

Time to live the dream.



SUN CITY PALM DESERT  
*Community Association*



**Sun city Palm Desert is the  
2021 Best of Desert Winner**



## **Welcome to Sun City Palm Desert**

It's your time now! It's time to begin your new adventure here at Sun City Palm Desert. We're an active adult community where you can live the resort-style life of your dreams. Join the Sun City Palm Desert residents who have discovered that it really is their time now - in an unexpected dream of a place to live. Come live where others vacation!

Our lush landscaping, cascading waterfalls, lakes, magnificent mountain vistas, impeccable golf courses, immaculate surroundings and warm sunny days create a true paradise. We are a gorgeous resort style, highly active 55+ gated community of nearly 5,000 homes nestled in the Southern California desert. Sun City Palm Desert offers a surprisingly affordable lifestyle, delivering a wide range of activities combined with the beauty and elegance of superbly designed and constructed homes.

These are some of the reasons MONEY chose Sun City Palm Desert to be in its article "the 8 Best Places to Retire in America".

Sun City Palm Desert offers an array of all single-level homes with over 50 floorplans ranging from 1 bedroom, 1 bathroom, 1,000sf up to 3 bedrooms, 3.5 bathrooms and 3,300sf. Whether it is a traditional or great room layout, a home with a casita (guest house) or a home with a golf cart garage, each floor plan has its own personality. The interiors can be completely remodeled by the owners as desired, allowing owners to turn the house into their unique and personal home. Prices range from the mid \$200,000's to over \$800,000 and depend on home size, its location (golf course vs. privacy lot), the abundance of upgrades and the floor plan.

After looking through this flipbook please checkout our website listings of homes for sale or rent here at Sun City Palm Desert, just [Click Here](#) or go to [scpdca.com](http://scpdca.com).

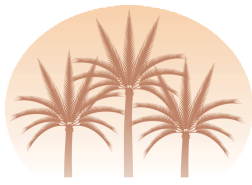
Sun City Palm Desert offers more recreation, fitness and socialization opportunities than any other active adult community in the Valley, yet our homeowners' total recurring costs are the lowest for our type community in the Valley. Our HOA fees are among the lowest, but don't just compare HOA fees, as communities other than Sun City Palm Desert often have other recurring fees that can add up to hundreds of dollars a month.

Sun City Palm Desert is in unincorporated Riverside County, not in a city such as Indio or Rancho Mirage, this means there are NO extra city taxes or fees. Additionally, we have NO Mello-Roos or Community Facilities District Fees (CFDs) and our ultra-low price for premium Cable and Internet can save you up to \$150 a month or even more.

Feel Free to download (down arrow at top left) and save information in this flipbook. If you have questions, please contact us by going to [https://scpdca.com/Contact Us](https://scpdca.com/Contact_Us).

**Use “-” to “+” slider at bottom right to magnify any page and move page to read.  
Change to Fullscreen to enlarge – Click 4 corner square for Fullscreen size**





# SUN CITY PALM DESERT

## Community Association

### By The Numbers

- Built 1992-2003
- 4985 Homes
- Approx. 9,000 Residents
- HOA Fee: Mo. \$273.00 Billed quarterly
- # Floorplans: 50
- Home Sizes: 1,002 SF—3,400 SF
- 3 Clubhouses
- 4 Outdoor Pools w/ Spas
- 1 Indoor Pool w/ Spa
- 2 Fenced Dog Parks
- 2 Fitness Centers
- 2 Championship Golf Courses
- 1 Driving Range
- 1 18-hole Putting Course
- 24 Hour Security
- 8 Tennis/ 12 Pickleball Courts
- 1 Softball Field
- 3 Restaurants year round
- 80+ Clubs and Groups
- 8 Bocce Ball Courts



### Mountain Vista Golf Club

- Santa Rosa Championship Course
- San Geronio Championship Course
- Short Game Practice & Putting Course
- Driving Range
- Resident Rates
- Open to the Public
- Book Tee Times Online
- For Special Rates Please Call (760) 200-2200

### Mountain View Clubhouse

- Daily Grind
- Martini's
- Pizza Place
- Post Office
- Computer Lab
- HOA Offices
- Crafts Rooms
- Club Rooms
- Sierra Ballroom
- Outdoor Pool & Spa
- Indoor Pool & Spa
- Fitness Center
- Golf Pro Shop
- Pickleball & Tennis Courts

### Sunset View Clubhouse

- Boulevards Bar & Grill
- Library
- Pavilion Studio— Dance & Exercise
- Speakers Hall
- Billiards Room
- Meeting Rooms
- Bocce Courts
- Outdoor Pool & Spa
- Golf Pro Shop

### Lakeview Clubhouse

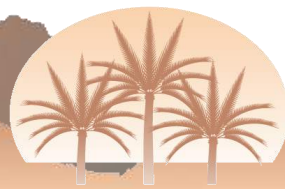
- Indoor Track
- Fitness Center
- Outdoor Pool & Spa
- Meeting Rooms

### Resident Groups

- Chabad in Sun City
- Democrats in Sun City
- Friendship Church
- Hadassah
- Neighbors 4 Neighbors
- Pacific Northwesterners & Friends
- SCPD Republicans
- SongShine
- Sun City Jewish Services
- World of Women

### Chartered Clubs

- Art
- Astronomy
- Billiards
- Bocce
- Boomers & Friends
- British, Commonwealth & Friends
- BZB's
- Card & Games
- Camera
- Canadian Club & Friends
- Canasta
- Ceramics
- Couples Putters
- Creative Arts
- Cyclists
- Duplicate Bridge
- Financial
- Food & Wine Connoisseurs
- Forum
- Fun City Bowlers
- Genealogy
- Glass Arts
- Gourmet
- Hiking
- History
- Home & Garden
- Homecrafters
- Italian Heritage
- Jewelry
- Just For Fun
- Lady Niners
- Lady Putters
- Let's Compute
- Line Dance
- Love to Dance
- Mah-Jongg
- Meditation Club
- Men's Niners
- Menz Putterz
- Mountain Vista Couples Golf
- Mountain Vista Ladies Golf
- Mountain Vista Men's Golf
- Music Buffs
- Pan
- Performing Arts
- Pet Lovers
- Pickleball
- Quilters
- Rainbow Circle
- Rummy Q
- RV
- Social Bridge
- Softball
- Solos
- Stitch & Sew
- Sun City Singers
- Tennis
- Trim 'N' Tone
- Ukulele & Friends
- Veterans & Friends
- Wine Tasters
- Writers Circle
- Yacht Club
- Yoga & Pilates
- And More!



