



Brilliant People, Brilliant Choice



The Willows at Camp Verde
1487 Horseshoe Bend Drive, #101
Camp Verde, Arizona, 86322
Tel: (800) 658-5916, (928) 567-4222
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www.TheWillowsAtCampVerde.com



The Willows is an age-restricted manufactured home community boasting of the **brightest and the best**. Residents of The willows provide a rich tapestry of backgrounds and experiences...educators, scientist, engineers, nurses, doctors from many disciplines, lawyers, classical musicians

and professional artists, blend their talents in a relaxed, friendly Southwestern atmosphere to provide a unique, fun adults environments.

If you are looking for the best and brightest in an **affordable age restricted community**, then come and visit us at The Willows. We are located in lovely Camp Verde, Arizona (about 20 minutes south of Sedona). To find us, paste the following link into your browser:

http://maps.google.com/maps?f=q&source=s_q&hl=en&geocode=&q=1487+Horseshoe+Bend,+Camp+Verde,+AZ+86322&sll=34.602694,-111.885602&sspn=0.007506,0.013497&ie=UTF8&ll=34.602694,-111.885602&spn=0.007506,0.013497&z=16&iwloc=A

New and resale homes are available. All residents own their homes. Homes are not sub-leased or rented. The Willows is a community of homeowners. To see homes currently available for sale, both new and resale, please paste the following link into your browser:

<http://www.thewillowsatcampverde.com/homesforsale>.

Land leases at The Willows are \$320 per month, and include water, trash pickup and the use of all facilities. Rents have been very stable in the past. They have risen only 11% in the past 5 years.

Before you decide to live in a leased land, 55+ community, you should look at two papers written by the founders of The Willows at Camp Verde, Dr. Galen and Ruth Snell. Please go to the *Information* section, later in this document, and see:

[Eleven Secrets of a Happy, Healthy Retirement Manufactured Home Community](#)

[Seven Potential Drawbacks of Retirement Manufactured Home Communities](#)

About Us

The Willows is a delightful, well-developed, and well-managed 55+ mobile home community, occupying approximately 15 Acres along the Verde River, located in the town of Camp Verde, Arizona, The Willows is only a short distance from the interstate (I-17) by way of easily accessible, all weather public roads. The community is near markets, pharmacies, and medical services.

The Willows has 98 fully developed home sites. All homes are tenant owned, and all sites are large enough to accommodate multi-section homes. The park features paved

roads and paved off street parking for each home site. All utilities are located underground, including electricity, water, telephone and cable TV. The park has its own natural well water system and four separate septic systems providing more than enough capacity. Tight architectural and landscaping standards insure top curb appeal throughout the community.



A fully equipped clubhouse enhances the retirement village lifestyle at The Willows. This recreational facility has tennis and shuffleboard court, an exercise room, and an indoor hydro-spa. Separate Men and Women locker rooms that include shower and dressing areas complete the exercise facility. For those less active, the clubhouse also includes a library, a pool table and a computer facility. The Willows has just installed a new, professionally designed and installed, five cup putting green to help keep your game up.

For more about the area, please go to the [Information](#) section, later in this document, and see:

- [Things To Do In The Verde Valley](#)
- [The History Of The Verde Valley](#)
- [A Brief History Of The Willows At Camp Verde , Cowboy Country](#)
- [The Town Of Camp Verde Community Profile](#)

Facilities



and videos, reading area, kitchen, puzzle table, card tables, plant potting room, workout exercise room, spa that is heated year around, and men's and women's locker rooms with showers. The tennis court, the shuffleboard court, and the basketball court are located near the clubhouse.

The clubhouse is an architecturally significant solar building. Solar energy management provides year around energy efficient comfort. It is the center of community activities at The Willows. Community facilities at the clubhouse include main office, community meeting room, solarium, pool table, library of books



There is a spacious meeting room in the Clubhouse.

The clubhouse also has a large heated spa filled with water from our own deep well.

Many of the residents of The Willows are active retired persons that enjoy traveling around the country. Many of the residents



periods of time.

Community

You will be “at home” at The Willows. The Willows is a Front Porch Friendly community. Each home is an extension of its owner. Established architectural standards provide a clear picture of what is expected when moving in a new home. These standards allow for individual style and taste, yet insure that The Willows will always look well manicured. These standards also help protect a home owner’s property investment.

Each home is a reflection of its owner’s taste and style.



have their own RVs, and like the convenience of having a place to store their RVs within the community. They also like the convenience of living in a low maintenance, age-restricted, safe community, allowing them to take off when they want and stay away for extended

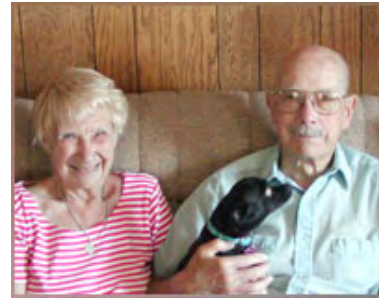


The Willows is a front porch friendly community.

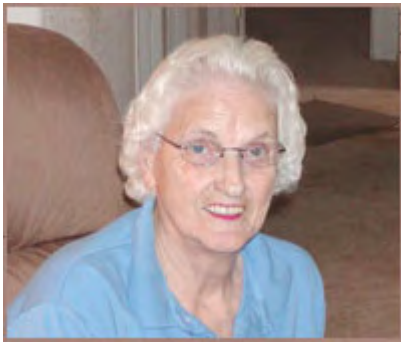
Testimonies

Harry and Ginny Wilson, May 13, 2004

We are relatively newcomers to The Willows and are enjoying all the nice things here. The park is maintained beautifully and the management is most helpful in every way. Everyone is friendly and there are a lot of activities if you choose to participate. We feel fortunate to find such a lovely place to live and enjoy our retirement.



