

Frequently Asked Questions

What are my Homeowner's Association Dues?

Homeowner's dues are \$4,200 (effective July 1, 2018) a year for a single family home. In addition to garbage, our HOA fees cover all of the common area maintenance and community beautification, use of the Clubhouse which includes the award-winning Mesquite Bar & Grill and the Cimarron Dining Room, pool and spa, fitness center and the 18-hole natural grass putting course. In addition to the regular HOA fees, individual townhome associations have their own HOA fees ranging from \$1,189 - \$1,800 per year. This fee generally covers the outside maintenance of the townhome including landscaping, irrigation, and painting.

Is the community gated?

Yes, we are a gated community. The gates are unmanned and each property owner has a device in their vehicle for opening the gates. For security, the gates are closed from 8:30 PM to 6 AM.

What are my property taxes?

Property taxes are based on property valuations as determined by the county assessor. Tonto Verde's properties range in price from \$350,000 to \$2 million and include single-family homes and townhomes so property taxes vary. The median property tax within Tonto Verde is \$3,000.

What is the total size of the community?

There are 747 total properties within Tonto Verde. Of these, 672 lots are built out (472 single family homes and 200 townhomes). There are 75 single family home lots that are not yet developed.

How many people live in Tonto Verde year round?

It is estimated that more than one-third of Tonto Verde's homeowners live in Tonto Verde full time. The other two-thirds spend all or part of the winter months in Tonto Verde with most residing for 5-6 months out of the year.

Can you have your own golf cart at Tonto Verde?

Yes, you may use your own personal golf cart on and off the course with no trail fee.

Is there a monthly food or beverage minimum in the clubhouse?

No, there are no food and/or beverage minimums.

Are there emergency services in the area? How far is it to the nearest hospital?

Rio Verde Fire Department is located about a mile from the Tonto Verde entrance and has an on-site ambulance with paramedics. Last year, the department responded to 619 calls and the average response time was 3 minutes and 45 seconds. Tonto Verde is 25 miles from HonorHealth Scottsdale Shea Medical Center, 20 miles from HonorHealth Scottsdale Thompson Peak Medical Center, and 24 miles from the Mayo Clinic.

Are there churches in the area?

Yes, Community Church of the Verdes, which is a multi-denominational Christian Church, service is at 8:30 AM and is located within a mile of Tonto Verde. Catholic Mass is also held there at 10 AM. There are many other churches in the surrounding area including several located in Fountain Hills.

Where is the closest grocery store/shopping?

Fountain Hills is only a short eight-mile drive from Tonto Verde and it has all of your neighborhood stores including three grocery stores, two drug stores, Target, Ace Hardware and more.

Where are the closest restaurants?

In addition to what we have here in the Clubhouse, the Mesquite Bar & Grill and the Cimarron Dining Room, there are many restaurants within 20 minutes from Tonto Verde such as Pinnacle Grill, Darcy's Ristorante, Four Seasons, Mastros, Prestons, Jade Palace, Lamp Pizza, Al Hamra, Nicks Italian, the General Store, and Bodega 13. Fountain Hills also offers a wide variety of dining options.



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