

# Frequently Asked Questions



## Cadence AT GATEWAY

### How big is Cadence at Gateway?

Cadence at Gateway ("Cadence") is a 444 acre master-planned community entitled to build over 2,000 residences. Harvard Investments, the project's master developer, anticipates developing approximately 1,600 single-family residences and approximately 400 attached residences—such as apartments or townhomes. Cadence future plans currently include retail shopping, office space, and other commercial areas, making it a vital part of this regional economic engine.

### Where is Cadence and how do I get there?

The community is located southeast of Ray Road and Ellsworth Road, in Mesa's new, vibrant Gateway corridor. Easily accessible by freeway, find Cadence by taking the 202 Santan Freeway to the new State Route 24, exiting at Ellsworth. The entrance to the community is just north.

### Who is the Master Developer?

Harvard Investments, Inc. is Cadence's visionary master developer. An Arizona-based development corporation with over 30 years of experience in property development throughout the southwest, Harvard is well respected for building award-winning, fully planned communities—each one committed to the principles of quality, timelessness, and responsible land use.

### What makes Cadence different than other communities?

Cadence is the only East Valley community providing such numerous and rich amenities to all its residents while still providing multiple builder and home options. To put it simply, residents don't have to be 55 or older to live in a highly-amenitized, attainable community, or select from a single builder's offering. Rather, residents can choose from multiple best-in-class national and regional home builders offering high-quality floor plans and attractive elevations, and still enjoy the best in community amenities—with community fees that are competitive with, or lower than, many communities across the valley. Cadence is really one-of-a-kind!

### What amenities can be found at Cadence?

The center of the community is The Square, an approximately 8-acre community space. The Square is accessible from all four sides creating a sense of openness and invitation for the residents to experience all that is available to them. The Square is home to the quality amenities one would expect to find in a private club environment:

- Flourish—the Community Center
- Stir—a café-style hangout
- The Square Route Visitors Center
- Moto—the state-of-the-art Fitness Center
- Chute—resident-only pools including two resort-style slides, a dedicated lap pool, heated spa pool, outdoor eating areas, resort-style lounging furniture and fire pit
- Tennis, basketball, bocce and sport fields
- A shaded play area for kids
- Mix—a generous entertainment and events facility that opens up to lawn areas, perfect for large celebrations and events.
- Game On—resident game room
- Not to mention a garden area, palazzo courtyard, pavilion and a dog park!

Mesa's newest master-planned community also features an extensive park and trail system. The engaging, amenity-rich parks are for residents only and have been designed for use! Residents will find equipment and activities geared for every age and stage of life—toddlers, kids, teens and grownups. Each park is unique; featuring special areas such as play equipment, picnic areas, sport fields, volleyball and bocce courts, fire pits, and more.

Additionally, Cadence is completely connected through miles of trails and walkways, allowing residents to walk, bike or stroll from each neighborhood to the next. The system links to the Mesa Regional Trail System. The parks and trails support residents' desire to enjoy the best of Arizona!

### Who are the Homebuilders?

Cadence is home to nationally and regionally-recognized builders including David Weekley Homes, Gehan Homes, Lennar, and Pulte Homes. Neighborhoods will feature single and two-story homes, modern floor plans and extensive choices in options and finishes. Home and lot sizes vary, providing desirable selections for every lifestyle. Whether a single resident, couple, family, empty nester or living with extended family—Cadence has a new, energy-efficient home with a great warranty to suit everyone!

Our Builders:

Lennar

Maracay — coming late 2020

Toll Brothers

### Are the pools heated?

Cadence has three pools: a resort-style pool with slides, a pool designed for lap swimming and a spa pool. With our long summer season, there is no need to heat all of the pools year-round. The spa pool is heated and we will supply supplemental heating, if needed, at certain times during the swim season.

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## **Tell me about the parks at Cadence!**

At completion, Cadence at Gateway will have 13 parks. Phase I has four neighborhood parks in addition to The Square with all of its park facilities. Future phases of Cadence are planned to include seven more neighborhood parks. Each park is different, most with ramadas and many with shaded play areas. All parks are resident-only parks.

Cadence includes on-street and off-street walking trails. At buildout, Cadence plans to include miles of walking, biking, and strolling trails that connect with the Mesa Regional Trail System.

Within walking distance of Cadence are acres of additional city of Mesa public park facilities, including an amphitheater, splash pad, climbing toys, and lighted sport fields.