Katie Gatchell, May 12, 2004

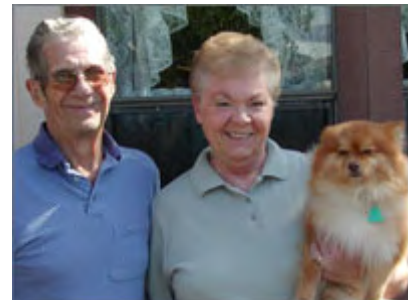


place to live.

One of the most important things to senior citizens is a nice and safe place to live. At "The Willows" we have that. Most of us walk in the early morning or late afternoon hours. And everyone speaks and often stop to visit and admire the small dogs who are getting their exercise. We also have a very nice view of the mountains around us. If you need help it is as close as your nearest neighbor. It is quiet and very little traffic with no through traffic and every one drives carefully. The manager, who lives in the park, is great. She is always available and ready to help. It really is a great

May 5, 2004, Larry and Anita Jordan

Larry and I have been residents of The Willows for just over a year. During that time we've met and befriended so many people here. All are very warm, friendly and very helpful. Security means a great deal to us and it's so good knowing our neighbors watch out for each other and keep our entire park secure and safe. It's a beautiful community to live in. Everyone takes good pride in their homes and yards keeping their ground in pristine condition. It's wonderful to wake up in the morning and breathe clean fresh air, we don't know what smog is, no dirty brown clouds! Just think cool clean air, friendly neighbors, and terrific management. What more could you ask for.



April 29, 2004, Bill and Betty Gatchell

It has been our pleasure to live in The Willows for about 2½ years. We enjoy the peace and quiet. As motor-homers we appreciate the freedom of mind to know that our home is safe and sound as we travel. I also appreciate the fact I can walk or bike around the park for exercise at anytime and feel safe. The friendly people are an added bonus. Here we have just enough room so not to feel crowded, enough room to putter with a few flowers if you like and yet not so much as to burden you with a lot of yard work. The weather is great not as hot as Phoenix and not as cold as Flagstaff.



Katie is Bill's mother. There are many related families living at The Willows. Many of the residents heard about The Willows from friends and relatives, and decided to live here too. It's the kind of place you recommend to others.

5/12/04, Richard and Brenda Albert



We have only lived at The Willows for 6 months but it already feels like home. We moved here from a small, close-knit community in Northern New Hampshire, leaving behind a lifetime of friends and family. We have met many wonderful, friendly people here and are already making new friends. We were made to feel welcome here immediately with neighbors who are always helpful but also respect our privacy and space. There is plenty to do here at The Willows if you are so inclined and we appreciate the *choice* to participate or not whenever an activity is scheduled. The park is always neat and clean, with people taking great pride in their homes and yards. It is a quiet, peaceful community where I feel safe to walk or ride my bike at anytime of the day or night. We looked at many places here in the Verde Valley before we chose The Willows to spend our lifetime. The location is ideal with much to offer close by.

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**For more information, call the *Willows at Camp Verde* today!
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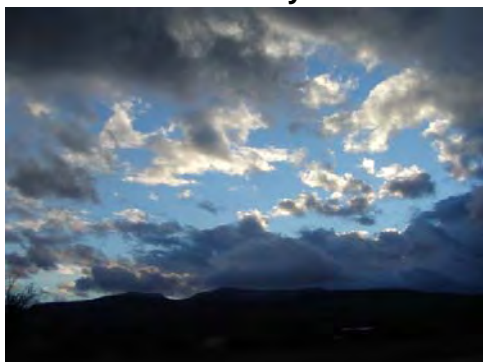
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PHOTO GALLERY PAGES

Beautiful Arizona Sky



The Blue Verde Valley sky at dusk. Arizona skies are legendary. View from The Willows at dusk. It's the end of another beautiful day at The Willows.

Trees Are Our Hallmark



We are proud of our many large, native trees at The Willows. Each home site has at least one large shade tree, and there are over 30 large trees in the clubhouse area as well.

Walking Everyday



Beautiful sunny days provide an ideal time for walking. The Willow has more than ½ mile of roads and trails for walking within the community. Located away from heavily

traveled highways the surrounding country roads provide a safe walking route through pastoral farm lands. The beautiful Verde River is only a short walk from The Willows.

Entrance, Honey I'm Home!™



You can't miss the main entrance to The Willows.

Playing Pool



Residents are playing a friendly game of pool. The clubhouse has a regulation pool table. A group plays regularly, and tournaments are sometimes scheduled. Around the pool table is a good place to meet new friends.

Spring Flowers



Spring brings new blooms. Moderate temperatures and four seasons make The Willows the perfect place to show off your green thumb.

Playing shuffleboard



Neighbors playing shuffleboard. There is plenty of sunshine to enjoy year around outdoor activities. Meet new friends. Enjoy an active lifestyle. With so many residents with so many interests, there are always new activities to experience.

Resident Traffic Only



Scooters parked at the clubhouse door. Wide streets with resident only traffic, make the Willows a safe place to ride bicycles and scooters.

Spring Flowers



Spring brings new flowers. Many residents show their skill in the garden. The clubhouse features a potting room in the solarium. Here residents store sensitive plants during the winter, and prepare new plants for spring planting.

A Rainbow at The Willows



A rainbow at The Willows. Seasons help make each day unique. The Willows is located in the Verde Valley at an elevation of 3100 ft. This pastoral valley, surrounded by mountains and the Red Rocks of Sedona, is a compromise between the cold temperatures of the high Colorado Plateau area of Flagstaff, and the hot temperatures of the desert floor of Phoenix. Winter daytime temperatures average around 50°, and summer daytime temperatures average around 98°. In both seasons, evening temperatures are cool.

