

# Fountain Hills

## ARIZONA

*Fountain Hills, AZ is a uniquely beautiful, master-planned community in the greater Phoenix metro area. Situated on 12,000 acres of rolling foothills, surrounded by magnificent mountains, it is a bright jewel in the high Sonoran Desert.*

### *The Master Developer*

Since the community's founding in 1970, MCO Properties L.P. has developed more than 8,000 acres in residential, commercial and recreational areas, as well as a comprehensive network of streets and roadways.

There are now more than 11,500 housing units in Fountain Hills, including single family homes, duplexes, townhomes, condominiums and apartments. Over 300 commercial and industrial buildings have been erected, along with nine schools and sixteen churches.

With MCO's support and assistance, 3 major community parks have been established, with a fourth currently in development. Fountain Hills' new, multi-million-dollar Community Center, beautiful new public Library, and Historical Museum opened in October, 2001.

Over the last 33 years, MCO Properties has been an architect or active participant in these undertakings. In each case, MCO has worked closely with local government, business and civic organizations to perfect a continually evolving master plan—to realize its vision of a thriving modern community in harmony with its uniquely beautiful natural environment.

### *Location:*

Fountain Hills is located approximately 30 miles northeast of Phoenix, with the city of Scottsdale to its immediate west, the city of Mesa to the south, and the city of Payson approximately 67 miles to the north.

From areas due west of Fountain Hills, the town is easily accessed by traveling on Shea Boulevard. From

communities to the north, east, south and southwest, the "Beeline Highway" (Arizona State Highway 87) provides a simple and direct route.

With the expansion of our freeways, access to and from Fountain Hills is easier than ever. For traveling north, northwest or south, you can take the 101 Loop Freeway, and for drives east or west, there's the 202 Red Mountain Freeway.

Driving distances are minimal: only 19 miles to Oldtown Scottsdale, 17 miles to Mesa, 19 to Tempe, 23 to Chandler and Gilbert, and less than 30 miles to the Arizona Center in downtown Phoenix.

## *Closer Than Ever*

Drive times to popular destinations:

Bank One Ball Park	30 min.
America West Arena	30 min.
Sun Devil Stadium	20 min.
Sky Harbor Airport	25 min.
Falcon Field Airport	20 min.
Fashion Square Mall	25 min.
Paradise Valley Mall	30 min.
Fiesta Mall	25 min.
Old Town Scottsdale	25 min.
Downtown Phoenix	35 min.

## *Geography and Climate*

Fountain Hills is graced with the gently rolling topography of high desert foothills, ringed by dramatic mountain ranges that form the boundaries of the northern Sonoran Desert. The town's northeastern horizon is dominated by Four Peaks (7,694 ft.), the highest summit in central Arizona.

Fountain Hills' many ridges, slopes and washes are blanketed with lush desert vegetation. Wildlife is abundant and frequently seen in daytime and evening.

Nestled among the protective eastern slopes of the McDowell Mountains (1,520-3,160 ft.), the community of Fountain Hills sits some 500 feet higher in elevation than most of its neighbors in the Valley of the Sun. Consequently, its weather and average temperatures are typically milder.

The winters are mild and the summers hot. Mean temperatures range from a high of 66° Fahrenheit to a low of 35° in January, and from 105° to 75° in July. Average annual rainfall is about 12 inches.

## *Population and Demographics*

Fountain Hills' year-round population is currently estimated at 22,475 permanent residents. Winter visitors increase this total to almost 26,000 people from November through March. Our anticipated population at buildout is 28,500.

The median age of Fountain Hills residents is 46 years. 18.5 percent of the population are school-age children while 19.2 percent are over 65 and about 30 percent are between the ages of 35 and 55. As of February, 2005, there are 14,830 registered voters. The median household income is \$61,619 and the median home price is approximately \$380,000.