# SUN CITY PALM DESERT

Community Association

*Over 80  
Clubs & Groups  
to Join!*

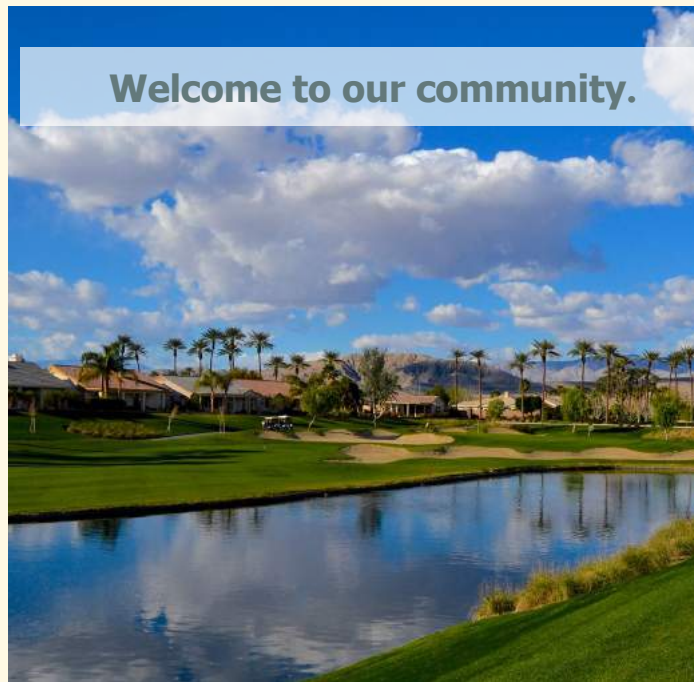


Sun City Palm Desert offers an extensive schedule of entertainment from plays and musicals to star-studded shows and concerts. And let's not forget the 80+ clubs and social groups where you can find your own personal interests. Join the fun...

*Time to live the dream.*



Welcome to our community.



*It's Time to live the dream...  
Come be a part of it!*



## *Time to live the dream*

It's your time now!

"Time to begin your new adventure, where you can live the resort-style life of your dreams."



With mountain vistas, superb landscaping, and lavish water features, there is no better place to live than Sun City Palm Desert.

We have the best community, the best buy in the entire Coachella Valley.

### Three Clubhouses



## *"The Most Amenities you will find in the entire Coachella Valley"*



When have you ever enjoyed an enormous selection of recreational, athletic, and social activity in your own back yard? Active beyond comprehension, our residents have their choice of the most activities and facilities in the Coachella Valley.



[www.scpdca.com](http://www.scpdca.com)

## *Two 18 hole Golf Courses*



Thirty-six spectacular holes on two magnificently maintained golf courses, by former PGA star Billy Casper, resort-style golf play for all.



## *Two Fitness Facilities*

Two state of the art fitness facilities to meet everyone's needs.

Golf, pickleball, tennis, softball, cycling, fitness, swimming, yachting, billiards, bocce ball, fishing, dance, water aerobics, tai chi...the list is endless.





## Directions to Sun City Palm Desert

### From Palm Springs and other points West

Take US Interstate I10 East to the Washington St. exit (or the local street Varner Road) and turn left onto Washington Street heading North.

Drive about 1¼ miles to stop light at Del Webb Blvd and turn right to enter Sun city Palm Desert.

Use the far-left lane to enter via the security guard house gate.

### From Indio and other points East

Take US Interstate I10 West to the Washington St. exit (or the local street Varner Road) and turn right onto Washington Street heading North.

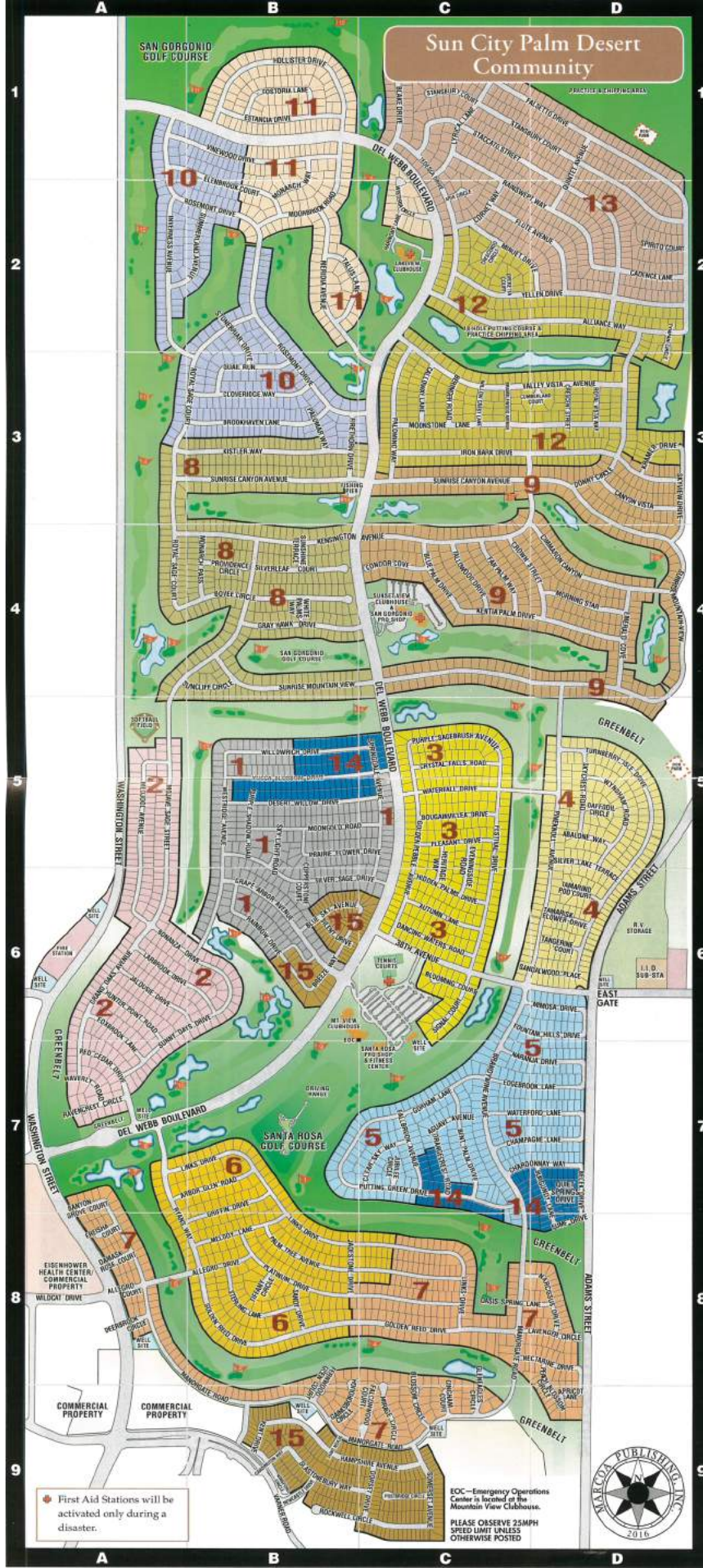
Drive about 1¼ miles to stop light at Del Webb Blvd and turn right to enter Sun city Palm Desert.