A Rare Winter Event



An occasional winter snowfall at The Willows. Rare, but know to occur, a light snowfall just adds to the beauty of the day. Snow on the ground at The Willows is usually gone by the next day. The surrounding mountains will

show their snow covering for a much longer period.

Sharpen Your Short Game



The Willows has a professionally designed and installed 800 sq ft, 5-cup putting green to help you sharpen your short game.

Bike Riders and Friends



Bike riders and friends at The Willows. With wide, flat streets and light traffic, the streets of The Willows and the surrounding neighborhoods make an ideal place to go bicycling.

Social Activities



Bridge is played at The Willows. The clubhouse is the center of social activities at

The Willows. Many groups meet there including bridge players, pool players, puzzle players, and dancers, just to name a few.

Working the Puzzle



The clubhouse is a perfect place to work on those puzzles.

Enjoy a Sunny Day



Two walkers enjoy a sunny day at The Willows. Year around sunshine is one of the main draws to Arizona living. The Willows is no exception. Walking in the sunshine is one of the resident's favorite activities. Many local points of interests are located near The Willows. They provide many other opportunities for walking and sightseeing.

A Quiet and Safe Rural Environment



The Willows is located in a quiet, safe rural environment, only minutes from the commercial centers of Camp Verde and Cottonwood. Nearby Cottonwood has several first class medical facilities, while the VA hospital is a little more than a half hour away in Prescott and the Mayo Clinic is a little more than an hour away in Phoenix.

Brilliant People, Brilliant Choice



Springtime has come to The Willows. How about you? Brilliant People, Brilliant Choice!



INFORMATION SECTION

ELEVEN SECRETS OF A HAPPY, HEALTHY RETIREMENT MANUFACTURED HOME COMMUNITY

By Galen and Ruth Snell, Founders of "The Willows" at Camp Verde

Secret #1, Owner's involvement: When the owners are involved in the park, helping to manage it from day to day, (as opposed to owners who never show up on the premises) you can expect fewer problems. Then when a problem or concern does arise you can depend on those in charge to solve the problem quickly, and to the satisfaction of the resident. At the willows the on-site manager is pro-active and a current resident who has the residents daily lives at heart.

Secret #2, A clean and healthy environment: Many people, particularly seniors, have experienced Problems with asthma and emphysema. For these people, it's especially important that they live in smog-free, dust-free environments.

Secret #3, Private water system: One way to avoid city water, which is full of added chemicals, is to select a park that has its own private, deep well water system, and is devoted to monthly quality control for good health and good taste.

Secret #4, Country peace and quiet: If you're tired of life in the fast lane select a retirement park that is built in peaceful rural surroundings.

Secret #5, Warm, caring friends: few things are more important during your retirement years than strong, personal relationships with relatives and friends. Make sure the park you choose has residents who care for each other.

Secret #6, Rules that are enforced: Read the rules and regulations carefully before you sign the rental agreement. Make sure you can abide by the rules and then check with current residents to see whether the owners and manager enforce the rules.

Secret #7, Happy residents: Before you move in talk with residents to see if they enjoy living in the park.

Secret #8, No pressure to participate: Most parks have planned activities in which many people choose to take part, but still some people prefer their privacy. If you enjoy your privacy make sure the park's director of activities does not pressure you to join in planned activities.

Secret #9, Excellent medical care and emergency response: Make sure the area you choose has skilled doctors, an ambulance service, a hospital within a reasonable distance, and a 9-1-1 system for the fastest possible emergency response.

Secret #10, Mild climate: Many seniors, particularly those from the phoenix area, are tired of baking in the summer heat. Now that you're ready to retire why not choose an area where the climate is mild?

Secret #11, Reasonable rent: From the rents they charge, it sounds as if some retirement parks are trying to pay off the national debt. Select a retirement park that has reasonable rents so writing your rent check each month won't become a major struggle for you.

SEVEN POTENTIAL DRAWBACKS OF RETIREMENT MANUFACTURED HOME COMMUNITIES

By Galen and Ruth Snell, founders of The Willows at Camp Verde

Drawback #1, Managers doesn't help the residents: Every once in awhile we hear about managers who don't help residents solve their problems. Managers often take the approach that they represent the owner and their purpose is to make money. This, obviously, is not desirable for you.

Drawback #2, Children not always welcome: Some retirement parks greatly restrict visits by children and grandchildren reducing the opportunities for children to interact with their grandparents. Children and grandchildren are encouraged to visit relatives at the willows and may extend their visit up to two Weeks.

Drawback #3, Usage fees for roads and facilities: To make rents seem reasonable some parks will offer low monthly rents but then charge you for nearly everything you use, such as the clubhouse, games, sports facilities, water usage and street maintenance.

Drawback #4, Hot climate: Many seniors find the scorching hot sun uncomfortable and sudden skin cancer can be a major concern. These are just two reasons seniors should stay out of very hot climates during the summer months. No doubt that's why many retirees select a climate that's milder than the climate where they have been living and working.

Drawback #5, Dirty air: If you suffer from asthma, emphysema or any other respiratory problem, make sure you select a retirement park where the air is clean year-round. If the area has a problem with smog or seasonal air inversions you may wish to find a park in another area.

Drawback #6, Inability to sell your lot: If you buy a lot your freedom to sell the lot may be limited to the economic conditions in that area. Renting a lot may be of more value, giving you more flexibility, because you're not having your money tied up in dirt.

Drawback #7, Lack of emergency services: Owners occasionally develop retirement parks out in the boonies because they can buy land at a very low cost. Often these far-out parks don't have adequate fire, ambulance and police protection.