## *Local Schools*

An integral part of our unique Arizona community, the Fountain Hills Unified School District is committed to applying traditional values and standards at all grade levels. Fountain Hills students have performed very well in comparison to other students in Maricopa County, the state of Arizona and the country. Average test scores for elementary grades are typically better than County and State averages. High school SAT scores are significantly higher than the national averages for both verbal and math.

Serving the needs of our youngest students, *McDowell Mountain Elementary* holds classes for Pre-Kindergarten through the 2nd Grade. 3rd, 4th and 5th Graders attend *Four Peaks Elementary School*, and Grades 6 through 8 are taught at *Fountain Hills Middle School*. *Fountain Hills High School* is home to Grades 9 through 12.

Also available are a *Montessori Preschool* and the *Fountain Hills Charter School*. Additionally, Fountain Hills has several Christian-based, private schools and 6 licensed preschools.

## *Civic and Religious Groups:*

Fountain Hills is home to a diverse and active community of churches and religious organizations attending to the spiritual needs of their congregations and offering support services to local residents.

Local community groups offer an abundance of activities, social outlets, and service opportunities for every interest imaginable, providing a host of important benefits to local residents. Fountain Hills is also home to one of the Valley's most acclaimed community theatres.

For those who would like to participate in active community service, Fountain Hills offers several Kiwanis and Rotary clubs, Knights of Columbus, Lions and other service-oriented groups. Volunteer opportunities can also be found in the Arts Council, Boy Scouts and Girl Scouts, Boys and Girls Club, Little League, Soccer Club, Swim Team, Chamber of Commerce, Civic Association, Historical Society, Library Association, McDowell Park Association, and many others groups.

## *Parks and Recreation*

Fountain Hills residents enjoy an active lifestyle made possible by a moderate climate, clean air and ready access to a bounty of outdoor activities in our immediate vicinity. Residents also take full advantage of a dynamic local parks and recreation system.

## *PARKS*

*Fountain Park*, with its world-famous fountain, is a 30-acre park designed for passive use. It offers open grassy areas for picnics and play, a nine-hole "disc golf" course, and a large children's playground.





*Golden Eagle Park* is a 25-acre “active” use park with multipurpose fields and courts for baseball, softball, soccer, basketball, tennis, and volleyball. Picnic areas, playgrounds, a concession stand, and a perimeter walkway are also available .

*Four Peaks Park* offers 2 large multipurpose fields and lighted basketball courts. A walking bridge spans the local wash to reach a third playing field, a picnic area and a barbecue pit.

Throughout the year, Fountain Hills Parks and Recreation Department provides a huge variety of sports programs, recreational and cultural activities, classes and seminars for town residents of all ages.

### GOLF COURSES

If you love golf, you’ll love Fountain Hills. With 3 unique, par-71 courses open for public play, and a gorgeous private club, this is “golf heaven”.

*Desert Canyon Golf Club* is a sprawling 18-hole course with fairways on both hilly and flat terrain and splendid mountain views at almost every turn. “The Steak House” is the club’s restaurant providing breakfast, lunch and fine dining cuisine.

*The Golf Club at Eagle Mountain* is an 18-hole championship course created by “1995 Golf Course Builder of the Year,” Paul Clute & Associates. It features panoramic views, an excellent driving range, and a beautiful clubhouse with restaurant and pro shop.

*SunRidge Canyon Golf Course*, has been rated No. 42 in GOLF Magazine’s Top 100 Public Courses in the United States. Winding through bouldered canyons, the course is accented with beautiful water features, including a 19-foot waterfall. It also offers an ideal driving range, practice putting green, pro shop and the delightful “Ridge Cafe” restaurant.

*FireRock Country Club*, is an 18-hole championship private course offering wonderful vistas of the East Valley skyline, Four Peaks, Red Mountain, and downtown Phoenix. The 29,000-sq. ft. clubhouse, is the centerpiece of this prestigious golf community.

