



# WELCOME HOME!



A RESIDENT'S GUIDE TO LIVING IN THE  
COOLEY STATION COMMUNITY

# COOLEY STATION



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Cooley Station is a master-planned Fulton Homes signature community for all ages. Nestled between the San Tan Mall and Arizona State University Polytechnic Campus, residents have easy access to shopping, restaurants, and entertainment. Within Cooley Station, Fulton Homes will be creating several communities, each with its own aquatic center, park system, open spaces and walking trails. At its completion, the community will have 1,008 homes.

CCMC is proud to provide management services to the Cooley Station Community Association. With its headquarters in Scottsdale, Arizona, CCMC manages more than 200 associations across the country. At CCMC, community management isn't just reports, compliance letters, and legal notices – it's about people, connection and community engagement. We serve people first. Simply put, we create experiences that connect people.

*Welcome home.*



# COMMUNITY ASSOCIATION



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Fulton Homes is the developer and builder of Cooley Station Community Association, also known as the “Declarant.” The Declarant is the first owner of the entire property, who then develops and builds the community. Eventually, the Declarant gives control of the homeowners association to the property owners, who then elect members (community homeowners) to a board of directors. This process is called “transition.” The following are the three causes for transition to occur:

1. It shall occur 90 days after the Class A memberships (homeowner) equal the Class B Memberships (Declarant). Note the Declarant (Developer) has three votes for every lot they own instead of the one vote each homeowner has for their property.
2. The date that the Declarant no longer owns or has an option to purchase any lot.
3. At any time, the Declarant decides to provide written notice of turnover. If the Declarant relinquishes its Class B membership and the Declarant still owns or has an option to purchase one or more lots, the Declarant shall become a Class A member and shall remain a Class A member so long as the Declarant owns or has an option to purchase any lot.

# UNDERSTANDING YOUR COMMUNITY ASSOCIATION



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There is much to enjoy while living in a homeowners association, and we hope it will be a positive experience for you. For some, this is a new concept; others may have lived in similar neighborhoods before moving to Cooley Station. By understanding the purpose of the Association, we can work together to maintain the integrity of your community and enhance the quality of community living for you and your neighbors. The information below provides some answers to frequently asked questions about living in a homeowners association.



## PURPOSE OF THE ASSOCIATION

An association can preserve home and property values within the community through the governing documents. It also provides for the maintenance, improvement, preservation and administration of the common areas.



## GOVERNING DOCUMENTS

These include Covenants, Conditions, and Restrictions (CC&Rs) recorded against each property. These legal documents establish the architectural standards and the rules that govern

the use of property within the community and protect your rights as a property owner.



## ASSESSMENTS

The annual assessment of \$1548.00 is collected quarterly in the amount of \$387.00. Central Vermont, Union and Southern Pacific, and Seaboard homes also have a Benefitted Assessment and pay an additional \$140.25 per quarter.



## KNOW WHERE TO PARK

The streets are available for overnight parking only after the driveway and garage have been used to their capacity. Park your car in your garage. Only guests can park on the street (for a maximum of 72-hours in a seven day period), but make sure they park in front of your house, not your neighbors'. Obey the fire lanes and don't block driveways. If necessary, vehicles can be towed at the owners' expense. Boats, RVs and trailers must be stored out of view within an enclosed garage or yard or at an offsite storage facility.



## MAKING CHANGES?

Before you begin any outdoor projects or make any changes to the exterior of your home or lot, remember to fill out and submit an Architectural Review Committee form. Forms must be submitted BEFORE beginning the project. If the owner fails to get the proper approval before installation, the work is subject to removal at the owner's expense. The form can be found at the bottom of the weekly Wednesday email blast. Turn around time is typically about 14 days.



## YARD CARE

When caring for your yard, please pay attention to the foliage reaching over your walls and into your neighbor's. If you don't maintain the foliage, your neighbor is welcome to do it. Trim back any trees or bushes in the sightline of drivers, or growing over the sidewalk, too. If you share a space or common area with a neighbor, do your part to keep these spaces as nice as possible by picking up trash, storing items out of sight, or notifying the Association if you see anything in need of repair.



## MAINTAINING COMMON AREAS

The Association maintains the tree-lined Right of Way between the back of curb and front of sidewalk (aka Streetscape). Residents may not trim, add or remove any vegetation from this area or add decorative items to the trees in this area.



## CENTRAL VERMONT, SOUTHERN PACIFIC, UNION PACIFIC & SEABOARD HOMES FRONT LAWN CARE

Front lawns are maintained by the Association, which includes monthly service, irrigation repair and plant replacements. For this reason, maintenance responsibilities, holiday lights, and decorations cannot be placed in the front yard. Please feel free to decorate your front porches, doors and window sills!