THINGS TO DO IN THE VERDE VALLEY

There are many interesting sights to see while visiting The Willows at Camp Verde; you'll find these unique landmarks only in Arizona's Verde Valley:

- General Crook Trail
- Fort Verde State Historical Park
- Montezuma Castle And Montezuma Well National Monuments
- The Verde River
- Camp Verde Outback
- Camp Verde Sunrises And Sunsets
- West Clear Creek
- Childs
- Verde Hot Springs
- Irving
- Towel Creek
- Dead Horse Ranch State Park
- Peck's Lake
- Tuzigoot National Monument
- Jerome State Historical Park
- Sycamore Canyon
- Perkinsville Area
- Page Springs Fish Hatchery
- Red Rock State Park
- Oak Creek Canyon
- Slide Rock State Park
- Arcosanti
- Grand Canyon

While Visiting the Willows at Camp Verde, You'll Enjoy Exploring These Towns In The Verde Valley:

- Camp Verde
- Lake Montezuma , Rimrock And McGuireville
- Cottonwood
- Clarkdale
- Jerome
- Cornville And Page Springs
- Village Of Oak Creek
- Sedona

And, Certainly Don't Miss These Key Arizona Towns That Are Not Far From The Willows At Camp Verde:

- Flagstaff
- Prescott
- Phoenix

GENERAL CROOK TRAIL: This was a wagon road built by General George Crook in 1872 to provide supplies to Fort Verde. Today it's a modern highway and it follows the path the Apaches took when General Crook's men marched them out of the Verde Valley to the San Carlos Reservation in eastern Arizona. It climbs in altitude to the top of the Mogollon Rim (pronounced Mug'-ee-yohn), reaching the largest stand of Ponderosa Pine in the world.

FORT VERDE STATE HISTORICAL PARK: Fort Verde is a historic U.S. Military Post in downtown Camp Verde. It was established in 1871 as a major base for General George Crook's scouts, soldiers and pack mules during the Indian campaigns of the 1870s. Two companies of cavalry and two companies of infantry were stationed at the Fort Verde Post during its occupation until 1891. At this 11 acre park, you'll see three officers' quarters, the administration building and a portion of the parade ground. These historic structures, along with the daily bugle calls, will give you a taste of Arizona's early years. Exhibits in the headquarters building explain the history, routine and methods of 19th Century soldiering in central Arizona.

MONTEZUMA CASTLE AND MONTEZUMA WELL NATIONAL MONUMENTS: When you visit Montezuma Castle, you see one of the most well preserved cliff dwellings in the United States, dating back over six centuries. This 5-story, 20-room ancient Indian cliff dwelling is 90% intact, recessed in the bluffs high above Beaver Creek. The castle was named by early white settlers who believed, mistakenly, that it had been built by the Aztec Indians of Mexico. Montezuma Well is a cup-shaped lake fed by natural springs. The cup is a limestone sink hole formed by the collapse of an immense underground cavern.

THE VERDE RIVER ... is one of Arizona's major rivers. It starts in Chino Valley north of Prescott near the railroad siding of Paulden. From there it winds through lonesome country past Perkinsville, Sycamore Canyon, and the towns of Cottonwood and Camp Verde. After it leaves the southeast corner of the Verde Valley, it slices through the mountains and eventually joins the Salt River a few miles east of Phoenix. If you like to fish, catfish thrive in the Verde River, especially in the stretch near Cottonwood. Night crawlers or shrimp drifted slowly through deep pools will catch catfish. Leave civilization behind for the best catches.

CAMP VERDE OUTBACK... has many natural caves where ancient men carved out their homes. A 4-wheel drive over primitive roads to the foot of a group of caves gives you the opportunity to walk where men had walked thousands of years ago. The same caves may have been used by Indian hunters in later years. If you enjoy watching wildlife, you'll enjoy an early morning or late afternoon drive to the high country -- about 7,000 feet in elevation - where you can see elk, deer, bear, coyote, and wild turkey roaming the forested area as they have for years. This area includes part of the original General Crook Trail and magnificent views from the top of the Mogollon Rim.

CAMP VERDE SUNRISES AND SUNSETS... cast a golden glow over the landscape, washing the sky with a kaleidoscope of color that reflects off the cliffs. Don't miss one of nature's most dramatic light shows.

WEST CLEAR CREEK... winds for 25 miles through a deep canyon amid what many visitors call the most rugged country in Arizona. A few 4-wheel-drive-only roads edge tentatively toward the canyon's rim, where steep hiking trails descend into the canyon

depths. The creek starts up in the pines west of Clint's Well and joins the Verde River about seven miles east of Camp Verde. Rainbow and brown trout live in the deep pools. In addition, catchable rainbows are stocked at Bullpen Ranch, a few miles above the Verde River. Also, visitors can enjoy seeing the CLEAR CREEK CHURCH, an original structure built from 1898 to 1903. It joins a cemetery with graves that date back to the Civil War.

CHILDS... is a secluded oasis on the Verde River. It is truly a remote place where people go for the ultimate in peace and solitude, and it isn't that hard to reach this beautiful refuge. Childs was the site of Arizona's first hydroelectric generator, built over 80 years ago. The power plant is closed to the public, but a road to the left takes you to the Verde River bank. Here the Verde mixes with water from Fossil Springs, an ideal spot for a picnic or for overnight camping. Also, many visitors enjoy camping at the undeveloped campground at Stehr Lake, a small lake near Childs.

VERDE HOT SPRINGS... one-mile upstream from Childs, was the site of a resort hotel built in the 1920s during Prohibition - so Arizonans of means could party in private. The resort burned in 1962 and its remains have since been erased. Still, visitors enjoy the two natural hot tubs, one in a tiny stone building, and the other in the open air. Not many Arizonans know about Verde Hot Springs, where guests of an earlier era relaxed and forgot their cares - but now you do.