### TENNIS

Public tennis courts are available at Golden Eagle Park and Four Peaks Park. Located on Fountain Hills’ west side, *CopperWynd*, a premier private country club community, features championship tennis courts.

### AREA ATTRACTIONS

The area immediately surrounding Fountain Hills is brimming with recreational venues. Within just a short drive, bike ride or walk, there are numerous opportunities for fun, exercise or just plain relaxing.

Just ten minutes north is *McDowell Mountain Regional Park*, a 21,000-acre park that offers wilderness and RV camping, hiking, picnicking, children’s playgrounds, an equestrian staging area, horse trails, and miles of mountain biking.

*Saguaro Lake* is a 20-minute drive taking the Beeline Highway north to the Bush Highway. The Lake offers fishing, boating, water skiing, swimming, camping and picnicking, a full-service marina, excursion boats and a lakeshore restaurant.

Tubing, kayaking and canoeing are popular summertime activities at the *Salt River Recreation Area*, just east of the dam at Saguaro Lake, about 25 minutes from Fountain Hills. The river is also a year-round favorite among local fishermen.

About 8 miles north on the Beeline Highway, you can access the southern *Tonto National Forest*. You'll find plenty of hiking and horseback trails, as well as off-road tracks for ATV enthusiasts. Another route along McDowell Mountain Road and Forest Road through the town of Rio Verde, provides access to the *Verde River* and *Needle Rock Recreation Area*.

Other area attractions include jeep tours to the Four Peaks summit, cowboy-style cookouts and horseback adventures, a unique wildlife park, and Frank Lloyd Wright's Taliesin West.

Fountain Hills also hosts 2 nationally ranked art festivals that attract hundreds of thousands of visitors. Many other social and cultural events that appeal to all ages are staged throughout the year.

### *Health Care*

There are two primary health care centers in town, the Fountain Hills Medical Clinic, and the Fountain Hills branch of the Mayo Clinic. Mayo Clinic Scottsdale is just one mile west and 5 major hospitals are within 20 miles.

Ambulance and helicopter services are readily available, as are chiropractic care, physical therapy, podiatry, nutrition counseling, optometry and ophthalmology, orthodontics and dentistry.

### *Business, Shopping and Restaurants*

More than 600 commercial enterprises, service-related businesses, professional offices and retail merchants are currently operating in Fountain Hills offering quality merchandise and services.

Numerous shopping areas are located near the center of town and several others may be found along the main arteries of Saguaro, Fountain Hills, Palisades and Shea Boulevards.

Area restaurants offer a range of choices from intimate, elegant dining to fast food service. More than 60 establishments offer American, Italian, Mexican, Chinese, Japanese and Greek cuisine, as well as pizza shops, cafes, bakeries and coffee boutiques.

### *Utilities and Services*

Electricity for Fountain Hills is supplied by the Salt River Project. Telephone service and internet access is

provided by Qwest and Cox Communications. Television service is offered by Cox Cable, Dish Network and Direct TV.

The water utility is Chaparral City Water Company and sewer service is handled by the Fountain Hills Sanitary District. Natural gas is available in several neighborhoods, furnished by Southwest Gas Company. Liquid Propane is supplied by Arizona Gas Company and other private vendors.

Law enforcement and public safety services are the responsibility of the Maricopa County Sheriff's Office. Fire protection, ambulance and paramedic services are supplied by the Rural Metro Company with 2 fire stations at the center and south side of town.

### *Local Government*

Incorporated in 1989, the Town of Fountain Hills is governed by an elected Town Council whose members serve 4-year terms, and a Mayor elected to a 2-year term. Day-to-day administration is overseen by a Town Manager who is supported by the Magistrate's Court, Building and Street Departments, Parks and Recreation Department, and a Planning and Zoning Commission. The Sanitary District is a separate entity with its own elected governing board. Maricopa County is responsible for the operation of the Fountain Hills Public Library.

*Compliments of*



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