CCMC
*Now this **feels** like home.*

Garden Lakes Community Association: *A Partnership Built on Collaborative Leadership, Professional Expertise, and Resident Engagement That Strengthened Community Connections and Pride*

Community Overview

Nestled in the West Valley and home to approximately 2,200 residences, Garden Lakes is a distinctive master-planned community known for its two private lakes, mature landscaping, extensive walking paths, and abundant green space. While many Arizona communities are defined by desert terrain, Garden Lakes offers residents a lush environment that has become one of its most recognizable and valued assets.

For longtime resident and board leader Wayne Hunt, Garden Lakes has been home since 1993. Over the years, he has served in multiple leadership roles, including Board President and Vice President, helping guide the community through periods of growth, improvement, and long-term planning.

Today, Garden Lakes is known not only for its beautiful landscape and amenities, but also for its strong sense of community, active resident participation, and commitment to meaningful engagement.

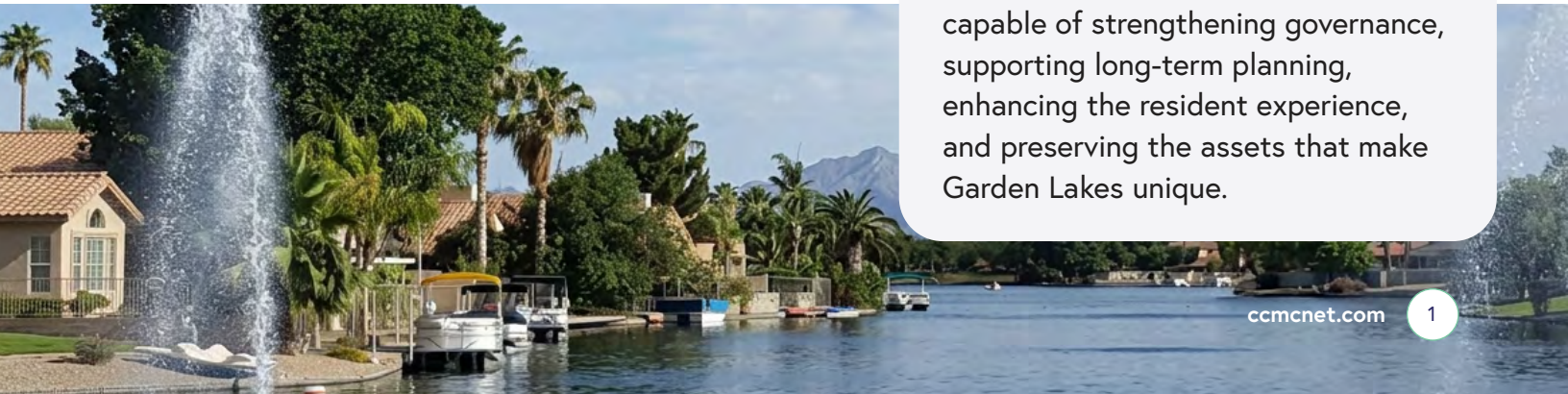
The Need for a Trusted Management Partner

Several years ago, the Garden Lakes Board of Directors recognized an opportunity to strengthen community operations, resident engagement, and long-term planning. Following a thorough evaluation of management companies, the Board selected CCMC as its community management partner.

"They made the best presentation. They came across as the most professional and seemed to have the most professional staff."

— Wayne Hunt, Vice President, Garden Lakes Community Association Board of Directors

For the Board, the decision was about more than day-to-day management services. They were seeking a partner capable of strengthening governance, supporting long-term planning, enhancing the resident experience, and preserving the assets that make Garden Lakes unique.



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The CCMC Difference

CCMC provides Garden Lakes with the expertise, resources, and support needed to achieve its long-term vision while maintaining a strong focus on operational excellence and resident experience.

CCMC supports Garden Lakes through:

- Board governance and leadership support
- Board education and director training
- Community operations and best practices
- Resident and community communications
- Vendor management and contractor oversight
- Financial planning and budget development
- Resident engagement initiatives

Through this partnership, Garden Lakes has strengthened communication, increased resident participation, and enhanced community pride.

Stewarding the Community's Most Valuable Assets

Landscape stewardship remains one of the defining aspects of Garden Lakes.

The community's two private lakes, mature trees, extensive green space, and carefully maintained common areas contribute significantly to resident satisfaction and community appeal.

"We get a lot of compliments on our landscape. People from neighboring communities come over just to walk our community because it's nice and green."

— Wayne Hunt, Vice President, Garden Lakes Community Association Board of Directors

These compliments reflect years of thoughtful planning, ongoing investment, and a shared commitment to preserving the beauty and character that make Garden Lakes unique.

Strengthening Volunteer Leadership

One of the earliest benefits Hunt credits to CCMC was its commitment to board education and leadership development. Through board training and access to industry expertise, CCMC helped directors better understand their responsibilities while providing guidance informed by experiences from communities facing similar challenges.

