

Your Road to Fun



Sunsets

Bicycling

Pickleball

Table Mtn

Golf Course





Sitting at the base of the majestic Catalina Mountains, bathed in breathtaking pink and orange sunsets, is the active adult community Sun City Oro Valley. Nestled among rolling hills of palo verde trees and stately saguaro cacti, being in Sun City Oro Valley is more than living.

When you aren't taking in the scenery, enjoy more than 130 clubs offering sports, classes, dance, arts, crafts, games and of course, an award-winning championship 18-hole golf course.

Sun City Oro Valley takes pride in its Mediterranean design. The community broke ground in 1986 and is fully built-out. Facilities and common areas are owned by its homeowners' association which is financially sound with ample asset reserves. Meticulous maintenance of our buildings and grounds reflect the pride of ownership and strong sense of community that makes living in Sun City Oro Valley a lifestyle. Many visitors are surprised to learn the community isn't brand new.

We are a residential community designed by the Del Webb Corporation specifically for people age 45 and older to live, socialize, exercise, play, learn—and enjoy an active lifestyle. The Sun City Oro Valley homeowners association assumed management from Del Webb in 1996.

Activities If it's not tee time, it's get active time with exercising, dancing, cultural events, woodworking, painting, quilting, card games and pickleball to name a few. Opportunities to build friendships and explore new interests are many.

Amenities Whether your goal is staying in shape or trying something new, you'll find Sun City Oro Valley is the place. Tap into your creative side with the silversmithing and lapidary workshops, art studios, the genealogy lab or the computer learning center.

If you love to read, the community library has more than 15,000 titles. The Institute of Learning in Retirement provides educational experiences right here on site. Fitness and fun amenities include:

- Aquatic & Fitness Center
- 18-hole golf course
- Restaurant
- Pickleball courts (5)
- 3 recreation centers
- Tennis courts (8)
- Racquetball
- Swimming pools (2)
- Billiards
- Dog park
- Miles of winding trails, sidewalks and paths
- Bocceball (5)
- Miniature golf
- Artisan Center

Location Tucked inside a master-planned community just north of Tucson, Arizona, Sun City Oro Valley is close enough to the advantages of a large city without being too close. Our residents say the distance fits their lifestyle: near enough to reach all the attractions, including the University of Arizona, while enjoying the quiet beauty of a suburban setting. The Town of Oro Valley has been ranked the safest in Arizona.

Three mountain ranges surrounding Sun City Oro Valley serve a visual feast of unique desert plants and animals. The tallest range, the Catalina Mountains, is awash in vivid colors daily, courtesy of the beautiful hues of Sonoran Desert sunrises and sunsets. Bicyclists, hikers, walkers and nature enthusiasts enjoy a variety of trails, winding sidewalks and scenic golf cart paths throughout the community.



Official Footwear



Site Sun City Oro Valley sits on a 1,000-acre site with 36% of the space allocated to common area. The Views golf course and the nearby Catalina Mountains are focal points. Urgent care, medical/diagnostic services and shopping centers are located nearby. There are fire and police stations with emergency vehicles within the community.

Houses There are 2,488 homes in the community ranging from 1,000 to 2,700 square feet with resales starting around \$300K to the mid \$600s. All houses have sidewalks and are one story. Some houses are available for rent. Rental listings are in the *Tipster's* classifieds, at the Activity Center's community bulletin board and the website.

People There are over 4,000 residents, ages 45 and up. Over 60% of the residents live here year round. Most people will cite the community's location, well kept appearance and the large number of activities as their reasons for moving here. We are a quick commute to Tucson for the working population.

Buildings The Activity Center includes a 450 seat auditorium, coffee/wine bar, outdoor firepit patio and meeting rooms. Satellite facilities house large and small meeting rooms.



Infrastructure Streets and water lines are owned by the Town of Oro Valley and Pima County. Because of this, it is not the community's responsibility to repair or maintain them.

Operations All homeowners are members of Sun City Oro Valley Homeowners Association. Seven elected residents serve as its Board of Directors to establish policy, approve budgets and assure the financial integrity of the Association. A general manager and a professional staff are responsible for daily operations and maintenance. More than 20 volunteer committees assist the Board and staff in many areas.

Finances Total assets exceed \$29 million with annual revenues over \$14 million. Annual fees per household are very competitive! Our Asset Reserve is adequately funded for repairs and replacement of capital items, and Sun City Oro Valley has NO debt.

Community Foundation The foundation is a 501(c)3 qualified charitable foundation. Created in 1998, the foundation awards small and large grants that benefit the community. In addition, awards have been made to numerous schools, veterans groups, food banks and many other organizations. To date the foundation has awarded more than \$1,000,000 from the generous donations of SCOV residents.



Sun City Oro Valley Clubs

Visit scovaz.com for all the fun things to do!

