PHOENIX EAST VALLEY 55+ COMMUNITIES COMPARED:



YOUR NEXT CHAPTER AWAITS

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REAL ESTATE REIMAGINED

Steve Phipps

Connecting People and Homes 1 Relationship at a time.

East Valley 55+ Communities Compared

Fees • Amenities • Lifestyle Fit
Updated for 2025–2026
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How to Use This Guide

This guide is designed to help you compare East Valley 55+ communities clearly and confidently—without getting buried in fine print.

You'll see two types of cost indicators throughout the guide:

HOA Cost Tier (Ongoing)

$ = Very low ongoing HOA
$$ = Low–moderate HOA
$$$ = Higher HOA with strong amenities
$$$$ = Premium HOA with resort-level services

One-Time Buy-In Cost Tier

$ = Minimal (under ~$2,000)
$$ = Moderate (~$2,000–$4,000)
$$$ = Elevated (~$4,000–$7,000)
$$$$ = Premium (~$7,000–$10,000+)

Important Note: HOA fees are billed annually, quarterly, or semi-annually depending on the community. Tiers reflect relative cost for comparison only and are not exact billing amounts.

Sun Lakes: One Community Name — Five Different Neighborhoods

Sun Lakes is a master-planned 55+ area made up of five distinct neighborhoods, each with its own HOA, fee structure, amenities, and lifestyle.

*Think of Sun Lakes as the **umbrella**, with five different lifestyle choices underneath it.*

Sun Lakes Neighborhood Comparison

Neighborhood	HOA Tier	Buy-In Tier	Lifestyle
Country Club	$	$$	Traditional
Cottonwood	$	$$–$$$	Active / Value
Palo Verde	$$	$$–$$$	Gated
Ironwood	$$$	$$$$	Active / Premium
Oakwood	$$$	$$$$	Resort-Style

Sun Lakes Country Club (Phase 1)

HOA Cost: $
Up-Front Buy-In: $$

Amenities: Golf, clubhouse, restaurant, pool, social clubs

Best For: Traditional buyers who want an established 55+ community with golf and social activities at a
moderate cost.

Good to Know: Older homes and facilities add charm but may require updating.

Cottonwood (Phase 2)

HOA Cost: $
Up-Front Buy-In: $$-$$$

Amenities: Golf, clubhouse, pools, tennis (shared with Palo Verde)

Best For: Active adults seeking strong amenities with good long-term value.

Good to Know: Some townhomes carry a second HOA.

Palo Verde (Phase 2 – Gated)

HOA Cost: $$
Up-Front Buy-In: $$-$$$

Amenities: High-end fitness, racquet sports, pools, optional golf

Best For: Highly active adults prioritizing fitness and modern facilities.

Good to Know: Golf and fitness memberships may be optional add-ons.

Ironwood (Phase 3 – IronOaks)

HOA Cost: $$$
Up-Front Buy-In: $$$$

Amenities: High-end fitness, racquet sports, pools, optional golf

Best For: Highly active adults prioritizing fitness and modern facilities.

Good to Know: Golf and fitness memberships may be optional add-ons

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Oakwood (Phase 3 – IronOaks)

HOA Cost: $$$
Up-Front Buy-In: $$$$

Amenities: Resort-style fitness, pools, tennis, pickleball, optional golf

Best For: Buyers seeking a resort-style active adult lifestyle.

Good to Know: Shares amenities with Ironwood but has a different vibe and housing mix.

Mesa Communities
Leisure World

HOA Cost: $$$
Up-Front Buy-In: $$

Amenities Highlights (at a glance:) Golf: See membership notes below - **Pools/Spas:** Yes - **Fitness**: Yes - **Courts:** Pickleball / Tennis / Bocce / Shuffleboard (varies by community) - **Clubs/Activities**: Strong

Golf & Fitness Membership Notes: - Included: Use of basic facilities covered by HOA - **Optional:** Additional membership required for golf and/or premium fitness access - **Separate Club:** Course or facility operates independently of HOA

Best For: Secure traditionalists who want a large, established, gated community with extensive activities

Good to Know: Amenities are robust and the social calendar is active—great for people who want a built-in community.

Sunland Village

HOA Cost: $
Up-Front Buy-In: $

Amenity Highlights (at a glance): - **Golf**: See membership notes below - **Pools/Spas**: Yes - **Fitness:** Yes - **Courts:** Pickleball / Tennis / Bocce / Shuffleboard (varies by community) - **Clubs/Activities:** Strong

Golf & Fitness Membership Notes: - **Included:** Use of basic facilities covered by HOA - **Optional**: Additional membership required for golf and/or premium fitness access - **Separate Club**: Course or facility operates independently of HOA

Best For: Budget-conscious active adults who want a friendly, club-driven community.

Good to Know: Excellent value—strong amenities without luxury-level costs.