"They encouraged us to have board training and helped teach us our duties and responsibilities as board members. Most problems that a community runs into have probably happened somewhere else before."

— Wayne Hunt, Vice President, Garden Lakes Community Association Board of Directors

Drawing upon experience gained across numerous community associations, CCMC provides practical guidance and proven solutions that help Garden Lakes make informed decisions, strengthen governance, and avoid common pitfalls.

Transforming Resident Engagement

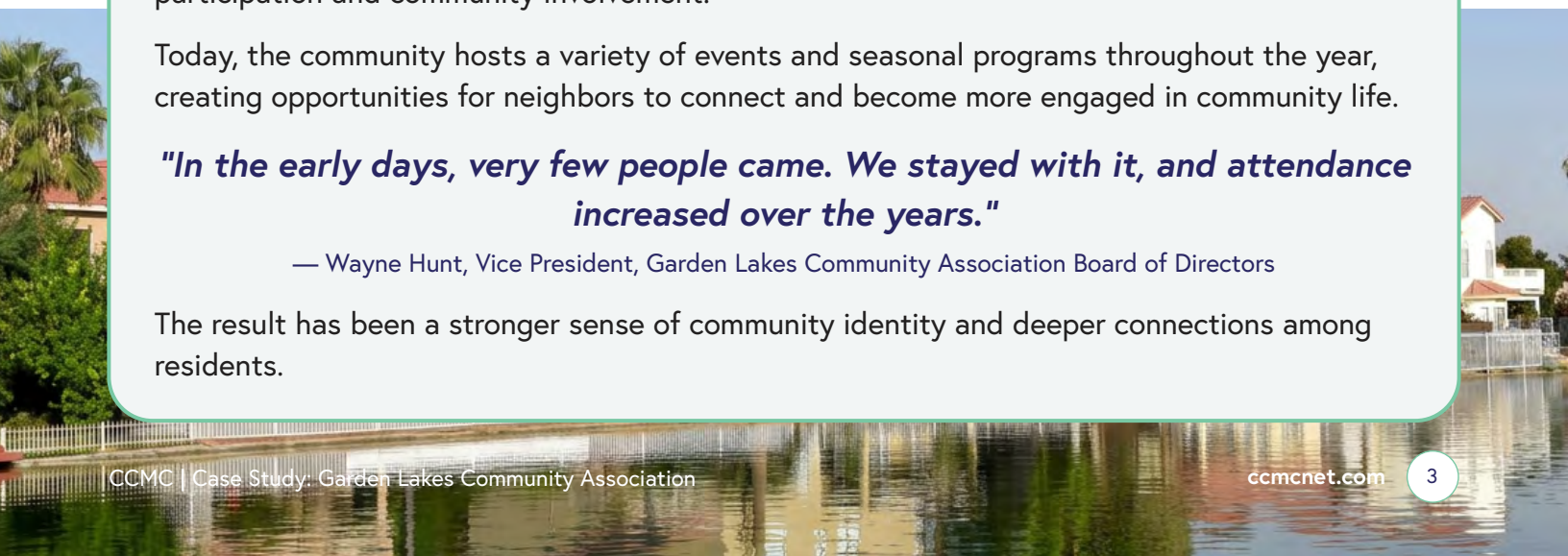
Perhaps the most visible transformation at Garden Lakes has been the growth of resident participation and community involvement.

Today, the community hosts a variety of events and seasonal programs throughout the year, creating opportunities for neighbors to connect and become more engaged in community life.

"In the early days, very few people came. We stayed with it, and attendance increased over the years."

— Wayne Hunt, Vice President, Garden Lakes Community Association Board of Directors

The result has been a stronger sense of community identity and deeper connections among residents.



Why Garden Lakes Continues to Choose CCMC

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Today, Garden Lakes stands as a testament to what can be achieved when dedicated volunteer leaders and experienced community management professionals work toward a common vision.

"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. They are a professional and well-qualified HOA management company."

— Wayne Hunt, Vice President, Garden Lakes Community Association Board of Directors

After nearly a decade of partnership, Hunt continues to value the expertise, guidance, and support CCMC brings to the community.

For Garden Lakes, the relationship with CCMC has become more than a management partnership. It is a collaborative effort focused on strengthening leadership, fostering engagement, preserving community assets, and ensuring the community continues to thrive for years to come.

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CLIENT SNAPSHOT

COMMUNITY:
Garden Lakes Community Association

LOCATION:
Avondale, Arizona

HOMES:
Approximately 2,200 Residences

BOARD REPRESENTATIVE:
Wayne Hunt, Vice President and Landscape Committee Chair

CCMC PARTNERSHIP:
Approximately eight years

COMMUNITY HIGHLIGHTS:
Two private lakes, extensive greenbelts, walking paths, mature landscaping, resident events, and a strong culture of community engagement.

