



Now this feels like home.™



**Community Association
Management Company**

PRESS KIT



Date

Name of Reporter/Editor

Name of Media Outlet

Address

City, State, Zip

Dear (name),

CCMC is the premier community association management company with 120 communities under management – from Arizona to Florida. We are unlike any other community association management company, and because of that, there is a lot to talk about.

At CCMC clients come first. We thrive on pleasing our clients and look for ways to say “yes” to provide an enjoyable experience to everyone involved, one that brings communities and people together. CCMC has been demonstrating just how different a community association management company can be, and we have the track record to prove it.

We have enclosed a few press releases you will find of interest, along with other background information about CCMC, our communities and leadership.

Contained in this kit you will find the following information:

- 1) About CCMC
- 2) CCMC News Releases
- 3) CCMC Communities
- 4) CCMC Awards
- 5) CCMC Leadership
- 6) CCMC Contact Information

If you have any questions, or need additional information about CCMC, please feel free to contact me at (480)262-7339. Thank you for your time and coverage.

Sincerely,

Nicole Engelmann

CCMC, Corporate Lifestyle Director



About CCMC

When You're Different, It Shows

For more than thirty years, CCMC has been demonstrating just how different a community association management company can be. Not by simply saying so, but through the people they serve. You see, CCMC doesn't have to do the talking. The faces, the smiles, the togetherness that seems to just happen within a CCMC community say it all.

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Community Association Management

CCMC is revolutionizing community association management by taking care of business *and* taking care of people. You see, too many people think that community association management is a paper business. That's it's all about reports, letters of compliance and legal notices. At CCMC our unique brand of community management is about human connectivity. We're the company that brings people and neighborhoods together. And infusing life with fun. No matter where you live, or how much money you make, you should have the chance to live in a place that feels like home. CCMC is making that possible.

CCMC has been defining what it means to manage community associations the right way. Today, our company serves some of the nation's most successful master-planned communities including Celebration, Florida; Daybreak, Utah; and Grayhawk, Arizona.

Pre-Development Consultation

CCMC consultants also work in partnerships with developers during the early planning phases of new master-planned communities. Our team views new projects with a valuable operational perspective, lending "real life" perspective to community plans. Our consulting products include budget forecasting, community governance review, plus lifestyle amenity and programming recommendations.

Other Types of Associations

CCMC also manages a variety of municipal districts, utility districts, commercial associations and community foundations; as many of these are components of the master-planned communities we serve.

FOR IMMEDIATE RELEASE



CCMC News

Anthem Highlands Named Community Association of the Year

(June 23, 2011) Scottsdale, AZ -- Anthem Highlands Community Association has been named 2010 Community Association of the Year by the Rocky Mountain Chapter of the Community Association Institute (CAI). This honor recognizes financial stability, responsible governance, member involvement, association planning, exceptional management, distinguishing characteristics and events, accomplishments and association involvement with the surrounding community.

Anthem Highlands, which has been managed by CCMC since inception, was chosen from over 10,000 Colorado community associations. "At CCMC, our brand of community management emphasizes collaboration with neighborhood volunteers. Our goal is to mesh governance, management and lifestyle for exceptional community living," explains CCMC CEO Bart Park, "We are delighted to work with such a vibrant and engaged community, and congratulate Anthem Highlands on their success."

A "family-first" neighborhood, Anthem Highlands has an extensive line-up of amenities and lifestyle activities. Developed by Pulte Homes, Anthem Highlands was also named 2009 "Community of the Year" by the Home Builder's Association. Residents enjoy 22 parks, 11 ponds, 48-miles of trails, 735-acres of open space and a beautifully-equipped 32,000-square foot recreation center. To learn more, visit www.pulte.com.

