.

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Did You Know?

If you are considering buy a home in Sun Lakes, Arizona, there are some things you should know.

Sun Lakes is an active adult retirement development comprised of five, separate communities.

- *How do you know which one is for you?*
- *What are the homeowner fees?*
- *Who manages the homeowner association?*
- *What is an active adult lifestyle?*

This eBook will answer those questions and more!

1. Where is Sun Lakes?

Sun Lakes is located in a county island within Maricopa County bordering Chandler, Arizona. It is not part of the City of Chandler with the exception of a small part of Ironwood Country Club.

Sun Lakes is bordered by Chandler Heights to the North, Hunt Highway to the South, Arizona Avenue to the East and Old Price Road to the West. Sun Lakes is less than 30 minutes from Sky Harbor International and Mesa Gateway Regional Airports.

Sun Lakes is convenient to all major freeways including the I-10, the 101 and the 202.

2. What is an active adult lifestyle?

When someone decides to buy a home in an active adult retirement community, they are buying a lifestyle. An active adult community is designed so that people with similar interests can easily meet one another and instant friendships are forged.

10 Things to Know Before Buying a Home in Sun Lakes

Sun Lakes offers many opportunities including golf leagues for men, women and couples, tennis leagues and workshops, pickle ball, fitness classes, wine dinners, concerts, theater, hiking and biking clubs, and hundreds of clubs and organizations.

Active adult living is the warm, friendly people reaching out to newcomers to join in an activity.

It is taking a golf cart to a neighbor's house for dinner or to the pool for water aerobics.

It is sitting in the tennis stadium to watch a tournament or friends engaged in a competitive match.

It is joining a Zumba or yoga class.

There are so many opportunities to meet new friends in Sun Lakes. You can be as busy as you want to be or just relax in the privacy of your own home.

3. This is a retirement community. What are the age restrictions?

55+ is an age-protected class in Arizona that limits younger people from living in the community. Many do not know that most active adult communities will allow a certain percentage of the residents to be 40 and above.

Sun Lakes allows 20% of the community to be 40 and above. No one under the age of 19 can live permanently in the home. Many people are transitioning into a retirement community earlier than age 55 so that they can continue to work but live in a resort setting before eventually retiring permanently.

4. What happens when my grandkids visit?

Grandkids are welcome. If they are under the age of 19, they cannot live permanently in the home. Cottonwood and Oakwood offer a separate kids pool for younger kids. Older kids can use the adult pools during certain hours.

The Patrol Office requires that you register guests so you can provide them with a guest pass to visit the pools and other amenities.

10 Things to Know Before Buying a Home in Sun Lakes

5. What are the communities in Sun Lakes?

- Sun Lakes Country Club is the first of the five communities with 2,139 homes built in the 1970's. SLCC is not gated and offers single family and manufactured homes.
- Cottonwood Country Club is the second community built in the 1980's and offers 2,736 single family and villa style homes.
- Palo Verde is the first gated community with 1,073 homes built in the 1980's and 1990's. All homes in Palo Verde are single family.
- Ironwood Country Club, also gated offers 734 single family homes built in the late 1980's and 1990's.
- Oakwood Country Club is the newest gated community with 3,285 single family and villa style homes. Oakwood homes were built in the 1990's with the latest house built in 2006.

6. What amenities are offered?

Each of the five communities have their own clubhouse, restaurant, tennis courts, swimming pools and golf course. Each community has access to a fitness center and pickle ball courts.

Some of the communities offer a walking path around lakes. All five communities can access amenities in any of the locations with a homeowner card.

7. Are the golf courses private?

Sun Lakes Country Club, Cottonwood and Palo Verde are private and open to resident members and their guests.

10 Things to Know Before Buying a Home in Sun Lakes

Ironwood and Oakwood are public courses, but they offer memberships to residents with preferred tee times. Seasonal memberships are offered to those who are not year round residents.

Any Sun Lakes resident can purchase a membership at any course by showing a homeowner card. If you purchase in a community that is not part of your homeowner association, the rates may be adjusted a little higher.

8. What utilities are available in Sun Lakes?

SRP (Salt River Project) is the electric company. Gas is only available in Oakwood and the Chandler portion of Ironwood. Southwest Gas provides service to Oakwood and the City of Chandler provides gas to the Ironwood section.

Pima Utilities is a private water company on site at Sun Lakes. Sun Lakes Disposal offers recycle and waste management services. Century Link, Direct TV, Prism and Orbital provide internet, cable and satellite services.

9. What homeowner association covers the communities and what are the fees?

Fees range annually from \$1,251.00 to \$1,775.00. All of the associations have transfer fees to be paid when a sell occurs. Palo Verde has a gate and road maintenance fee.

Each community has a capital improvement fee that is usually paid by the buyer at the time a home is sold. That fee ranges from \$1,255 to \$1,775.00 in 2016.

Fees can increase annually. It is best to check with the homeowner association to verify all fees when considering buying a home. Here is the contact information for each community:

- Sun Lakes Country Club – SunLakesCountryClub.com 480-895-9270
- Cottonwood and Palo Verde – CottonwoodPaloVerde.com 480-895-3550
- Ironwood and Oakwood – IronOakshoa.com 480-895-7275

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10. Why is Sun Lakes a preferred active adult community?

LOCATION!
LOCATION!
LOCATION!

Sun Lakes is a top choice for retirement communities because of location and affordability. It is the largest active adult community in the East Valley and offers more amenities than many others. 99 holes of golf, 27 tennis and pickle ball courts, 12 swimming pools, senior softball, restaurants and fitness centers.

Pair that with a half-hour drive from the major airports and major shopping and great restaurants nearby and you have a winning combination.

We hope you enjoyed this information about Sun Lakes and learned something new too!

If you have any questions about anything that was written here, or you just want to chat about real estate just give Becky a call at 480-440-0849.

To see more about the active adult life style visit our website at
www.SunLakeshomesforsale.com

Also, check out our YouTube Channel at:
<https://www.youtube.com/c/beckykolbmysunlakeshomes>