## **What is the current ongoing monthly fee, due to the Homeowners' Association?**

\$125 per month. This amount covers every member of the household's access to all amenities and exclusive lifestyle programming. It also covers the community general maintenance such as landscape maintenance and upkeep for the common areas, parks and more. With all the amenities, Cadence provides everything a typical private club might offer, but with much lower monthly fees than a private club.

## **What kind of efficiency and warranty will I get with my new Cadence home?**

With today's new technology, homes are more efficient, with lower maintenance costs than even a few years ago. This is important to Cadence buyers, and the community's builders are committed to smart, practical efficiency in all of their designs. Cadence also recognizes the importance of buyers' peace of mind, with builders providing generous standard warranties on every home they build. Home warranties will vary by builder and builder representatives will have all the details ready for prospective homeowners when they're ready to purchase.

## **What is a CFD and how does it impact Cadence homeowners?**

A Community Facilities District (CFD) is set up by local government agencies in cooperation with the developer of a property as a means of obtaining community financing for public works, services, improvements and development. Funding is used to reimburse the developer's costs to install public sewer and water lines, roadways, major traffic signals, streetlights, landscape and related improvements. A Community Facilities District was approved by the city of Mesa to partially offset the master developer's costs to construct the public infrastructure related to Cadence. The CFD assessment is a part of each Cadence homeowner's annual tax bill.

## **What are property taxes like at Cadence?**

Cadence has among the lowest taxes in the nation, and are comparable to the rest of the Phoenix Valley.

## **Are the Cadence development plans set in stone?**

Cadence will grow and evolve based on community and marketplace needs. The city of Mesa has approved the Cadence community plan which sets forth the land use framework that will guide the development of Cadence in the future. It calls for a mix of land uses—commercial, retail, high density residential, single family residential and parks/open space—and lays out appropriate areas in the community for these land uses to occur. Harvard Investments is committed to Cadence as a dynamic, thriving, high-quality community that contributes to the city of Mesa's general plan and vision.

## **What will the Lifestyle be at Cadence? What do you mean by Lifestyle Programming that is available to all residents?**

This is where the fun never stops! CCMC is a nationally-awarded lifestyle programming company devoted to providing meaningful activities to Cadence residents. Lifestyle programming includes events large and small. Anticipated programs include group classes at Moto Fitness Center, outdoor volleyball, basketball, tennis, and bocce tournaments, as well as holiday and block parties. Adults might enjoy a get together at Flourish, or al fresco painting at Botanica Garden. Add to that photography lessons along the trails systems, ballroom dancing in Mix, our event area, movie nights at the resort pools, or overnight hiking into the Superstition Mountains—and you can see the options are nearly endless! And importantly, the community residents help co-create the programming as the community evolves!

## **Tell me about the Schools. Does Cadence have an on-site school?**

There are over a dozen nearby schools, including high-performing public, private and charter options. Cadence is located in the Queen Creek school district, one of the top-ranked districts in Arizona. In July, 2019, Queen Creek School District opened Silver Valley Elementary School at Cadence, which includes grades PreK – 6. Within five minutes, you will find Eastmark High School, a brand new Queen Creek High that also opened July, 2019. All Queen Creek schools—elementary, middle school and high school—continually earn A or B ratings from the Department of Education.

## **May my children attend nearby charter schools?**

Yes, there are various charter schools just minutes away, including American, BASIS and Pathfinder. Check each school for availability.

## **Is there nearby shopping, restaurants, medical, sport facilities, and colleges?**

Oh yes! This is an exciting, new and growing area of the valley with everything individuals and families can possibly need within a short distance.

## **How will residents be impacted by the Phoenix-Mesa Gateway Airport?**

Phoenix-Mesa Gateway Airport is a vibrant economic driver for the Gateway region. Cadence joins with the airport on area strategic planning to make sure that airport and business operations continue to flourish and grow for many years to come. At present, air traffic patterns are designed to go around Cadence which limits the overflight activity and associated noise. Flight plans are FAA-controlled and subject to change. The airport's growth and improvement brings high quality jobs, services and more to the larger neighborhood that includes Cadence. Neighbors include ASU Polytechnic campus, Chandler-Gilbert Community College, Toka Sticks Golf Club, Cessna Citation Service Center, Embraer Executive Jet Services, US Army Reserve Center, ATP Flight School, Flight Combat International, Able Engineering, and the Mesa Fire Department Station 215. To learn more visit [www.phxmesagateway.org](http://www.phxmesagateway.org).