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FOR IMMEDIATE RELEASE



CCMC News

CCMC Named One of the Top 10 Best Places to Work

(June 17, 2011) Scottsdale, AZ -- CCMC was recently named one of the top ten 2010 *Best Places to Work* by the Phoenix Business Journal. Company culture, employee benefits and visionary leaders were just a few of the reasons. Without a doubt, our people are our greatest asset. And, although we have received many other awards in the past, we are especially proud of this one. The Best Places to Work program ranks employee opinion surveys in 40 U.S. cities. These surveys evaluate various aspects of employee list, including: workplace environment, leadership direction, culture and management practices. All results are analyzed by Quantum Market Research.

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FOR IMMEDIATE RELEASE

CCMC News

From Pool Boy to CEO: Community Management for the Real World

(June 17, 2011) Scottsdale, AZ -- Would you get tips on community association management from a high school drop out? What if the tips came from Bart Park, the 46-year-old CEO of CCMC, a unique firm that manages some of the nation's most talked-about master-planned communities? No difference: Park, who never finished secondary school, overturns your stereotypes of a corporate CEO and wants to upend every preconceived notion you have about homeowners associations.

Hidebound? Draconian?

"I hate the stereotypical homeowners association," Bart confesses. "I find them hidebound, dogmatic, draconian, and all about the rules – classic property management. Rather, *community* management is about understanding people." Bart says. "People are nice. And the more you can get them connected to each other and their neighborhood, the better your communities and the more property values go up. At CCMC, we practice *community* association management."

So he advises HOAs to stop nitpicking about covenant violations and focus on creating ways for people to bond with their neighbors. CCMC does this by organizing daddy-daughter dances, family movie nights, neighborhood clubs, 5K runs, community service projects and sports leagues. "The tangential benefit is that you don't have to enforce the rules because people do it on their own," Bart adds.

From Chlorine to Corporate Chieftain

Bart, who calls himself a "straight shooter," dropped out of high school to work first as a lifeguard then an auto mechanic. He entered the industry as pool manager, then moved up to covenant enforcer; then community manager. He worked under mentors such as CCMC founder Ed Budreau and David Gibbons, former Community Associations Institute (CAI) educator of the year. Today, his 600-employee company boasts a client roster that includes Celebration in Orlando, Florida; Las Vegas' Mountain's Edge; and Dallas' Craig Ranch and Heartland.

The Golden Rule

His basic management philosophy is: treat others as you'd like to be treated. But what happens when others want to zap a resident for too-tall weeds, or a boat in the drive way? Isn't conflict inevitable? First, take the time to educate homeowners, Bart says, because most don't know they've done something wrong. Second, help them find the solution – be it through a 5 percent-off coupon from the closest boat storage, or a tip on where to get help. And never, ever send out a covenant violation letter on a Wednesday, so it lands in the homeowners mailbox on Friday at 5:03 pm. That gives the recipient all weekend to stew over it, and call you Monday morning in a fury. Although conflict may occur, our goal is to help every homeowner find a positive solution to every issue.”

“Many people perceive this business as a paper business. It's not,” Bart concludes. “It's a people business. When you treat people the way they want to be treated, it just works.”

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CCMC Communities

Proven Experience

The best and the brightest communities in the country call CCMC their management company. Why? Because we know that taking care of business is just part of the job. Mostly it's about bringing people and communities together.

While this list doesn't include *all* the communities we manage, it does show our nationwide presence and our commitment to making neighborhoods feel like home.

[Anthem Highlands, CO](#)

[Anthem Ranch, CO](#)

[Aviano, AZ](#)

[Avimor, ID](#)

[BackCountry, CO](#)

[Celebration, FL](#)

[Craig Ranch, TX](#)

[Daybreak, UT](#)

[Desert Mountain, AZ](#)

[Estrella, AZ](#)

[Fireside, AZ](#)

[Grayhawk, AZ](#)

[Hackberry Creek, TX](#)

[Heartland, TX](#)

[Highland Shores, TX](#)

[Hill Country, TX](#)

[Inspirada, NV](#)

[Johnson Ranch, AZ](#)

[Mountain's Edge, NV](#)