Use the far-left lane to enter via the security guard house gate.

### You can also use these coordinates for navigation

33.768697, -116.303374 or  
33°46'07.3"N 116°18'12.2"W

**Or Click Here for Map**





# Sun City Palm Desert Street Index

STREET NAME	LOCATION	STREET NAME	LOCATION	STREET NAME	LOCATION	STREET NAME	LOCATION
38TH AVENUE.....	C-D6	DEL WEBB BOULEVARD.....	A1-7	KRAMER DRIVE.....	D3	ROYAL VISTA WAY.....	D3
ABALONE WAY.....	D5	DESERT WILLOW DRIVE.....	B-C5	LARBROOK DRIVE.....	A-B6	RYANS WAY.....	A7-8, B8
ADAMS STREET.....	D5-9	DEVON DRIVE.....	B9	LAVENDER CIRCLE.....	D8	SANDALWOOD PLACE.....	D6
AGUAVE AVENUE.....	C7	DONNY CIRCLE.....	D2-3	LINKS DRIVE.....	B7-8, C8	SANDY DRIVE.....	B8
ALLEGRO COURT.....	A8	DORSET DRIVE.....	C9	LYRICAL LANE.....	C1	SIGNAL COURT.....	C6
ALLEGRO DRIVE.....	A-B8	EDGEBROOK LANE.....	C-D7	MANORGATE ROAD.....	A-B8, B-C9	SILENT DRIVE.....	B6
ALLIANCE WAY.....	C-D2	ELENBROOK COURT.....	A1-B2	MEDJOOL AVENUE.....	A5-6	SILVER LAKE TERRACE.....	D5-6
APRICOT LANE.....	D9	EMERALD COVE.....	D4	MELODY LANE.....	B8	SILVER SAGE DRIVE.....	B5-6, C6
ARBOR GLEN ROAD.....	A-B7	ESTANCIA DRIVE.....	B1	MERIDIA AVENUE.....	B2	SILVERLEAF COURT.....	B4
ARIA CIRCLE.....	C2	EVENINGSIDE ROAD.....	C5-6	MIMOSA DRIVE.....	D6	SKY LIGHT ROAD.....	B5
AUTUMN LANE.....	C6	FALCONWOOD COURT.....	C9	MINUET DRIVE.....	C-D2	SKYCREST ROAD.....	D5
BANYON GROVE COURT.....	A7	FALLBROOK AVENUE.....	C7	MIRAGE CIRCLE.....	C9	SKYVIEW DRIVE.....	D3
BELEK DRIVE.....	D7	FALSETTO DRIVE.....	C-D1, D2	MOJAVE SAGE STREET..	A-B4, A5-6	SOMERSET AVENUE.....	C9
BENT PALM DRIVE.....	C7	FAN PALM WAY.....	C4	MONARCH PASS.....	B4	SPIRITO COURT.....	D2
BERINGER ROAD.....	C3	FERNWOOD GLEN COURT.....	B9	MONARCH WAY.....	B1-2	SPRINGDALE AVENUE.....	C5
BLAKE DRIVE.....	C1	FESTIVAL DRIVE.....	C5-6	MOONGOLD ROAD.....	B-C5	STACCATO STREET.....	C-D1, D2
BLOOMING COURT.....	C6	FIRETHORN DRIVE.....	B-3	MOONSTONE LANE.....	C-D3	STANSBURY COURT.....	C-D1, D2
BLOSSOM CIRCLE.....	C9	FLUTE AVENUE.....	C-D2	MOORBROOK ROAD.....	B1-2	STERLING LANE.....	B8
BLUE PALM DRIVE.....	C4	FOSTORIA LANE.....	B1	MORNING STAR.....	D4	STONEBRIAR DRIVE.....	B2-3
BLUE SKY AVENUE.....	B6	FOUNTAIN HILLS DRIVE.....	C-D6	NARANJA DRIVE.....	C-D7	SUMMERLAND AVENUE.....	B2
BONANZA DRIVE.....	A-B6	FOX BROOK LANE.....	A6-7	NARCISSUS DRIVE.....	D8	SUNCLIFF CIRCLE.....	B4
BOUGAINVILLEA DRIVE.....	C5	FREISHA COURT.....	A8	NECTARINE DRIVE.....	D8	SUNNY DAYS DRIVE.....	A6-7, B6
BOVEE CIRCLE.....	B4	FUME DRIVE.....	D8	NEW CASTLE DRIVE.....	B9	SUNRISE CANYON AVE... A-D3, D4	
BRAMBLEWOOD AVENUE.....	C3	GAINSBOROUGH CIRCLE.....	B9	OASIS SPRING LANE.....	C-D8	SUNRISE MOUNTAIN VIEW... B-D4	
BRANDYWINE AVENUE.....	C6-9	GINGHAM COURT.....	C9	OPERETTA COURT.....	C2	SUNSHINE TERRACE.....	B4
BREEZE WAY.....	B6	GLASTONEBURY WAY.....	B-C9	ORANGECREST ROAD.....	C7	TALLOWOOD DRIVE.....	C4
BROOKHAVEN LANE.....	B3	GLENEAGLES CIRCLE.....	C9	PALM TREE AVENUE.....	B-C8	TALUS LANE.....	B2
BURGUNDY LANE.....	D7-8	GOLDEN PEBBLE AVENUE.....	C5-6	PALOMAR WAY.....	B3	TAMARIND POD COURT.....	D6
CADENCE LANE.....	D2	GOLDEN REED DRIVE.....	B-C8	PALOMINO WAY.....	C3	TAMARISK FLOWER DRIVE.....	D6
CALLOWAY LANE.....	C3	GORHAM LANE.....	B-C7	PEACH BLOSSOM CIRCLE.....	D8-9	TANGERINE COURT.....	D6
CANYON VISTA.....	D3	GRAND OAKS AVENUE.....	A6-7	PINEKNOLL AVENUE... C7-8, D5-6		TEDESCA DRIVE.....	C1-2
CARDINGTON WAY.....	B9	GRAPE ARBOR AVENUE.....	B6	PLATINUM DRIVE.....	B-C8	TIFFANY CIRCLE.....	B8
CHAMPAGNE LANE.....	C-D7	GRAY HAWK DRIVE.....	B4	PLEASANT DRIVE.....	C5	TURNBERRY ISLE DRIVE.....	D5-6
CHARDONNAY WAY.....	C-D7	GRIFFIN DRIVE.....	B7-8	POSTBRIDGE CIRCLE.....	C9	TYMPANI CIRCLE.....	D2
CIMMARON CANYON.....	D4	HAMPSHIRE AVENUE.....	B-C9	PRAIRIE FLOWER DRIVE.....	B-C5	VALLEY VISTA AVENUE.....	C-D3
CLEAR SKY WAY.....	C7	HARMONY LANE.....	C2	PROVIDENCE CIRCLE.....	B4	VARNER ROAD.....	B9
CLOVERIDGE WAY.....	B3	HERITAGE WAY.....	C5-6	PURPLE SAGEBRUSH AVE.....	C5	VINEWOOD DRIVE.....	A-B1
CONDOR COVE.....	C4	HIDDEN PALMS DRIVE.....	C6	PURPLE SHADOW ROAD.....	B5	WASHINGTON STREET.....	A1-9
COPPERSTONE COURT.....	B6	HOLLISTER DRIVE.....	B1	PUTTING GREEN DRIVE.....	B-C7	WATERFALL DRIVE.....	C-D5
CORNET WAY.....	C2	HUNTER POINT ROAD.....	A6	QUAIL RUN.....	B3	WATERFORD LANE.....	C-D7
CRESCENDO CIRCLE.....	C2	INVERNESS AVENUE.....	A2	QUIET SPRINGS DRIVE.....	D7	WAVERLY ROAD.....	A7
CRESCENT STREET.....	D3	IRON BARK DRIVE.....	C-D3	QUINTET AVENUE.....	D1-2	WESTRIDGE AVENUE.....	B5-6
CROWN STREET.....	C-D4	JADESTONE DRIVE.....	B8	RAINBOW DRIVE.....	B6	WHITE PALMS WAY.....	B4
CRYSTAL FALLS ROAD.....	C5	JALOUSIE DRIVE.....	A6	RAINSWEPT WAY.....	C1-2, D2	WILDCAT DRIVE.....	A-8
CUMBERLAND COURT.....	D3	JUBILEE CIRCLE.....	C7	RAVENCREST CIRCLE.....	A7	WILLOW CREST LANE.....	C3
DAFFODIL CIRCLE.....	D5	KENSINGTON AVENUE.....	A-C4	RED CEDAR DRIVE.....	A7	WILLOWRICH DRIVE.....	B-C5
DAMASK ROSE COURT.....	A8	KENT DRIVE.....	B9	ROCKWELL CIRCLE.....	B-C9	WINSFORD CIRCLE.....	B9
DANCING WATERS ROAD.....	C6	KENITA PALM DRIVE.....	C-D4	ROSEMONT DRIVE.....	A1-2, B2-3	WISTERIA CIRCLE.....	C2
DEERBROOK CIRCLE.....	A8	KISTLER WAY.....	B3	ROYAL SAGE COURT....	A3-4, B2-3	WYNDHAM ROAD.....	D5
						YELLEN DRIVE.....	C-D2
						YUCCA BLOSSOM DRIVE.....	B-C5



