



Community Association Management
19726 N. Remington Drive
Surprise, AZ 85374

WELCOME

Welcome to Sun City Grand, an “age restricted” community within the City of Surprise.

If you have purchased a home which is referred to as a “Maintained Property” it means the Community Association maintains the landscaping in the front yard. You have additional guidelines and benefits, including front yard maintenance by Gothic Grounds Management, and monthly insect preventative services by Tride and True Pest Control.

The front yard maintenance by Gothic Grounds Management includes maintaining plants, trees and granite rock, upkeep of the watering system, weed control, and replacement of plants when necessary. The landscape water is on a separate water line from the home, and is paid for by the Association.

Back yard plantings and maintenance are the owner’s responsibility, and must adhere to the standards set forth in the Association Design Guidelines.

The pest control services are for crawling insects around the perimeter of the home. (It does not include termite treatments.) If Tride and True has access to the padlock on the gate, they will spray the back perimeter of the home. The lock for the gate is available for purchase from Tride and True. They will also spray the inside the garage if you open the garage door.

Homeowners living in a maintained property pay an additional annual “maintained property” fee for these services:

\$660 - Courtyard Neighborhoods

\$612 – Garden Villas and Cottages

The schedules for the maintenance programs are listed on grandinfo.com under **Your Home**, and then **Maintained Properties**.

Maintained Property issues can be reported to Norma Gaitan, 623-546-7551 or e-mail her at norma.gaitan@scgcam.com. You may also use the Work Order form on grandinfo.com under the **Homeowner Info** tab.