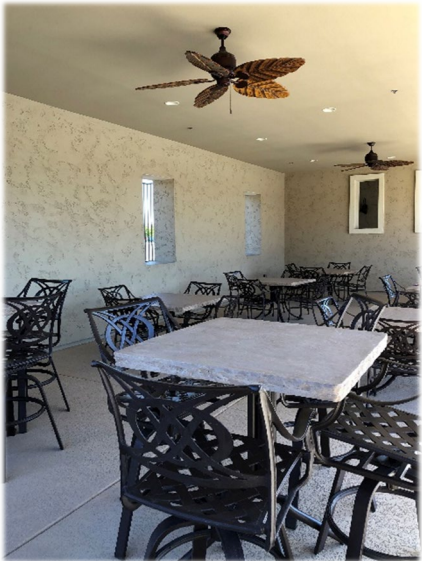
## TRASH- OUT BY 6: IN BY 6

The Town of Gilbert picks up trash and recycle containers on Thursdays. Please place your bins at the curb no sooner than 6 p.m. the evening before and store it by 6 a.m. the day after pick-up. Trash and recycle bins should be placed either inside the garage, within a fenced yard, or in a fenced enclosure.



**Above:** Streetscapes are the area between the sidewalk and the street maintained by the HOA.

Cooley Station's amenities include playgrounds, basketball courts, open spaces and resort-style community pools.



# COOLEY STATION AMENITIES



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The common areas and the amenities managed by the Cooley Station Community Association are available to residents and their guests. These amenities remain beautiful and maintained because of the collaboration between residents, management, and vendors who all have a vested interest in our community.

If you see any common area or facility issues needing immediate attention, please contact the Association during office hours, or call the emergency answering service after hours (602-234-9288). If the emergency is related to health or safety, please call 9-1-1, and then notify the Association.

All residents are subject to all of the restrictions in the Cooley Station governing documents and the other rules and regulations adopted by the Association. Please do your part to share information and talk with neighbors about our community guidelines. This will help ensure the community is successful for all to enjoy.

**PLAYGROUNDS.** The Cooley Station kids will agree; there is no shortage of great playgrounds and play structures in this neighborhood! There are many to choose from- one in each park - and each has a style all its own. So, grab your tennis shoes and head over to the park of your choice to meet some of the other families in the neighborhood.

**BASKETBALL COURTS.** If you want to shoot some hoops or are looking for a pick-up game, visit one of the basketball courts. This full-size court is available first-come, first-served, from 7 a.m. until 10 p.m. daily. Timed lights can be set during court hours.

If others are waiting to play, please limit the court time to one hour. Verbalize with other players that you are waiting to play and ask to be next in line. No food or beverage items other than water are allowed on the courts. Do not use glass in this area.



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**SWIMMING POOL.** The community features two private pools. Each pool has a 25-meter lap area as well as a kid splash zone. The pool gates can only be accessed using an amenity card between 7 a.m. and 10 p.m. each day.

**POOL RULES. WARNING. NO LIFEGUARD ON DUTY.** Swimmers assume the personal risk for themselves and their guests. Children 14 and younger must be supervised by a responsible adult 18 years of age or older.

**GOOD BEHAVIOR.** No food or drink within 10 feet of the pool. No smoking, vaping, or use of tobacco products. Musical devices must not disturb others. Floatation devices and thrown toys can only be used when the pool is not crowded—no wheels on deck (bikes, scooters, wheelies, etc.).

**GOOD HYGIENE.** Proper swimwear is required. No street clothes, including cut off jeans. No pets are allowed inside pool gates. Swim diapers are required for all children who are not potty-trained. Swimmers are encouraged to use pool restrooms. Allow sunscreen to dry before entering the pool, and avoid oil.

**KEEPING SAFE.** Water is shallow; no diving. No running on deck. Do not prop open gates. No roughhousing. No glass is allowed inside pool gates. Parties and large gatherings are not permitted poolside unless it is a community event arranged through the Lifestyle Director. Each household may bring a maximum of two guests to the pool.



**Above:** Kids enjoy the new inner tube at the Summer Splash: Party Like a Pineapple.

# LIFESTYLE



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**Lifestyle.** Some people may not understand the concept of Lifestyle, but most Cooley Station residents will be quick to tell you this community is infused with it - and it doesn't happen by accident. It is a way of Life!

At its core, a community association is a collection of structures: homeowners, governance, management, stewardship, rules, and guidelines. But what sets the Cooley Station Community Association apart is the most vibrant arm of all the structures? LIFESTYLE. This is the focus of making a plot of houses into a collection of homes and encourages the people inside to become friends, neighbors, and most importantly - a rock-solid community.

Lifestyle comes in the form of using the first-class amenities you've just read about to bring people with similar interests together to live, work, and play. This is done by encouraging connection through special events, clubs and groups organized and run by neighbors, classes taught by qualified instructors, relevant athletic programming, and more.

Lifestyle is all about building relationships and finding ways to make it connection happen.



**Top:** Kids race for goofy prizes at the Fall Family Picnic.

**Above:** Marshmallows are better toasted at the S'more Fun with Friends event.

# MAKING LIFE MEMORABLE

Each year residents can count on the Cooley Station Community Association to host community events designed to bring the neighbors together, foster traditions and build a sense of community.