## Frequently Asked Questions

**What are the Sun City Palm Desert (SCPD) statistics?** Sun City Palm Desert is a Del Webb community; it was started in 1992 and completed in 2003. We have about 9,000 residents in nearly 5,000 homes on 1,600 acres (500 acres of turf) in the Coachella Valley which has a population of about 500,000 people. Homeowners own the golf courses and all facilities on the campus including our own full-service postal center and enjoy about 350 days of sunshine a year. Approximately 70% of our residents are full time and many continue to work full or part time while enjoying life here at SCPD.

**Is there an age requirement?** Yes. One member of each residence must be at least 55 years of age.

**Who manages SCPD?** We are self-managed by a volunteer seven-member elected board of homeowners and a delegate council. We have about 240 paid staff members: 170 full-time, 6 part-time and about 64 on-call staff. Residents volunteer about 83,000 hours per year on a variety of committees within SCPD, one reason for our very low HOA fees.

**What are the taxes?** California property taxes are 1.25% of appraised value. SCPD, unlike other Valley communities, has no Mello-Roos or city taxes or fees. Thus, SCPD homeowners have the lowest property tax bills in the Valley for homes of the same valuation.

**Is Sun City Palm Desert financially secure?** Yes. The operating budget is about \$15 million annually with reserves of about \$19 million. We do not defer needed repairs or replacements and carry tens of millions of dollars of insurance including liability, property and earthquake insurance.

**Where is nearest shopping?** A large shopping center adjacent to SCPD is accessible by golf cart, bicycle and automobile. Stores there include grocery, hardware, pharmacy, banks, restaurants, sports bar, ice cream, jewelry, dry cleaners, nail/hair salons, dental office, Postal Annex and others. An Eisenhower Medical Clinic is adjacent to SCPD.

**Do you have recreational vehicle storage?** Yes. We have a secure RV storage compound (accommodating most lengths) available for either a monthly or annual fee.

**Is there a fee to join the Country Club?** No! All facilities at SCPD are owned by our homeowners so there is no separate country club. Our restaurants, pools, gyms and all recreational facilities including our two championship golf courses are open to all our residents without any membership fees. Golf is available on both a "Pay per Play" basis and a "Lock Rate Plan" that discounts course fees by up to 50%.





## Frequently Asked Questions

**How long can friends and family including children and grandchildren visit SCPD and what activities are there for them to do?** Friends, family members including grandchildren, and all relatives of SCPD residents, are always welcome to come visit. Our residents can have a guest stay with them for up to a total of 60 days in any 12-month period. Guests are permitted to use all of our recreational facilities including our pools, gyms, golf courses and 18 hole putting course as well as our catch and release fishing pond. Guest fees apply only if not accompanied by a resident. We have one outdoor pool and hot tub designated as a “family pool” and also have “children hours” at our indoor pool and a child’s play area. We have miles of sidewalks for family walks and beautiful green belt areas with paved paths. Walking, jogging and bicycle riding are all encouraged. The recreation and entertainment options in the surrounding area plentiful. Check out our [“Local Area”](#) page for an extensive list of things for residents and guests to do.

**I may continue to work or want to find part-time work, is that possible while living at Sun City Palm Desert?** We understand that a number of our residents continue to work while living at Sun City Palm Desert and we have taken many steps to help make that as easy as possible for them. Knowing that work might keep you occupied during times when many of our recreational, social and craft activities tend to take place, we make a special effort to have many activities available in the evening and weekends as well. Evening activities include open clubhouses, fitness centers, courts, other recreational facilities and many club activities.

SCPD has made a special effort to provide our residents with amenities that can help residents with whatever level of the working world they may still be involved in, and some of these are: All residents are provided with 100 Mbps Internet (and premium cable TV as well) and higher speeds up to almost a Gig are available for purchase.

For the convenience of all our residents WiFi is available in all our Clubhouses. Our onsite Postal Center is a USPS contract station so we offer postage, shipping supplies and USPS tracking options. We have shipping options and package drop off services for USPS, FedEx, FedEx Express, UPS, and UPS overnight. We also offer Private Mail Boxes, Copy, Fax, & Scan to Email and notary services.

For more details and information on working residents visit our [“Still Working?”](#) page.