Arts & Crafts

Bark Carving
Clay
Colored Pencil
Open Art Studio
Gourd Art
Japanese Flower Arranging
Knit and Crochet
Machine Embroidery
Modelers
Photography
Quilting
Sculpture
Sewing
Silversmith & Lapidary
Stained/Fused Glass
Wood Carvers
Woodworking

Continuing Studies

Astronomy
Bible Study
Books
Genealogy
Institute of Learning
Natural Health and Wellness
Poets Corner
Technology

Cultural & Social

Barbershop Singers
Charity Works
Dog Club
Drummers, Women
Garden
Havurah
Nature
Political Clubs
Prepare & Share Dining
Recorder
Spanish Cultural Club
State Clubs
Singers
Singles
Theatrical
Ukulele
Veterans
Women's Action

Dance

Ballroom Dance
Folk Dance
Kactus Kickers
(Western) Line Dance
Rock 'N Roll



Exercise

Aqua Tone
Arthritis Water
Balance
Core Conditioning
Energetic Exercise
Fitness Swim
Meditation
Pilates
Tai Chi
Water Aerobics
Yoga
Zumba

Sports/Athletics

Golf Leagues
Women's 18-Hole & 9-Hole
Men's 18-Hole & 9-Hole
Biking
Billiards
Birders
Bocce
Gun
Hiking
Horseshoes
Pickleball
POP Tennis
Racquetball
Senior Olympic Swim
Table Tennis
Tennis
Wallyball
Water Volleyball

Travel

Day Trippers
Recreational Vehicles

Games

Bridge
Bunco
Chess
Cribbage
Euchre
Five Crowns
Gin Rummy
Mah Jongg
Panguingue
Pinochle
Poker
Scrabble
Sheepshead





Ideal Location



There's a good reason why it's called The Views Golf Club at Oro Valley. In the shadows of the Catalina Mountains, a fresh, clean breeze drifts off the desert and invites you toward the unique beauty of the award-winning 18-hole golf course.

A spectacular experience in desert golf, The Views has earned a reputation as a hidden gem in the rich Southern Arizona golf scene. Starting with the elevated tee shot from the first tee to the challenging approach on number 18, the course will test your skills. With multiple sets of tees on every hole, you can choose your own challenge.

A community-owned course, The Views offers annual memberships, loyalty cards and daily fee rates. The Views allows members to use private electric carts on the course and offers rental carts. From the full-service pro shop, golfers can arrange lessons from PGA professionals or practice on a full swing driving range and short game practice area. The Views offers 18 and 9 hole leagues for men and women. Weekly events mix all members while couples can play various tournaments, mixers and special events through the year.

After golfing, take in the views of the Catalina Mountains at our restaurant on the outdoor terrace. Enjoy a variety of refreshments from the menu and full service bar.



Sun City Oro Valley, located in the master planned community of Rancho Vistoso, has an ideal location, close to local shopping venues, medical centers, restaurants and cinemas and not too distant from Tucson to enjoy the best the city has to offer.

Shopping

Miles

Petco	3.5
Safeway	4.5
Fry's Grocery	5
OfficeMax	5
Target	5
Home Depot	5
Trader Joe's	9
Kohl's	9.5
Whole Foods.....	11

Entertainment

Gaslight Music Hall.....	2
Market Place Century Movie Theatre	3.5
Tohono Chul Park	10
Tucson Museum of Art.....	18
Tucson Music Hall	18
Reid Park Tucson City Zoo	22
Arizona-Sonora Desert Museum	28

Medical

Oro Valley Hospital Urgent Care Center	2
Oro Valley Hospital.....	3

Other

University of Arizona	20
Tucson International Airport.....	29



Area Attractions

The University of Arizona offers advanced learning opportunities, cultural and sporting events.

Arts

Tucson Museum of Art & Historic Block features displays of its fine collections as well as traveling exhibitions.

Tubac once a Spanish presidio site; today an artists' community.

Family Fun

Colossal Cave is considered to be the world's largest dry cavern.

Mt. Lemmon offers winter skiing, a chance to see the leaves turn color in the fall and a place to cool off in the summer.

Reid Park Zoo exhibits over 300 species of animals.

Heritage and Culture

Arizona History Museum follows the development of Arizona from the first Europeans in 1540, through the flags of Spain and Mexico, to 1800s territorial Arizona.

Mission San Xavier del Bac considered The White Dove of the Desert, impressive example of Spanish mission architecture.

Tombstone "the town too tough to die," a National Historic Site.

Nature and Ecology

Arizona-Sonora Desert Museum famous "living" museum housing over 1,300 kinds of plants and 300 species of animals.

Sabino Canyon features exhibits of the geology, history and nature lore of the region, hiking trails and picnic areas.

Saguaro National Parks (Two: East and West) hiking trails, picnic areas.

Tohono Chul Park is a 49-acre desert preserve with art gallery, restaurant and gift shop.

State Parks

Catalina State Park has hiking and horseback trails, guided bird walks, wildflower walks, camping and picnic areas.

Kartchner Caverns State Park is a "live" cave.

Science and Technology

Biosphere 2 Center environmental research facility with tropical rain forest, savanna, desert, salt water ocean and a human habitat.

Kitt Peak National Observatory the world's largest collection of ground-based optical telescopes, researching astronomy.

Pima Air and Space Museum over 250 restored vintage aircraft represent America's aviation history. Tours available.

Titan Missile Museum the formerly active Titan ICBM complex, the only U.S. site that has not been destroyed.



Why the Sun City Oro Valley Lifestyle?

Spectacular location and a perfect size community

Breathtaking views of the lush Sonoran desert

Award-winning championship 18-hole course

Expansive common areas and recreation centers

130+ clubs, activities and amenities for a healthy lifestyle

Close access to world-class medical facilities

Friendly, quiet suburban location

Homeowners association is debt free and financially sound

Meticulously maintained, affordable one-story resale homes





Come Visit Us!

Schedule a tour with a
resident ambassador

Call 520-917-8090 Today!



It's More Than Living...It's A Lifestyle!

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Sun City Oro Valley



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