IRVING ... is the site of an Arizona Public Service hydro station, two miles from the Camp Verde-Fossil Creek Road. Along with the Childs plant, it provided much of the electric power for Phoenix in the 1920s, when Phoenix had only 30,000 residents.

TOWEL CREEK... is on Fossil Creek Road, 10 miles from General Crook's Trail. Towel Creek got its name in 1901 when cowboy Charlie Wingfield, getting ready for a rodeo, lost a new towel in the creek. Charlie's bellyaching about his lost towel caused his buddy to call it Towel Creek. It was officially "Taul Creek" on maps, until cartographers realized that was how the cowboy pronounced "towel." On the way to Towel Creek, you'll pass through Sycamore Creek, Hackberry Creek, and the Cimarron Basin.

DEAD HORSE RANCH STATE PARK ... is nestled in the green belt of the tree-lined Verde River – and it has something for everyone. You can enjoy picnicking, camping, fishing, canoeing, bird watching and hiking through the shady cottonwood groves along the Verde River.

TUZIGOOT NATIONAL MONUMENT: This 110-room prehistoric stone pueblo was built by the Sinaguan Indians between 1125 and 1400 A.D. Tuzigoot, which means "crooked water", was named after Peck's Lake, which is near the dwellings. This pueblo, two miles east of Clarkdale, is two stories high in places. The reconstructed ruins of this pueblo dwelling rise like a pyramid over the Verde Valley. The museum at the monument traces the history of settlement in the valley and displays artifacts of those who lived in the area.

PECK'S LAKE ... is a 77-acre, horseshoe-shaped lake on the edge of Clarkdale. Peck's Lake has no motor restrictions and occasionally somebody tries water skiing on this small body of water. The lake gets lots of day use from Verde Valley residents. If you like to fish, Peck's Lake is home to carp, northern pike, large-mouth bass, green sunfish, redear sunfish and crappie.

JEROME STATE HISTORICAL PARK: Jerome is a historic mining town with original buildings, mining relics and contemporary shops. Exhibits and memorabilia recount the story of this once rip-roarin' copper camp and introduce the people, places and technology that played a major role in Arizona's mining history. The museum was designed by James "Rawhide Jimmy" Douglas as a mansion and hotel for visiting mining officials. It features a wine cellar, billiard room and marble-faced bathrooms. If you're a mining buff, you'll enjoy the antique equipment and copper mining exhibits. If you like mansions, you won't want to miss the artifacts of the Douglas family. This adobe brick mansion sits on the hilltop above the Little Daisy Mine, with its panoramic views of Jerome and the Verde Valley.

SYCAMORE CANYON ... is Arizona's Little Grand Canyon. Don't miss this vast chasm of red rocks and green foliage 20 miles long and a mile wide. At the edge, the canyon's elevation is 7,000 feet, but it drops to 3,600 feet at the bottom. This maze of red rock formations resembles Oak Creek Canyon, except Sycamore Canyon is a designated wilderness and has no roads and very few hikers. Without question, it's one of Arizona's most scenic wonders off the well-traveled highway. Legends persist about lost gold mines in this wild area, one of them supposedly discovered by Spanish soldiers in the 1760s. People who have lived in these parts all their lives believe these treasure stories are true.

PERKINSVILLE AREA: Ol' man Perkins bought the 76 Ranch on the Verde River in 1900. In 1912, the Santa Fe Railroad ran a branch line from Drake east into Clarkdale and put a station on the Perkins ranch. They decided to call it Perkinsville. The stout, one-lane steel bridge over the Verde River near Perkinsville is a respected landmark. The 16 mile road from the bridge to Jerome runs on top of the old narrow gauge railroad bed from Chino Valley to Jerome. The road was built in 1893 by William Andrews Clark, owner of the United Verde copper mine. He named it the "United Verde and Pacific" Railroad. Many people laughed at the title, which they thought was a rather lofty name for a railroad that went only 27 miles. The line, having more kinks than a cheap lariat, was quickly dubbed "the world's crookedest railroad." Passengers could look out of their train cars and see the engine going in the opposite direction. Today this same railroad, now known as Verde Canyon Railroad, is a favorite tourist attraction affording a marvelous look at the wilderness area surrounding the Verde River.

PAGE SPRINGS FISH HATCHERY: Every year this cold water hatchery provides lakes and streams across Arizona with 1,200,000 catchable rainbow trout. Recently renovated at a cost of \$5.5 million, this popular attraction now boasts a visitor's center and picnic area. In addition, the Arizona Game and Fish Department has added a non-game birding area. Bird watchers and nature lovers can saunter through this 10+ acres and enjoy the birds, trees and plants of the Verde Valley. The fish hatchery is open to the public from 8 a.m. to 4 p.m. daily, except Thanksgiving and Christmas. Also, you may wish to visit Bubbling Ponds Fish Hatchery, on the land opposite Page Springs on the west side of Oak Creek. It's a warm water hatchery that grows primarily catfish. In addition, several of the ponds are being used as a refuge for endangered native fish.

RED ROCK STATE PARK ... is cradled next to Oak Creek among green meadows and red cliffs. Southwest of Sedona, this northern Arizona Park offers spectacular shots for photographers. Day use sites provide a base for hiking and picnicking.

OAK CREEK CANYON ... is a spectacular, natural area of towering, red sandstone cliffs and spires. It's a favorite retreat of native Arizonans because each hour of the day - each season of the year - brings a new and special mood to the imposing red cliffs that surround you. Oak Creek Canyon is 16 miles long and rarely more than a mile wide. You'll marvel at the canyon's scenic cliffs, rocky gorges, and unusual rock formations. At this "Grand Canyon of Tomorrow," you'll enjoy campsites, hiking trails, spectacular scenery, and a stream teeming with trout. Surrounded by brilliant red rocks of unusual configurations, many artists and filmmakers have been drawn to this area's beauty.