**Who supplies utilities?** Gas - Southern California Gas Company; Water - Coachella Valley Water District; Electricity - Imperial Irrigation District (an electrical cooperative owned by customers providing some of the lowest rates in the valley); Cable TV/phone/Internet - bulk agreement with Spectrum; Waste & Recycling - Burrtec.



## More Frequently Asked Questions

**Why is Sun City Palm Desert (SCPD) So Affordable?** Our home prices are very reasonable and our HOA fees are among the lowest among comparable communities. But don't just compare HOA fees, as communities other than Sun City Palm Desert often have extra recurring fees that can add up to thousands of dollars a year. Sun City Palm Desert is in unincorporated Riverside County, not in a city, such as Indio or Rancho Mirage, so there are NO extra city taxes or fees at SCPD that owners at other communities do have to pay, such as the 6% Indio city utility tax.

Also, we have NO Mello-Roos or Community Facilities District Fees (CFDs) - these are additional fees on their property tax bills some communities such as Sun City Shadow Hills and Del Webb Rancho Mirage pay to fund improvements or services. The CFD fees at other Valley communities can add up to \$150 a month or more to their property tax bills. These are extra fees that Sun City Palm Desert owners do NOT have to pay.

Our ultralow fee for premium Cable TV and Internet services means our residents save up to \$150 a month over the cost at most other 55+ communities in the Valley.

Sun City Palm Desert is one of the few HOAs that is self-managed and we own all of our facilities including our two championship golf courses. That means we are not paying expensive management fees to a third party and we are able to focus on providing the best possible experience for our residents with one of the lowest HOA fees in the Valley.

So, combining the savings in property tax bills, Cable TV & Internet bills and lower HOA fees, SCPD home owners save about \$100 to over \$300 a month or more.

**Is Sun City Palm Desert a gated community?** Yes, our main gate is staffed 24/7 and we have a 24-hour seven day a week roving community patrol. Also, all of our gates at SCPD are equipped with video cameras.

Each of our gates have RFID readers so residents can enter without needing to stop at the guard house and are able to enter through any of our non-staffed gates.

**Can we rent our home to others during the time we might not be at SCPD?** Yes, home owners are free to rent out their homes for any period of 30 days or more. Many "snowbirds" look to rent a home here especially between January and March and there are several real estate agents that can help both find renters and manage the property while you are way from your SCPD home. Some owners choose to buy the home here at SCPD that they fall in love with, but aren't ready to move here yet, and so they can lease the home for 6 to 12 months or longer until they are ready to move in themselves.





## More Frequently Asked Questions

**Is Sun City Palm Desert Pet Friendly?** YES, as many residents have pets, we provide amenities and support for these loved and valued companions. We have two fenced dog parks for off leash exercise and several greenbelt areas with paved paths where you can take your dog for a walk or run. If pets get separated from their owners our pet rescue volunteers can provide assistance in locating the lost pet. Once a pet is found they can search for the owner using the pet's ID tags, their chip reader or our pet registry. While the owner is being located volunteers will care for the lost pet.

In fact, if a major earthquake or other serious emergency should occur, our award-winning Emergency Preparedness Committee not only has elaborate and well-practiced plans to check on and help our residents during the emergency, but also has procedures to rescue lost pets and care for them until their owners can be located.

**What about earthquakes?** Earthquakes happen in all US states and Southern California has had its share of larger ones. Del Web hired experts to design additional earthquake protections into our homes beyond what was required by the building codes. All homes at SCPD are single story wood framed, which is believed to be one of the strongest structures during strong ground shaking. Should a major emergency like a large earthquake hit Sun City Palm Desert, our Emergency Preparedness Committee is here to help. Its all-volunteer force of over 600 residents check on their neighbors and can radio for our Mobile Medical, Search & Rescue, or Pet Rescue teams for assistance. We have our own emergency radio station so our residents can listen to our community emergency updates on any AM radio and our Emergency Operations Center has back up electrical power and radio communications to the County, Sheriff and the outside world. We practice regularly to keep our volunteers and systems ready to respond quickly to assist and protect our residents in the case of a major emergency.

**What Dining Options Do Sun City Palm Desert Residents Have?** Our fabulous mountain views and impeccable landscaping are the cornerstones for your delightful dining experience within Sun City Palm Desert. Featuring an eclectic mix of cuisines, each restaurant in Sun City provides a delectable menu. Enjoy our early morning café or our full menu restaurants providing breakfast, lunch and dinner.

SCPD residents have a fantastic array of choices. For variety in fine dining there are a dozen or more 4.5 Zagat rated fine dining restaurants in the area, and many more outstanding restaurants offering fine dining nearby, so Sun City Palm Desert residents have a fantastic array of choices. We also have gourmet dining opportunities right here, on property as a part of some of our club activities. As an example, our Food & Wine Connoisseurs club hosts gourmet meals with Chef designed menus, typically, five courses with fine wine pairings, served every other month during the season, in the beautiful Ventana room.



## More Frequently Asked Questions

**Is there much wind at Sun City Palm Desert?** SCPD, like the other two Del Webb active adult communities in the Valley, is located along the I-10 corridor. This location makes it easy to travel to other cities in the Valley as well as coastal cities to the west, and SCPD gets no more wind than any other community along the I-10 corridor. Those communities about 10 miles south of us that are nestled up against the mountains tend to have fewer heavy wind days. The Valley is known for experiencing winds and this will occur no matter where you live. Depending on the direction the wind comes from, we may have more or less wind than does Palm Springs. So, yes, there are days we have wind that can annoy us, but except for those few days when we get unusually strong gusts, the wind doesn't stop most of our residents from enjoying golf, pickleball, tennis or other outdoor activities.

**Is quality medical care available in the area?** The area around Sun City Palm Desert offers an abundance of quality medical health services. With three local hospitals including an accredited teaching hospital and numerous medical groups and specialists, whatever your needs you can likely find a provider within the area. Internal medicine, orthopedics, sports medicine, cancer or other specialists, cosmetic surgery, weight loss, addiction treatment, ophthalmologists, retina specialists, reconstructive dentists, physical therapists and many more, the Desert has them all. For additional information visit our ["Medical Services"](#) page under the ["Local Area"](#) tab. There's even an Eisenhower Medical Clinic adjacent to SCPD.

**How strict are the HOA rules?** The HOA regulations are the rules and guidelines that help keep our residents and guests safe and our community looking beautiful. Committees made of resident volunteers take input from our residents, the Board, staff and our attorney to help develop our rules and guidelines. When the feedback from residents indicates changes are needed, these volunteers work on revising the rules and solicit comments and feedback from our residents before changes are presented to the Board for approval. The result is rules and regulations that achieve their purpose of helping to promote the safety and beauty of the community while still being acceptable to almost all our residents. If someone runs through a stop sign or wants to paint their house bright orange, play loud music on their patio at midnight, or doesn't think they need to clean up a yard overgrown with weeds and wild plants, then they might think those rules too strict, but their fellow residents likely would find them reasonable.





