



**PHOENICIAN II – COMMUNITY INFORMATION  
RELATED TO REAL ESTATE**

Pertaining to the unit itself, the association has maintenance responsibility for:

- The exterior of the home, with the exception of its roof, doors, windows, and the garage door.
- Front yard landscaping and replacement of the plant and tree material up to the home's side gate.
- The Rear perimeter wrought iron and stucco wall.
- Termite coverage for both the interior and exterior of the home (this does not include repair)
- Pest Control, the HOA covers community areas only (treatment inside villa is the responsibility of the homeowner)
- Property & Liability Insurance is covered for each unit by a Master Policy provided by the Association. This also includes claims related to some water losses. This does not include an owner's personal belongings. A copy of the Master Certificate of Insurance is available.

**Community Amenities Include:**

- Gated community
  - 93 Villas in 18 Buildings on 13.8 Resort Acres
- Private streets
- Guard service 7 days per week/Guard Gate 480-947-3647/phoenicianguard@gmail.com
  - Monday through Saturday 7:00 am to 9:00 pm
  - Sunday 11:00 am to 7:00 pm
- Part-time, on-site professional community management/Lindsay Robinson 602-437-4777
- Front landscaping maintenance, replacement, and irrigation expense
- Maintenance for exteriors except the roof, which is the owner's responsibility
- Resort-style pool and spa, heated all year
- Golf course views from all Villas
- Trash service twice per week: Monday and Thursday

**Dues & Other Info**

- Dues are currently \$760.00 per month.
- Disclosure Fee \$177; Statement/Transfer Fee \$200, Processing Fee of \$23.00 for a total of \$400.
- Community developed and built in 1984
- Villa is 2830 SF
- Land is Fee Simple
- Taxes in 2025: \$5878

**Utility / Info Profile**

4649 N. 65<sup>th</sup> Street, Scottsdale, AZ 85251

Lot #145 Mailbox #2

Guard Gate: 480-947-3647 / [phoenicianguard@gmail.com](mailto:phoenicianguard@gmail.com)

HOA: City Property Management Company – Monthly Fee: \$760.00

HOA on-site contact: Lindsay Robinson 515-770-4644

Propane supplies: Kitchen Stove, Living Room Fireplace, Outdoor Fire Pit, Twin Eagle BBQ

Utility Type	Utility/Provider	Monthly Average
Electric	SRP 602-236-8888 Phoenician East is coded as Phoenix	Summer \$600 Winter \$280
Propane Gas	Canyon State Propane 602-566-7577 125 Gallon Tank	Annual \$175
Water	City of Phoenix 602-262-6251	Summer \$120 Winter \$120
Cable/Internet	Verizon Home Internet	Monthly: \$25.00
Landscape/Sprinkler	Danny 602-732-9207	Weekly: \$100
Housekeeper/Windows	Alex 602-787-0171	Per Visit: \$175
Arizona Blinds	Silhouette Blinds 602-505-9024	
Pest Control	Atomic	Monthly