**SIGNATURE EVENTS.** From its inception, Fulton Homes has found ways to bring the community together to celebrate its uniqueness.

Each year you can count on experiencing these special events with your family and friends:

**SPRING SPECTACULAR**

**HOT COCOA WITH KRIS KRINGLE**

**SUMMER SPLASH**

**THE FALL FAMILY PICNIC**

**EVERYDAY EVENTS.** Building a strong Lifestyle program is about listening to residents. There are so many opportunities to bring people together based on day-to-day conversations. Events are stumbled upon, requested, and inspired by just listening to the voices of our residents and letting the magic happen organically. So if you have an idea, we want to hear it!



**Above:** A little resident making friends with the ducks in the petting zoo during the Spring Sp'egg'tacular.



**Left:** A Cooley Station family enjoys the shade at the Fall Family Picnic.

**Below:** This team are proud winners of our Trivia Night at Barrio Brewing.



# IMPORTANT CONTACT INFORMATION

## LOCAL

Emergency.....911  
Gilbert Police Non-Emergency.....(480) 503-6500  
Gilbert Fire Non-Emergency.....(480) 503-6300  
Maricopa County Sheriff Non-Emergency.....(602) 876-1011

## ASSOCIATION

Cooley Station Community Association..... (480) 921-7500  
**After Hours Answering Service.....1-800-274-3165**  
Fulton Homes Customer Service.....(480) 753-6789  
CCMC Management Company.....(480) 921-7500  
ELS (Landscaping).....[Elscandscapeaz.com](http://Elscandscapeaz.com)

## ANIMALS

Arizona Humane Society.....(602) 997-7585  
<http://www.azhumane.org>  
Maricopa Animal Care and Control Services.....(602) 506-7387  
[www.maricopa.gov/pets/](http://www.maricopa.gov/pets/)  
Arizona Game and Fish.....(602) 942-3000  
<https://www.azgfd.com/>

## TOWN OF GILBERT

Website- [www.gilbertaz.gov](http://www.gilbertaz.gov)  
Facebook Updates - facebook.com/GilbertTownHall/  
Twitter Updates - Follow @GilbertYourTown

## ELECTRICITY AND WATER

Salt River Project (SRP).....(602) 236-8888  
Emergency.....911  
Downed Power Lines - SRP.....(602) 236-8811

## MAIL/DELIVERY SERVICE

U.S Postal Service.....(800) ASK-USPS  
<http://www.usps.gov/>  
FedEx.....(800) 463-3339  
[www.fedex.com](http://www.fedex.com)  
UPS.....(800) 742-5877  
[www.ups.com](http://www.ups.com)

## RADIATION & CHEMICALS

Arizona Radiation Regulatory Agency.....(602) 255-4845  
Chemtrec Emergency Hotline.....(800) 424-9300

## FIRE

Emergency.....911  
Gilbert Fire Station 5..... (480) 503-6300  
3630 E. Germann Road Gilbert, AZ 85297  
Gilbert Fire Non-Emergency.....(480)-503-6300  
National Fire Protection Assoc.....(800) 344-3555  
[www.nfpa.org](http://www.nfpa.org)  
AZ Interagency Wild Fire Info  
[www.wildlandfire.az.gov](http://www.wildlandfire.az.gov)

## EMERGENCY ORGANIZATIONS

Emergency and Preparedness & Prevention.....(800) 424-9346  
<http://www.epa.gov/swercepp>  
Federal Emergency Management Agency.....(800) 480-2520  
<http://www.fema.gov>  
Maricopa County Emergency Management.....(602) 273-1411  
<http://www.maricopa.gov/emerg-mgt/>  
National Safety Council.....(630) 285-1121  
<http://www.nsc.org>  
OSHA  
[www.osha.gov/SLTC/emergencypreparedness](http://www.osha.gov/SLTC/emergencypreparedness)  
Red Cross  
[www.redcross.org](http://www.redcross.org)

## HEALTH

Arizona Department of Health Services.....(602) 542-1001  
<https://www.azdhs.gov/>  
Mercy Gilbert Hospital.....(480) 728-8000  
3555 S Val Vista Rd, Gilbert, AZ 85297  
Banner Health Clinic.....(480)-412- 5900  
3336 E Chandler Heights Blvd Ste. 101, Gilbert, AZ 85298  
Dignity Health.....(480) 410-4500  
9130 E Elliot, Mesa, AZ 85212  
The Centers for Disease Control.....(800) 311-3435  
<http://www.cdc.gov>

## TRANSPORTATION

Arizona Department of Transportation.....(602) 712-7355  
Arizona Road Conditions.....(888) 411-ROAD  
<http://www.azfms.com>  
Federal Highway Administration.....(202) 366-4000  
[www.fhwa.dot.gov](http://www.fhwa.dot.gov)