Sunland Village East

HOA Cost: $
Up-Front Buy-In: $

Amenity Highlights (at a glance): - **Golf**: See membership notes below - **Pools/Spas**: Yes - **Fitness:** Yes - **Courts:** Pickleball / Tennis / Bocce / Shuffleboard (varies by community) - **Clubs/Activities:** Strong

Golf & Fitness Membership Notes: - **Included:** Use of basic facilities covered by HOA - **Optional**: Additional membership required for golf and/or premium fitness access - **Separate Club**: Course or facility operates independently of HOA

Best For: Buyers who want a small-town feel with a full activity calendar and very manageable costs.

Good to Know: One of the best “amenities-per-dollar” options in Mesa.

Sunland Springs Village

HOA Cost: $
Up-Front Buy-In: $$

Amenity Highlights (at a glance): - **Golf**: See membership notes below - **Pools/Spas**: Yes - **Fitness:** Yes - **Courts:** Pickleball / Tennis / Bocce / Shuffleboard (varies by community) - **Clubs/Activities:** Strong

Golf & Fitness Membership Notes: - **Included:** Use of basic facilities covered by HOA - **Optional**: Additional membership required for golf and/or premium fitness access - **Separate Club**: Course or facility operates independently of HOA

Best For: Highly active adults who want recreation, clubs, and a vibrant sports culture.

Good to Know: A very "busy" community—in a good way—especially for sports and clubs.

Apache Wells

HOA Cost: $ (Annual membership / Kee Card model)
Up-Front Buy-In: $$

Amenity Highlights (at a glance): - **Golf**: See membership notes below - **Pools/Spas**: Yes - **Fitness:** Yes - **Courts:** Pickleball / Tennis / Bocce / Shuffleboard (varies by community) - **Clubs/Activities:** Strong

Golf & Fitness Membership Notes: - **Included:** Use of basic facilities covered by HOA - **Optional**: Additional membership required for golf and/or premium fitness access - **Separate Club**: Course or facility operates independently of HOA

Best For: Independent buyers who want flexibility and lower required costs, while still having access to
activities.

Good to Know: Perfect for people who don't want a heavy mandatory HOA but still want a community hub.

Fountain of the Sun

HOA Cost: $$
Up-Front Buy-In: $

Amenity Highlights (at a glance): - **Golf**: See membership notes below - **Pools/Spas**: Yes - **Fitness:** Yes - **Courts:** Pickleball / Tennis / Bocce / Shuffleboard (varies by community) - **Clubs/Activities:** Strong

Golf & Fitness Membership Notes: - **Included:** Use of basic facilities covered by HOA - **Optional**: Additional membership required for golf and/or premium fitness access - **Separate Club**: Course or facility operates independently of HOA

Best For: Buyers who want a guard-gated 55+ golf community with clubs and a steady social rhythm.

Good to Know: A classic Mesa option—good location and strong community identity.

Chandler Communities

Springfield (Springfield Golf Resort Community)

HOA Cost: $$
Up-Front Buy-In: $$-$$$

Amenity Highlights (at a glance): - **Golf**: See membership notes below - **Pools/Spas**: Yes - **Fitness:** Yes - **Courts:** Pickleball / Tennis / Bocce / Shuffleboard (varies by community) - **Clubs/Activities:** Strong

Golf & Fitness Membership Notes: - **Included:** Use of basic facilities covered by HOA - **Optional**: Additional membership required for golf and/or premium fitness access - **Separate Club**: Course or facility operates independently of HOA

Best For: Golf-and-social buyers who want an active calendar without luxury-level fees.

Good to Know: A well-known Chandler favorite for easy living and strong community engagement.

SunBird Golf Resort

HOA Cost: $-$$
Up-Front Buy-In: $$$

Amenity Highlights (at a glance): - **Golf**: See membership notes below - **Pools/Spas**: Yes - **Fitness:** Yes - **Courts:** Pickleball / Tennis / Bocce / Shuffleboard (varies by community) - **Clubs/Activities:** Strong

Golf & Fitness Membership Notes: - **Included:** Use of basic facilities covered by HOA - **Optional**: Additional membership required for golf and/or premium fitness access - **Separate Club**: Course or facility operates independently of HOA

Best For: Value-driven golfers who want a friendly, active, "everybody knows everybody" vibe.

Good to Know: A great fit for social buyers—especially seasonal residents.

Solera Chandler (Del Webb)

HOA Cost: $$
Up-Front Buy-In: $$$

Amenity Highlights (at a glance): - **Golf**: See membership notes below - **Pools/Spas**: Yes - **Fitness:** Yes - **Courts:** Pickleball / Tennis / Bocce / Shuffleboard (varies by community) - **Clubs/Activities:** Strong

Golf & Fitness Membership Notes: - **Included:** Use of basic facilities covered by HOA - **Optional**: Additional membership required for golf and/or premium fitness access - **Separate Club**: Course or facility operates independently of HOA

Best For: Buyers who want a balanced active adult lifestyle with golf, clubs, and a polished Del Webb feel.