[Power Ranch, AZ](#)

[Providence, NV](#)

[Siena, NV](#)

[SunCrest, UT](#)

[Terravita, AZ](#)

[Valley Ranch, TX](#)

[Victoria Park, FL](#)

[Viridian, TX](#)

[Vistancia, AZ](#)

[WaterColor, FL](#)

[WaterSound, FL](#)



CCMC Awards

A Few Milestones Worth Mentioning

- Serving communities and community boards since 1973.
- More than 100,000 homeowners in over 85 communities.
- Over 40 large-scale master-planned communities under management.
- Transforming communities and our industry in 7 southern, western and southwestern states.
- Over 600 highly trained team members who love what they do.
- CCMC Named One of the Top 10 Best Places to Work.
- CCMC Named Management Company of the Year.
- Daybreak, Utah. BackCountry, Colorado. Both award-winning communities were recently recognized by the National Association of Home Builders (NAHB).
- Anthem Highlands Community Association named 2010 Community Association of the Year by the Rocky Mountain Chapter of the Community Association Institute (CAI)



CCMC Leadership

Edward H. Boudreau, Jr., Chairman



A 30-year veteran as president of CCMC, Ed Boudreau now serves as CCMC chairman. A revolutionary in community association management, his vision and innovation over the decades have laid the foundation for CCMC's leadership in the industry. Throughout his tenure as president, he followed through with his vision. And the results speak for themselves. Today, CCMC provides professional community management services to more than 100,000 households in over 120 communities from Nevada to Florida. And today, as chairman, he guides the CCMC leadership team in

setting strategic plans for the company's growth, as he continues to advocate for improved community association management throughout the country.

Ed holds a Master's Degree in Business and is a licensed real estate broker. He is active in the business and real estate community, with continued involvement in the Community Associations Institute (CAI); Institute of Real Estate Management (IREM); and the National Board of Realtors. He has served on the boards of the Greater Dallas and Texas Apartment Associations and the Richardson Youth Council. Ed was a contributing author to *Community First*, developed the original content for www.caionline and is a frequent guest speaker for CAI. In 1992, he was awarded the Professional Achievement Award from IREM, and in 1993, he was named Property Manager of the Year. Ed held a number of leadership roles in IREM National and served as its international president in 2002. He currently serves as president of the IREM Foundation.



CCMC Leadership

Bart Park, III, Chief Executive Officer



Bart Park was named president/CEO of CCMC in 2004 and when you understand his history, you'll understand why he is so effective in his role. Bart was a young adult when he was hired in 1988 to clean and maintain pools in a CCMC-managed community. It was his dedication, work ethic, charismatic personality and grasp of the importance of the work that propelled him year after year to positions of greater responsibility. He has experienced first-hand almost every aspect of the business and has served in numerous operational leadership roles, including vice president responsible for the Arizona region. During his seven years as a vice president, he oversaw exponential growth of the company's operations in Arizona, New Mexico, Nevada and Utah. Bart's charismatic personality, his passion for taking care of people both inside and outside the company, as well as his drive to continue the work his mentor Ed Boudreau began—of transforming the industry—is what pushes him and the company to deliver excellence. In a world where leaders come and go and longevity is almost unheard of, few understand the needs of a community better than Bart, because, of course, he's been there and back for decades.

In addition to his education at Northern Arizona University, Bart has been awarded both the Association Management Specialist® (AMS®) and Professional Community Association Manager® (PCAM®) designations from the Community Associations Institute (CAI). He is the recipient of the first Certified Manager of Community Associations® (CMCA®) designation by the National Board for Certification for Community Association Managers (NBC-CAM). As well, he has served two terms as President of the Central Arizona Chapter of CAI, is a member of the CAI National Faculty, and is one of the founding members and directors of the Arizona Association of Community Managers (AACM).



CCMC Contact Information

Contact Us

Got a question? Need a quote? Need additional information? Please contact:

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