## More Frequently Asked Questions

**Is it True That Sun City Palm Desert Has the Most Amenities and Activities in the Valley?** YES, Sun City Palm Desert offers more recreation, fitness and socialization opportunities than any other active adult community in the Valley. Check out the next two pages to see how many more amenities and activities we have here at SCPD.

**So how do we stay so affordable and still offer the most and best recreation, fitness and socialization opportunities of any other active adult community in the Valley?** We work very hard at it, and we constantly ask: What amenities and activities can we add? What can we do to enhance the resort style active adult experience we offer our residents?

**What recreation, educational and entertainment activities are nearby?** Sun City Palm Desert is a beautiful active adult resort style community, complete with a full suite of amenities, activities and recreational opportunities right inside our gates. Additionally, our residents in our sunny southern California location surrounded by breathtaking mountains, towering palm trees and gorgeously landscaped grounds, are also surrounded by an incredible array of nearby first-class recreation, entertainment, cultural, educational, shopping, dining and medical services opportunities.

Minutes away residents can enjoy theater, dining, art galleries, museums, casinos and all the many festivals of the Coachella Valley. Nearby El Paseo Drive (Coachella Valley's version of Beverly Hills' Rodeo Drive) and Westfield Shopping Center have over 150 name brand and boutique stores plus dining and entertainment venues.

Sun City Palm Desert residents are blessed to have access to world class educational experiences at a multitude of nearby venues. To most people's surprise we have a University of California, California State University and a community college campus, all located in Palm Desert. All three of these institutes of higher education offer community involvement programs that provide continuing education opportunities to our residents. Desert Town Hall hosted in nearby Indian Wells is one of the pre-eminent speaker series in the nation, providing world-class speakers that have included President George W. Bush, British Prime Minister Tony Blair, Archbishop Desmond Tutu and the late Benazir Bhutto just to name a few.

To learn more about these great resources please visit the ["Local Area"](#) navigation tab on our website and then checkout the hundreds of places highlighted in the listed subcategories. For those wanting to explore the unlimited activities available beyond our Valley you will find that within a two-hour drive, Sun City Palm Desert residents can reach Big Bear Lake Ski Resorts, Orange County beaches, Disneyland or Universal Studios, San Diego and the Los Angeles sports arenas, concert and opera halls and museums. With the Palm Springs International Airport less than a half an hour away, getting to any destination is easy.

## Sun City Palm Desert Comparison to Surrounding 55+ Communities

# Lush Resort Style Living - at an Affordable Price

*Highlighted Areas Show How Sun City Palm Desert Beats the Competition*

Comparing: This chart shows how Sun City Palm Desert beats the competition	Sun City Palm Desert	Shadow Hills	Trilogy La Quinta	Heritage Palms	Villa Portofino	Four Seasons	Del Webb Rancho Mirage	Domani
Community Status	Established	Established	Established	Established	Established	Established	Building	Building
<i>Time to live the dream in Coachella's Premier Resort Community - Sun City Palm Desert</i>								
# Homes	4985	3450	1238	1004	460	661	1026	202
Homeowner Association monthly fees <sup>1</sup>	\$287.50	\$306	\$386	\$425	\$670 - \$846	\$250	\$337	\$260
Are HOA fees subsidized	No	No	No	No	No	No	Yes	Yes
Mello Roos <sup>2</sup>	No	Yes	Yes	Yes	Yes	Yes	Yes	No
Fees include use of all facilities (excluding green fees)	Yes	No	Yes	No	No	No	Yes	Yes
Resident Rates for Golf Included	Yes	No	Yes	No	N/A	No	N/A	N/A
Self Managed Community	Yes	No	No	Yes	No	No	No	No
24 hour Staffed Main Gate	Yes	Yes	Yes	Yes	Only Gated	Yes	Yes	Only Gated
24 hour Community Patrol Service	Yes	Yes	No	No	No	No	Yes	No
Neighborhood Lighted sidewalks	Yes	No	No	No	No	Some	No	No
On-site Post Office	Yes	No	Yes	No	No	No	No	No
Number of Club Houses	3	2	1	1	1	1	1	1
Number of Year Round Restaurants/Coffee House	3	1	2	1	2	0	0	0
Fenced Dog Parks	3	1	0	0	0	0	0	1
On-Site Library	Yes	Yes	Yes	No	No	Yes	Yes	No
Ballroom	Yes	Yes	Yes	No	No	Yes	Yes	No
Movie Theater and Speakers Hall	Yes	Yes	Yes	Yes	Yes	No	No	No
Golf Cart access to adjacent shopping	Yes	No	No	No	No	No	No	No
Fishing Lake	Yes	No	No	No	No	No	No	No
# of Children's Playgrounds	1	0	0	0	0	0	0	0
Extensive Online Activity Portal -Videos -360° & VR	1	No	No	No	No	No	No	No
<i>Time to live the dream in a Resort Facility that Exceeds Your Expectations - Sun City Palm Desert</i>								
<b>GOLF</b>								
# of Regulation 18 hole Courses	2	1	1	1	0	0	0	0
# of Golf Pro Shop	2	2	1	1	0	0	0	0
9 or 18 Hole Putting Course	Yes	Yes	No	No	Yes	No	Yes	No
Driving Range	Yes	Yes	Yes	Yes	No	No	0	No
HOA owns the Golf Course	Yes	Yes	Yes	Yes	N/A	N/A	N/A	N/A