SLIDE ROCK STATE PARK ... is a visual wonder to behold. Slide rock is a natural sandstone waterslide on Oak Creek, set against the backdrop of red rock mountains, Ponderosa pine trees, green meadows, and a large apple orchard. You can picnic, fish, and relax on the rocks on this historic Pendley Homestead property.

ARCOSANTI... is architect Paolo Soleri's "city of the future". It's an experimental city being built to find alternative ways for people to live in the future. This fusion of architecture and ecology is called "arcology". Arcosanti offers daily tours. A cafe serves breakfast, lunch, and dinner. World-famous Soleri bells are displayed and available for purchase.

GRAND CANYON: No, it's not in the Verde Valley. But no trip to Northern Arizona would be complete without visiting the GRAND CANYON, one of the Seven Wonders of the World. While at the south rim, you can visit Bright Angel Lodge, El Tovar and browse around the Village. The North Rim offers an entirely different perspective of the splendor you can find only at the GRAND CANYON. You'll see vast geologic time represented in the layers exposed in the steep walls of this world famous canyon, carefully carved out by the Colorado River. It's a living history area with wildlife and spectacular desert and forest scenery. You'll never see anything like it. And it's only 2.5 hours from THE WILLOWS.

CAMP VERDE ... was established in 1865 to protect the settlers from the Apache Indian raids. It was a critical outpost in General George Crook's campaign to stop the harassment of settlers by the Apaches. The first post overlooked the farms at West Clear Creek, near its Fracture with the Verde River. The present site was built in 1871. It was here that General Crook accepted the surrender of Apache Chief Cha-Lipun. The Fort Verde State Historical Park features many military artifacts, Indian relics and articles used by early settlers. Camp Verde has a population of 6,500. It is at an elevation of 3,100 feet.

LAKE MONTEZUMA, RIMROCK and McGUIREVILLE... are tranquil communities that back right into National Forest lands and colorful Indian ruins. These towns proudly invite visitors to Montezuma Castle and Montezuma Well National Monuments, some of the most well preserved cliff dwellings in the United States. These sites were inhabited by the Sinagua Indians in 1250 A.D. Also, the Beaver Creek Golf Resort was once an elegant ranch home that entertained Clark Gable, Carol Lombard and Betty Grable. The three towns combine to have a population of about 2300, and are located at an elevation of 3,600 feet.

COTTONWOOD ... was a farm settlement in the late 1870s. It was named after a circle of 16 cottonwood trees that grew near the Verde River. In the early years, Cottonwood developed along with the progress of Jerome. Today, the town has grown into the Verde

Valley's trade and population center. Its modern shopping centers, plazas and professional offices share business with Historic Old Town. This quaint, old town area provides visitors with an atmosphere of an old western downtown street complete with its high sidewalks and false-fronted buildings. Cottonwood's population is about 6,000 (Combined Cottonwood and surrounding Verde villages total 12,000 population.), at an elevation of 3,300 feet.

CLARKDALE... was founded to serve the company that smelted copper ore from Jerome's mines on the nearby mountain. The town was named after its most prominent resident, William Clark, who created a mining empire in the early 1900s. Clarkdale boasts of having one of the tallest unsupported masonry smokestacks in the world. Today, the town's tree-lined streets and brick homes give residents and visitors a look at life near the turn of the century. Residents enjoy a community center, a golf course and a branch of Yavapai Community College. In addition, they enjoy water recreation at Peck's Lake. Clarkdale has a population of 2,000, and sits at an elevation of 3,100 feet.

JEROME... clings perilously to the slopes of Cleopatra Hill. At one time Jerome was a roaring mining camp known for its copper, silver and gold. Then, almost overnight, the town of 15,000 people became a virtual ghost town when the copper mines closed in 1953. Many buildings owned by the copper company still stand, housing shops and galleries. You're invited to explore Jerome's winding cobblestone streets and stairways for gift shops, eateries, art and mine museums. You'll appreciate the efforts of local citizens who are working hard to restore and preserve Jerome's old-time charm. And be sure to see the complete mining history of Jerome and the Verde Valley displayed in the old Douglas Mansion. Having a population of only 500, and an elevation of 5,200 feet, makes Jerome unique among towns of the Verde Valley.

CORNVILLE AND PAGE SPRINGS... were first ranch homesteads. Today, they're friendly residential communities with a distinctly rural flavor. In the shadow of an old volcanic mountain, these towns watch as Oak Creek flows freely through an area of ancient Indian ruins. This area is home of the Page Springs Fish Hatchery, which supplies the State of Arizona every year with 1,200,000 catchable rainbow trout. Their combined population is about 2,000. The elevation of 3,000 feet places them at the river's edge.

VILLAGE OF OAK CREEK... was the film location for many Westerns in the 1930s and 40s. Today, it is a master planned 920-acre residential, recreational and resort community. Bell Rock, a local landmark, stands as a sentinel at its north entrance on National Forest land. It's a favorite spot for hikers, climbers, meditators, and nature. The population of Oak Creek is 3,500. It is at an elevation of 4,200 feet.

SEDONA... is breathtaking. That is an understatement. At the southern entrance to scenic Oak Creek Canyon, Sedona's red rock country is well known for its shops, art galleries, restaurants, hiking, picnicking, and back country touring. The natural beauty of the red rocks makes this resort area unique throughout the country. It provides a beautiful backdrop for the many boutiques found here containing unique mementos and handmade arts and crafts. Galleries are located throughout the town and in Tlaquepaque - a rambling shopping village built in a style that captures the charm and mood of Old Mexico. Tlaquepaque's bell tower has become a landmark, rising above Sedona's tallest trees. The Sedona Arts Center in the "Barn" is host to both visual and performing arts. The Chapel of the Holy Cross is a famous shrine built into the red rocks.

in Sedona. A population of 10,000 makes Sedona the most populous town in the Verde Valley . It is also the second highest at an elevation at 4,300 feet.

