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Country Place Community Master Association: *Navigating Change Through Strong Leadership, Industry Expertise, and Community Stewardship*

Community Overview

Located in southwest Phoenix near 99th Avenue and Lower Buckeye Road, Country Place Community Master Association is a 673-acre master-planned community comprising approximately 2,900 homes. With extensive common areas, mature landscaping, pathways, parks, and more than 160 acres of open space, the community offers residents a unique living environment within one of the largest planned communities in Estrella Village.

Designed to provide residents with a connected lifestyle and abundant outdoor space, Country Place remains a distinctive community within the rapidly growing West Valley. The neighborhood's mature trees, landscaped common areas, and community amenities create an environment that residents take pride in calling home.

For former Board President Wayne Hunt, who served on the board for many years, the community's greatest strengths are its people and its physical environment.

"It's a very pretty community. It's got a lot of common areas, a lot of shrubs, a lot of trees, and when it's irrigated properly, it can be a very beautiful community."

— Wayne Hunt, Former President, Country Place Community Master Association Board of Directors

Meeting the Challenges of a Growing Community

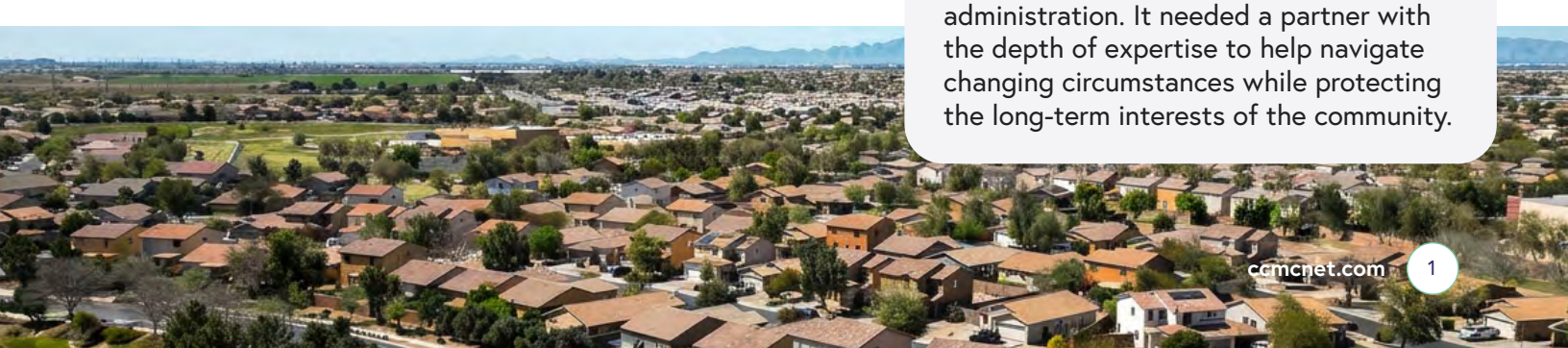
Like many Arizona communities, Country Place experienced significant impacts from the housing crisis of 2008.

As foreclosures increased throughout the region, ownership patterns shifted dramatically. The community saw a substantial increase in rental properties and experienced many of the challenges associated with changing demographics and resident turnover.

These changes created new demands for board leadership and community management. Maintaining standards, protecting community assets, encouraging resident engagement, and ensuring financial stability became increasingly important priorities.

As the community continued to evolve, board leadership recognized the value of partnering with an experienced management company capable of providing operational leadership, governance support, and access to proven industry best practices.

The Board needed more than day-to-day administration. It needed a partner with the depth of expertise to help navigate changing circumstances while protecting the long-term interests of the community.



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The CCMC Difference

Throughout Hunt's years of service, CCMC provided the expertise, resources, and guidance necessary to help the board make informed decisions and plan for the future.

CCMC supports Country Place through:

- Board governance and leadership support
- Financial planning and budget oversight
- Vendor management and contractor coordination
- Community operations and best practices
- Resident communications and engagement
- Board education and fiduciary training

For Hunt, one of the greatest benefits of working with CCMC is access to the knowledge gained through managing communities across Arizona and beyond.

The ability to draw from real-world experience helped board members evaluate challenges more effectively and identify proven approaches to solving them.

"Most problems that a community runs into have probably happened someplace else before. I've always asked what worked, what didn't work, and learned from other communities' experiences."

— Wayne Hunt, Former President, Country Place Community Master Association Board of Directors

Rather than facing issues in isolation, Country Place benefited from the collective experience and institutional knowledge available through CCMC's extensive portfolio of managed communities.

Supporting Board Leadership

Volunteer board members play an important role in the success of any community association, but the responsibilities are significant.

Board members are responsible for financial oversight, governance, policy decisions, reserve planning, vendor management, and protecting the long-term health of the association. Many directors enter these positions with little or no previous HOA experience.

Hunt credits CCMC with helping board members better understand these responsibilities while providing the education and guidance necessary to make informed decisions.

"CCMC is pretty good about making sure we're aware of those responsibilities and helping us get the training we need."

— Wayne Hunt, Former President, Country Place Community Master Association Board of Directors

According to Hunt, the combination of board education, governance support, and access to experienced professionals has been invaluable in helping volunteer leaders confidently serve the community.

The Importance of Local Management

While organizational resources and industry expertise are important, Hunt believes successful community management ultimately depends on having strong local leadership.

A capable on-site manager serves as the bridge between residents, the board, vendors, and the management company. Effective communication, responsiveness, and problem-solving help ensure that community priorities are addressed efficiently and professionally.

Hunt emphasizes that even the best management company needs strong on-site leadership to be successful.

"You can have the very best management company, but if you have a poor on-site manager, things will go south. You have to have both."

— Wayne Hunt, Former President, Country Place Community Master Association Board of Directors

The combination of local support and organizational expertise has helped Country Place maintain stability while continuing to improve operations and resident service.

Results That Matter

Through its partnership with CCMC, Country Place has benefited from professional management, operational consistency, informed decision-making, and access to industry-leading expertise.

The board has gained confidence in its ability to plan for the future, manage community resources responsibly, and address challenges proactively.

Residents benefit from a community that continues to maintain its amenities, landscaping, common areas, and overall quality of life despite the changing conditions that have affected many Arizona communities.

The partnership has also helped establish a strong foundation for long-term success, allowing successive boards to build upon the work of previous leadership teams.

Why Country Place Continues to Choose CCMC

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Today, Country Place continues to benefit from a management partnership built on professionalism, experience, and industry expertise.

After years of working together, Hunt believes CCMC's knowledge of community associations and commitment to supporting board leadership remain among the company's greatest strengths.

"Overall, their professionalism, their experience in the industry, and their knowledge of what's going on in the HOA field is what we value most."

— Wayne Hunt, Former President, Country Place Community Master Association Board of Directors

For Country Place, CCMC provides more than management services. It provides a long-term partnership focused on stewardship, operational excellence, and helping the community continue to thrive for years to come.

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CLIENT SNAPSHOT

COMMUNITY:
Country Place Community Master Association

LOCATION:
Phoenix, Arizona

BOARD REPRESENTATIVE:
Wayne Hunt, Former Board President

CCMC PARTNERSHIP:
Long-term management partnership

COMMUNITY HIGHLIGHTS:
Approximately 2,900 homes, 673 acres, more than 160 acres of common area, mature landscaping, pathways, parks, and one of the largest planned communities in southwest Phoenix.