## Sun City Palm Desert Comparison to Surrounding 55+ Communities

# Time to live the dream in Sun City Palm Desert Lush Resort Style Living - at an Affordable Price

*Highlighted Areas Show How Sun City Palm Desert Beats the Competition*

Comparing: This chart shows how Sun City Palm Desert beats the competition	Sun City Palm Desert	Shadow Hills	Trilogy La Quinta	Heritage Palms	Villa Portofino	Four Seasons	Del Webb Rancho Mirage	Domani
Community Status	Established	Established	Established	Established	Established	Established	Building	Building
<b>Time to live the dream in Coachella's Premier Resort Community - Sun City Palm Desert</b>								
<b>FITNESS</b>								
# of Indoor/Outdoor Swimming Pools	5	2	1	1	1	2	2	1
# of Fitness/Workout Centers	2	2	1	1	1	1	1	1
# of Tennis Courts	8	6	4	4	0	2	4	0
# of Pickleball Courts	12	6	1	0	0	2	8	1
# of Paddle Tennis Courts	1	1	0	0	0	0	0	0
Dance/Yoga/Pilates Studio	Yes	Yes	Yes	No	Yes	Yes	No	No
Softball/Baseball Field	Yes	No	No	No	No	No	No	No
Water Volleyball	Yes	No	No	No	No	No	No	No
# of Bocce Courts	8	6	6	1	0	2	3	2
<b>Time to live the dream with a Feast for Your Body and Mind</b>								
<b>HOBBIES</b>								
Art Studio	Yes	No	Yes	No	Yes	Yes	No	No
Ceramics Studio	Yes	No	Yes	No	No	No	No	No
Computer Room	Yes	Yes	Yes	No	No	Yes	No	No
Glass Arts Studio - Both Stained Glass & Fused Glass	Yes	No	No	No	No	No	No	No
Quilting and Sewing Studio	Yes	No	Yes	No	No	Yes	No	No
# of Billiards/Pool Tables	8	4	2	3	2	2	3	0
Physical/Recreation Clubs	82	50	30	36	0	0	10	0
<b>Ask us about...</b>								
<p>The Best-in-the-Valley Emergency Preparedness Program</p> <p>Reclaimed water used for our golf courses and other areas, Electricity from IID (not SCE) so SCPD has the Lowest cost electricity rates in the Valley</p> <p>Deeply discounted Cable TV, High Speed Internet and Phone rates</p> <p>Strong Reserves, No Mello Roos fees at SCPD, No special social or golf assessments</p> <p>Sun City Palm Desert has the lowest property tax rate in the Valley. Check with your realtor about property tax rates and Mello Roos.</p> <p><b>THE INFORMATION ON THIS SHEET IS BASED ON OUR RECENT AVAILABLE KNOWLEDGE AND IS SUBJECT TO CHANGE. WE ARE NOT ASSOCIATED WITH ANY OTHER COMMUNITY.</b></p> <p>For corrections or more information, email <a href="mailto:MarketingSCPDCA@gmail.com">MarketingSCPDCA@gmail.com</a></p>								
<p><sup>1</sup> Some communities may require additional fees for some amenities. Some HOA Fees may include utilities or services such as gardening or basic cable TV and thus may not be directly comparable. <b>Check with your realtor.</b></p> <p><sup>2</sup> Property Tax Bills at most other communities are higher than at SCPD for the same property value because there are fees for a variety of services that differ by taxing entity, SCPD has the lowest of these fees and some communities have Mellos-Roos or Community Facilities District (CFD) Fees that are typically used because the developer wanted the homeowner to pay for infrastructure improvements like roads or lights. <b>The property tax bills at Del Webb Rancho Mirage are so much higher because it has extra Services fees and a Mello Roos Community Facilities District (CFD) fee.</b></p>								



## LEC Inspection Process During a Resale

Before a home is sold, the Association requires an exterior inspection prior to the home entering escrow. This is to maintain property values and ensure the property is in compliance with the Sun City Palm Desert Community Association Design Guidelines and CCR's. An exterior inspection of the home, including the courtyard and rear yard, will be performed by the Lifestyle Enhancement Committee (herein referred to as "LEC") staff prior to the close of Escrow. After the inspection, a report is sent to the Escrow company and the homeowner.

As a potential buyer of a home at Sun City Palm Desert, you will want to ask your real estate agent about any condition(s) which are found in the report as these items are not in compliance with the governing documents. The buyer will be responsible for bringing the property into compliance if the seller has not agreed to that responsibility within the closing documents. **It is up to both parties to agree to make all correction(s) either before the close of escrow, or immediately thereafter.** All alleged violations remain with the property, until the lot is brought to full compliance, regardless if Escrow closes or not.

The LEC will normally reinspect on or after thirty (30) days from the date of the inspection letter. This is to give the homeowner additional time to correct all violations. If an earlier reinspection is needed for Escrow to close, the Escrow company may order an update through CondoCerts.com.

Below are examples of some of the items the LEC staff will be reviewing at during an inspection:

1. Ground Coverings - Sparse Rock/Bare Dirt/Blow Sand: The ground surfaces of yards shall be covered with sufficient rock or other approved materials. Excessive sand deposits (blow sand) must not be allowed to accumulate. No bare dirt allowed.
2. Weeds & Debris - Lots shall be free of weed, leaf and seasonal flower debris and suckers, with no bare dirt.
3. Unapproved Alterations - Homeowners are responsible for applying for permits for any additions or changes to the outside of the home. No LEC inspections are done on the interior of the home and no permits are required from the HOA for interior changes. Riverside County building permits are required for some alterations.
4. Paint – Paint which is peeling, has visible damage, discoloration, oxidation etc.
5. Landscape - Plants, shrubs and bushes need to be trimmed and thinned.
6. Ensure there is no encroachment of plants or trees on neighboring properties, sidewalks or streets.
7. Irrigation valves must be brass and all irrigation lines shall be covered and in working order.
8. Block wall damage: Tilting/leaning, cracks, severe deterioration.
9. Driveway and walkways must be maintained; any stains or damage must be repaired.

For further clarification of your responsibility please refer to the CC&R's and Design Guidelines. You may also contact Nikki Hunter at (760) 200-2278 or email her at [Nikki.Hunter@scpdca.com](mailto:Nikki.Hunter@scpdca.com) for clarification or additional information relating to resale inspections.





## **Welcome to the Mountain Vista Golf Club at Sun City Palm Desert**

Nestled in the Coachella Valley against the dramatic backdrop of the San Rosa, San Geronio, & San Jacinto Mountains, Mountain Vista Golf Club is a golfer's oasis in the desert. Our residents are privileged to have thirty-six spectacular holes on two highly rated, magnificently maintained regulation championship golf courses located right here on our property. These spectacular courses were designed by World Golf Hall of Fame and two-time PGA Player of the Year Billy Casper. The two courses provide resort-style golf for all levels of play and host several tournaments each year. These renowned championship golf courses were one of the reasons Money.com chose Sun City Palm Desert to be in its article "the 8 Best Places to Retire in America".

The two courses offer lush, extremely well-maintained greens and have been referred to as "A hidden Gem" Our friendly, knowledgeable and welcoming staff is there to greet you and are available to offer tips on how best to play each course.

Our facilities include exceptional practice facilities including a large driving range, multiple putting and chipping courses, and a complete Pro Shop. We offer "Pay-As-You-Play" and "Rate Lock Plan" rates for our residents which can lower your cost by up to 50% per round. Your guests can play a round with you or with other players all at special discounted guest rates. Golf carts are available for rent. For those interested in some casual or family play we also have a full 18 hole putting course. We have eight men's, women's and couples' clubs along with numerous tournaments throughout the year. We also have a Saturday morning couples' putting tournament, challenging and social on a par 48 putting course that wraps around a lovely lake.

Gorgeous and green 365 days a year, every golfer will be smitten by the breathtaking mountain views, magnificent fairways and greens, splendid lakes and water features.