FLAGSTAFF ... the largest community in northern Arizona, is surrounded by the largest Ponderosa pine forest in the world. Flagstaff lies at an altitude of 7,000 feet, at the foot of the San Francisco Peaks, which are remnants of an ancient volcano. The highest mountain, Humphrey's Peak, towers over Flagstaff at 12,670 feet. Flagstaff's attractions include the Museum of Northern Arizona, which shows the geology, biology, and anthropology of the Colorado Plateau, the Pioneer Historical Museum, housing a collection from the region's history, and the Lowell Observatory, where the planet Pluto was discovered in 1930. Since Flagstaff is just 50 miles north of THE WILLOWS on high-speed I-17, it is considered a nearby shopping Mecca.

PRESCOTT ... rests in a mountain basin, surrounded by the pine-forested Bradshaw Mountains, towering Thumb Butte, Granite Mountain, and the vast grasslands of Chino and Lonesome Valleys. At an altitude of 5,000 feet, Prescott is known as Arizona's mile-high city. Downtown, the Doric columned courthouse sits in a spacious grassy plaza surrounded by tall elm trees. Opposite the courthouse on Montezuma Street, the Palace Bar carries on the tradition of "Whiskey Row," where more than 20 saloons operated 24 hours a day at the turn of the century. Two blocks west, the Sharlot Hall Museum preserves Prescott's past with early buildings and much admired historic collections. Prescott was the first state capital. It is just 45 miles west of THE WILLOWS.

PHOENIX ... the current state capitol, is the largest city in Arizona. Its heritage is reflected in its southwestern architecture and in Indian and Hispanic culture's that is woven into the southwest lifestyle. Phoenix is well known as the home of four major athletic franchises - the Suns, the Cardinals, the Diamondbacks, and the Coyotes. Outdoor recreational opportunities include bicycling, jogging, swimming, softball, baseball, and football. In addition, the Valley of the Sun, which includes Phoenix, has over 90 golf courses - and more than 1,000 tennis courts. Phoenix area attractions include the Arizona Museum of Science and Technology, Desert Botanical Gardens, Arizona State University (home of the Fiesta Bowl), Heard Museum, Phoenix Art Museum, Phoenix Zoo, and dozens of other popular tourist sites. Phoenix is just 86 miles south of THE WILLOWS.

The History of the Verde Valley

The Verde Valley is a 1200-square mile paradise of majestic scenery. It includes almost every type of terrain, ranging in elevation between 3,000 and 4,500 feet. The Verde Valley is away from the heat of the lower valley (Phoenix), but still well below the harsh winters of the high country.

Two million years ago this valley was a land of lush grasslands and marshes. It was home to prehistoric land animals and airborne creatures. Today, it's not surprising that this beautiful area has become a haven for photographers, outdoorsmen and nature lovers. Many producers and advertisers use the Verde Valley as a setting for movies, commercials and TV productions.

From 600 AD to 1400 AD the Verde Valley was home to two distinctive cultures. The first inhabitants were the Hohokam Indians who farmed the valley, and the Sinagua Indians who inhabited nearby foothills and the plateau beyond.

When the Hohokam left the Verde Valley, around 1125 AD, the Sinagua moved in and occupied the land. They adopted the irrigation systems of the Hohokam and built masonry dwellings. The villages at Montezuma and Tuzigoot National Monuments have preserved the prehistoric structures abandoned by the Sinagua in the early 1400s.

In later years other Indian cultures occupied the Verde Valley, this including both the Apache and Yavapai Indians. As pioneers came west, towns sprang up near forts that were built to protect the early settlers. The first of these towns was Camp Verde.

Today the Verde Valley encompasses the communities of Camp Verde, Cottonwood, Clarkdale, Jerome, Lake Montezuma, Rimrock, McGuireville, Cornville, Page Springs and Sedona. The valley is surrounded by the Mingus Mountain Range, the Mogollon Mesa and the Red Rocks of Sedona.

Outdoor activities in the Verde Valley include golfing, fishing, hunting, hiking, backpacking, canoeing, row boating, horseback riding, hot air ballooning, jeep excursions, exploring natural caves and photographing wildflowers and wildlife. The Verde Valley is the summer home of deer, elk, coyote, bear and wild turkey.

A Brief History of the Willows at Camp Verde; Cowboy Country

We've told you about the quiet country setting that surround THE WILLOWS. In fact, THE WILLOWS at CAMP VERDE now sits on property that once was a working cattle ranch. Here's the story about that ranch:

Ted Allert, a working cowboy, moved here with his wife about 40+ years ago. Ted purchased the Moore Ranch and continued to raise cattle and grain. Part of his ranch included an irrigated field where he grew hay and pastured his cattle. This green field, with its fertile soil, in Camp Verde 's healthy smog-free setting, is now home to THE WILLOWS. Ted also grew corn and grain on land that's now the Verde River RV Resort.

Across the road from THE WILLOWS, you can still see the house Ted and his wife lived in, looking very much as it did when the area was still Ted's working ranch. The corrals, stock pens, and scales - along with feed bunks and trench silo - are all gone now. Where it used to be cattle, now you'll find a lovely RV park which the Ferguson 's have built there since they bought the old cowboy ranch after Ted died a few years back. You will still see two small cement silos, which are now part of the shed where the new owners park their cars, near the cement block house.

