

Scottsdale Country Club East 9 Information Sheet

Homeowners Association

Scottsdale Country Club East 9 (SCCE9) is a guard gated community with 253 single family homes. The community has a homeowner's association (HOA) and the HOA has contracted with HOAMCO to provide management services to the community. The HOA is governed by the SCCE9 Covenants, Conditions, and Restrictions (CC&Rs) as recorded with Maricopa County. The community also utilizes Community Rules and Regulations. The governing documents are available to review on the SCCE9 website at www.scce9.com.

Monthly Dues

Dues are paid monthly to the homeowner association and are based on three Lot types: A, B, or C. The monthly HOA dues for 2026 for Lots A are \$488.75, Lots B \$268.81, and Lots C \$219.94. To support the financial well being of the HOA, there is also a 0.5% Working Capital fee applied to home sales at the time of sale that funds the HOA Working Capital fund.

HOA Services and amenities

The services and common areas provided by the HOA include the following:

- front yard landscaping maintenance for every home
- tree maintenance
- landscape maintenance for all common areas
- tennis / pickle ball courts
- automated gates at Hayden and Cactus entrances / exits that are controlled by the QuickPass app. This app enables homeowners to easily identify visitors for the guards to speed up check in times.
- attended gate at the Hayden entrance. The Hayden entrance is occupied by a guard at hours determined by the Board and may vary from time to time. In 2026, the Hayden gate is attended between 6am and 10pm. The entrance is automated between 10pm and 6am.
- street maintenance
- common drainage area maintenance

There is a pool on East Cortez Drive that is a separate HOA for all owners on East Cortez Drive, called Monterey at Scottsdale Country Club. The pool HOA has separate dues and SCCE9 HOA does not contribute to the pool HOA. More information is available by contacting Spencer Lauber with Monterey HOA at (408) 314-7549.

Schools

SCCE9 is in the top-rated public Scottsdale Unified School District. Parents can use the district's website to find their school that covers SCCE9.

Golf Course

The Scottsdale Country Club golf course is open to the public. The course is privately owned and managed and is not affiliated with the SCCE9 HOA. The HOA keeps a working relationship with the golf course ownership to coordinate projects that may affect the community. The golf course owner recognizes the importance of our relationship and supports a cooperative relationship.

Open houses

Realtor open houses are allowed on Saturday and Sunday between 11am and 4pm. Please go to our web site at www.scce9.com for details and to fill out the realtor registration form.