**For More Information Call the Pro Shop at (760) 200-2200**



**Rate Lock Plan Greens Fee Breakdown by Type**

<i><b>Plan Type</b></i>	<i><b>Dates Valid</b></i>				
	<i><b>Oct 25-Dec</b></i>	<i><b>Jan-Mar</b></i>	<i><b>Apr</b></i>	<i><b>May</b></i>	<i><b>June</b></i>
<i><b>Bronze</b></i>					
<i><b>18-Hole</b></i>	<b>\$51</b>	<b>\$53</b>	<b>\$51</b>	<b>\$42</b>	<b>\$26</b>
<i><b>9-Hole</b></i>	<b>\$28</b>	<b>\$29</b>	<b>\$28</b>	<b>\$23</b>	<b>\$19</b>
<i><b>Twilight</b></i>	<b>\$32</b>	<b>\$33</b>	<b>\$32</b>	<b>\$26</b>	<b>\$19</b>
<i><b>Silver</b></i>					
<i><b>18-Hole</b></i>	<b>\$42</b>	<b>\$44</b>	<b>\$42</b>	<b>\$35</b>	<b>\$26</b>
<i><b>9-Hole</b></i>	<b>\$23</b>	<b>\$24</b>	<b>\$22</b>	<b>\$19</b>	<b>\$19</b>
<i><b>Twilight</b></i>	<b>\$26</b>	<b>\$27</b>	<b>\$26</b>	<b>\$21</b>	<b>\$19</b>
<i><b>Gold</b></i>					
<i><b>18-Hole</b></i>	<b>\$37</b>	<b>\$39</b>	<b>\$37</b>	<b>\$31</b>	<b>\$26</b>
<i><b>9-Hole</b></i>	<b>\$20</b>	<b>\$21</b>	<b>\$20</b>	<b>\$17</b>	<b>\$17</b>
<i><b>Twilight</b></i>	<b>\$23</b>	<b>\$24</b>	<b>\$23</b>	<b>\$19</b>	<b>\$19</b>
<i><b>Platinum</b></i>					
<i><b>18-Hole</b></i>	<b>\$32</b>	<b>\$34</b>	<b>\$32</b>	<b>\$27</b>	<b>\$25</b>
<i><b>9-Hole</b></i>	<b>\$18</b>	<b>\$19</b>	<b>\$18</b>	<b>\$16</b>	<b>\$16</b>
<i><b>Twilight</b></i>	<b>\$21</b>	<b>\$22</b>	<b>\$21</b>	<b>\$18</b>	<b>\$17</b>





**SCPDCA GOLF RATES**  
**July 1, 2021 - June 30, 2022**

	July	Aug	Sept	Oct Oct 24	Nov Oct 25	Dec	Jan	Feb	March	April	May	June
<b>Resident - Pay-As-You-Play</b>												
18 Hole Rate	\$30.00	\$30.00	\$30.00	\$30.00	\$63.00	\$63.00	\$65.00	\$65.00	\$65.00	\$59.00	\$53.00	\$42.00
9 Hole Rate	\$20.00	\$20.00	\$20.00	\$20.00	\$38.00	\$38.00	\$39.00	\$39.00	\$39.00	\$36.00	\$32.00	\$27.00
Twilight Rate	\$21.00	\$21.00	\$21.00	\$21.00	\$43.00	\$43.00	\$44.00	\$44.00	\$44.00	\$40.00	\$35.00	\$29.00
<b>Sponsored Guest &amp; Accompanied Guests</b>												
18 Hole Rate	\$35.00	\$35.00	\$35.00	\$35.00	\$73.00	\$73.00	\$75.00	\$75.00	\$75.00	\$69.00	\$58.00	\$47.00
9 Hole Rate	\$25.00	\$25.00	\$25.00	\$25.00	\$48.00	\$48.00	\$49.00	\$49.00	\$49.00	\$42.00	\$37.00	\$32.00
Twilight Rate	\$26.00	\$26.00	\$26.00	\$26.00	\$50.00	\$50.00	\$51.00	\$51.00	\$51.00	\$46.00	\$38.00	\$34.00
<b>Twilight Time</b>	<b>10 AM</b>	<b>10 AM</b>	<b>11 AM</b>	<b>1 PM</b>	<b>12 PM</b>	<b>12 PM</b>	<b>12 PM</b>	<b>1 PM</b>	<b>2 PM</b>	<b>2 PM</b>	<b>11 AM</b>	<b>10 AM</b>

**OVER SEED DATES:**

	CLOSE	OPEN
Santa Rosa:	Oct 25	Nov 22
San Geronio:	Apr 04	Oct 25

**Rate Lock Participants play at the following reduced rates:**

	Gold/Silver/Bronze July-October	Platinum Jun-Oct
18 Holes	\$25	\$25
Twilight	\$17	\$17
9 Holes	\$16	\$16

Management reserves the right to change twilight times, accompanied guest, sponsored guest, and visitor rates.

There is a rider fee of \$10 for non-playing guests or visitors.

A \$5.00 cart fee per person is applicable from May 1st to October 24th.

A \$10.00 cart fee per person is applicable from Oct. 25th to April 30th to all residents using an Assoc. golf cart.

This fee applies to both Resident Pay-As-You-Play rates and Rate Lock Plan rates.



**Thank you for viewing our Information Packet.**

Hopefully you have found our Sun City Palm Desert website [scpdca.com](http://scpdca.com) and this Information Packet helpful. If you want to look at this Information Packet again just move the small white ball in the large slider at the bottom of the page all the way back to the left, or use the left arrow to go back one page at a time.

You can download this flipbook as a PDF just [Click Here](#) or on the down arrow at the top left of any page. To share this flipbook with friends and relatives ask them to view [scpdca.com](http://scpdca.com) in any browser and click on the house icon at the bottom of the page. You can also view SCPD homes for sale or lease, at our [scpdca.com](http://scpdca.com) home page, by clicking on the "For Sale" icon on the bottom of our website home page.

When you've finished viewing this flipbook please go back to your original [scpdca.com](http://scpdca.com) window so you can visit other pages on our website that can provide you with useful information about why Sun City Palm Desert is considered to be the best active adult community in the Valley. We not only have the lowest recurring costs but also the most amenities and activities which are some of the reasons SCPD has the largest number of home buyers each year, and why Sun City Palm Desert was recognized in *Money's* ["The 8 Best Places to Retire in America"](#)

Some web pages you might want to check out include three pages under the "Real Estate" tab, ["Affordability"](#), ["Amenities Comparison"](#) and ["Still Working?"](#). Also ["Amenities"](#), ["Fitness & Activities"](#) and ["Local Area"](#) are three more web pages that can provide you with helpful information and hopefully answer many of your questions.

If you are viewing our [scpdca.com](http://scpdca.com) website on a desktop or laptop, the navigation bar is across the top of the page. If you are viewing it on a smart phone or tablet, the menu is the 3 bar "hamburger" in the upper left corner and the drop-down menus are reached by clicking on the "+" at the far right.

**Thank You for considering Sun City Palm Desert**