

The Villages of Green Valley

Welcome to The Villages of Green Valley. We are an age-restricted (55+) master planned retirement community located 20 miles south of Tucson, Arizona. The Villages is part of a much larger community called Green Valley....not a town or city....rather a community where some call home and others only spend the winter months. The 'snowbird' season is typically October through April. Green Valley is best described as an active and vibrant community with resident involvement and volunteerism as its hallmarks. With Green Valley's diverse population and Tucson just a short drive to the north on Interstate 19, virtually any social, cultural, recreational or academic pursuit is at your fingertips.

The Villages is located in the Sonoran Desert at an altitude of 3000ft. Temperatures are cooler than Phoenix; some say as much as 10 degrees, making Green Valley a year-round community. The Villages HOA was formed in 1978. It is comprised of a mix of 479 stand-alone homes and town homes. Approximately 50% of our residents are 'snowbirds'. The streets are wide; the lots are large, for the most part, making The Villages look and feel like an open and expansive development. With views of the valley floor and the Santa Rita Mountains to the east, the sunrises and sunsets are spectacular. The Sonoran Desert teems with flora and fauna -- some unique to this part of the desert. The giant Saguaro cactus is one of the more recognizable examples. Coyote, javelina, deer and bobcat abound. Nearby Madera Canyon in the Santa Rita Mountains is a world- class birding destination. Oh yes, we have some snakes too.

The Villages is not a deed restricted Green Valley Recreation Inc. (GVR) community. However approximately 15% of the homes in the Villages do have a GVR deed restriction from prior owners opting in. Refer to the GVR website at <http://www.gvrec.org/membership/> for addition information and costs. Any annual GVR dues are in addition to the Villages annual assessment. TIP: a GVR deed restriction is permanent. Once in place it cannot be removed

With an active social calendar and extensive recreation facilities including tennis, pickle ball, shuffleboard, billiards, darts, pool, hot tub, library and artists alcove to name a few, The Villages is a residential community worth considering if you are looking for quality retirement living.