In fact, this cement block house has an interesting history. Before Ted bought the ranch, a lady named Mrs. Muse lived on the property. Mrs. Muse wanted a new home but her husband was too busy to build it. He told her, "Lady, if you want a new house, go build one." So, that's exactly what she did. She built a cement block home and moved in. In fact, her previous home, which didn't look like much, was just an old board building and it was still standing on the ranch land when Ferguson's bought the place.

At that time, you could still see Ted's old branding irons hanging on the corrals, plus other machinery, fence posts and old fence. His entire collection from years of farming is exactly where Ted left it. Many folks thought Ted's yard contained a lot of junk, but to people who value the heritage of the Old West, Ted's yard contained the history of Camp Verde cowboys. Cowboys who raised cattle, grew their own grain and hay, and enjoyed the simple life. This history is just as important to the cowboys of Camp Verde as the Indian ruins are to the Indians of the area. At a time when cowboying is almost a thing of the past, it's fun to look across the road and remember Ted's ranch the way it used to be. To realize that this fine park known as THE WILLOWS was for many years Ted's pasture land where his cattle grazed.

After Ted was up in years and so crippled he could hardly get around anymore, sheep had finally replaced all the cows - except one, Old Blue. Ted said he'd never sell her because she produced so many good calves, and unsurprisingly enough he was true to his word. For, you know, Ted was a cowboy.

The Town of Camp Verde Community Profile

HERE'S WHY SO MANY PEOPLE DECIDE TO RETIRE IN THE HEALTHY, PEACEFUL VERDE VALLEY ...

LOCATION

Camp Verde is located in the lush Verde River Valley of central Arizona, 86 miles north of Phoenix. Camp Verde is the oldest community in the Verde Valley, established in 1865 to protect settlers from Indian raids. Camp Verde is situated on the west bank of the Verde River at an elevation of 3,133 feet and is near the geographic center of the State of Arizona. The town incorporated in 1986.

POPULATION (2002)

Camp Verde - 9,940, Yavapai County - 180,260, and Arizona - 5,472,750

WEATHER

| MONTH | AVG.DAILY TEMP. | | AVG. MO. PRECIP. |
|-------|-----------------|------|------------------|
| | MAX. | MIN. | |
| JAN | 58 | 30 | 0.99 |
| FEB | 64.5 | 31.2 | 1.07 |
| MAR | 69.9 | 32.4 | 1.17 |
| APR | 78.4 | 39.5 | 0.65 |
| MAY | 87.8 | 45.6 | 0.33 |
| JUN | 96.7 | 53 | 0.26 |
| JLY | 101 | 63.2 | 1.66 |
| AUG | 98 | 62 | 2.37 |
| SEP | 94.1 | 54 | 1.31 |
| OCT | 83.1 | 42.6 | 0.91 |
| NOV | 69.6 | 31.3 | 0.96 |
| DEC | 59.9 | 42.7 | 1.34 |

Camp Verde boasts of warm sunny days in the winter, and modest summer temperatures. The evenings are cool year around.

MEDICAL CARE

The main area hospital is just 15 miles west of Camp Verde, in Cottonwood. The facility includes a 99-bed hospital, and a personal care facility with 120 beds. In Camp Verde, medical services are available at a medical clinic. For emergencies and patient transports, Camp Verde has a 24-hour ambulance service staffed by paramedics and 20 certified professional volunteers. It serves the needs of residents well, responding anywhere in the Camp Verde area within a very few minutes. Camp Verde has three physicians, three dentists, three optometrists, two chiropractors and two veterinarians.

For people who need personal care, Camp Verde is pleased to be the home of THE ARBORS, a 118-bed health care facility. It offers both skilled nursing care as well as residential living. Also, The Eden Center, an adult day care facility is located in nearby Cottonwood.

TOWN GOVERNMENT & SERVICES

Local Government: Mayor, 6 Council Members, Town Manager

Marshall's Department: Town Marshall and 7 Deputies

Sheriff's Department: 4 Deputies

Fire Department: Local full time fire department

Ambulance: Local ambulance service with paramedics

Emergency Response: 911

TRANSPORTATION AND SHIPPING

Major Highway Intersection: AZ 260 and I-17

Bus: Greyhound, Nava-Hopi Bus Lines, Sedona-Phoenix Shuttle (to Phoenix International Airport)

Truck & Parcel: United Parcel Service (UPS), Roadway Trucking, Federal Express, USPS

Private Airports:

- Camp Verde, Closed, unpaved 4,000 foot runway. No lights or fuel.
- Rimrock, Privately Owned, unpaved 2,500 foot runway. No fuel. Call ahead for lights. Consult Airman's Information Manual.
- Montezuma Heights Air Park, Private, paved strip. Call ahead for lights.

COMMUNICATIONS

Newspapers: Daily: Arizona Republic, Phoenix

Three times/week: The Bugle, Camp Verde, Verde Independent

Weekly: The Journal, Camp Verde

Radio: KVRD-AM, KSMK-FM - both in Cottonwood

KASM, KQST - both in Sedona

KAHM-FM - in Prescott

Television: Cable TV available in THE WILLOWS with 7 Phoenix channels, 2 Flagstaff channels, 2 Prescott channels, plus multiple national channels. Also small satellite dishes are used.

CHURCHES

Evangel Worship Center (Four Square) - Cottonwood, Calvary Assembly of God, Calvary Chapel, Camp Verde Christian Church, Camp Verde United Methodist Church, Church of Christ - Verde Valley, Church of Jesus Christ LDS, First Baptist Church (Conservative), First Southern Baptist Church, New Hope Southern Baptist Church, St. Frances Cabrini Catholic Church, Seventh Day Adventist Church, Valley Christian Fellowship (Interdenominational), and various other independent groups.

COMMUNITY FACILITIES

1 museum, 1 library, 1 recreation center, 2 tennis courts, athletic facilities, baseball and football fields, horse arena, 1 public swimming pool and 1 skateboard park.