Good to Know: Consistently popular for social programming and a strong clubhouse culture.

Gilbert
Trilogy at Power Ranch

HOA Cost: $$-$$$
Up-Front Buy-In: $$

Amenity Highlights (at a glance): - **Golf**: See membership notes below - **Pools/Spas**: Yes - **Fitness:** Yes - **Courts:** Pickleball / Tennis / Bocce / Shuffleboard (varies by community) - **Clubs/Activities:** Strong

Golf & Fitness Membership Notes: - **Included:** Use of basic facilities covered by HOA - **Optional**: Additional membership required for golf and/or premium fitness access - **Separate Club**: Course or facility operates independently of HOA

Best For: Social and active buyers who want a resort-style community rhythm without “ultra-luxury” pricing.

Good to Know: Excellent for people who want activities built into the week.

Queen Creek
Encanterra (Including Trilogy Enclave)

HOA Cost: $$$$
Up-Front Buy-In: $$$$

Amenity Highlights (at a glance): - **Golf**: See membership notes below - **Pools/Spas**: Yes - **Fitness:** Yes - **Courts:** Pickleball / Tennis / Bocce / Shuffleboard (varies by community) - **Clubs/Activities:** Strong

Golf & Fitness Membership Notes: - **Included:** Use of basic facilities covered by HOA - **Optional**: Additional membership required for golf and/or premium fitness access - **Separate Club**: Course or facility operates independently of HOA

Best For: Luxury resort seekers who want the most “vacation-at-home” lifestyle in the East Valley.

Good to Know: Premium fees—but premium amenities, programming, and social scene.

San Tan Valley
Solera at Johnson Ranch

HOA Cost: $
Up-Front Buy-In: $$$

Amenity Highlights (at a glance): - **Golf**: See membership notes below - **Pools/Spas**: Yes - **Fitness:** Yes - **Courts:** Pickleball / Tennis / Bocce / Shuffleboard (varies by community) - **Clubs/Activities:** Strong

Golf & Fitness Membership Notes: - **Included:** Use of basic facilities covered by HOA - **Optional**: Additional membership required for golf and/or premium fitness access - **Separate Club**: Course or facility operates independently of HOA

Best For: Buyers seeking value, space, and a friendly gated neighborhood with solid amenities.

Good to Know: Residents often enjoy both Solera amenities and broader Johnson Ranch features.

Amenities-at-a-Glance Matrix

Use this page when you want to compare communities fast.

Community	Golf	Pools	Fitness	Pickleball/ Tennis	Clubs/ Arts	Gated/ Guarded
Sun Lakes Country Club	Yes	Yes	Yes	Yes	Strong	Some areas
Cottonwood	Yes	Yes	Yes	Yes	Strong	No
Palo Verde	Yes	Yes	Yes	Yes	Strong	**Yes**
Ironwood	Optional	Yes	Yes	Yes	Strong	No
Oakwood	Optional	Yes	Yes	Yes	Strong	No
Leisure World	Yes	Yes	Yes	Yes	Strong	**Yes**
Sunland Village	Yes	Yes	Yes	Yes	Strong	No
Sunland Village East	Yes	Yes	Yes	Yes	Strong	No
Sunland Springs Village	Yes	Yes	Yes	Yes	Strong	No
Apache Wells	Yes	Yes	Yes	Yes	Strong	No
Dreamland Villa	No	Yes	Limited	Limited	Strong	No
Fountain of the Sun	Yes	Yes	Varies	Yes	Strong	**Yes**
Springfield	Yes	Yes	Yes	Yes	Strong	No
SunBird	Yes	Yes	Yes	Some	Strong	**Yes**
Solera Chandler	Yes	Yes	Yes	Yes	Strong	No
Trilogy at Power Ranch	Yes (nearby)	Yes	Yes	Yes	Strong	No
Encanterra	Yes	Yes	Yes	Yes	Strong	Gated areas
Solera at Johnson Ranch	Yes (nearby)	Yes	Yes	Yes (via master)	Strong	**Yes**

Lifestyle Match Guide

- **Luxury Resort Lifestyle:** Encanterra, Oakwood
- **Highly Active & Social:** Ironwood, Leisure World, Trilogy at Power Ranch
- **Golf-Centered:** Springfield, SunBird, Sun Lakes neighborhoods, Solera Chandler
- **Budget-Conscious:** Sunland Village, Sunland Village East, Apache Wells
- **Independent / HOA-Light:** Dreamland Villa
- **Value + Space:** Solera at Johnson Ranch

Final Thoughts

Choosing a 55+ community isn't just about fees or amenities—it's about how you want your day-to-day life
to feel.

If you'd like help narrowing this down, planning tours, or navigating a relocation or downsizing move, a short conversation can save months of uncertainty.

This guide is for planning and comparison purposes only. Fees and amenities are subject to change.

NOTES

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