VF SC HOA

SCHOA to host CC&R workshop

County code enforcement suggested

By Rusty Bradshaw
INDEPENDENT NEWSMEDIA

Association governed communities throughout the Northwest Valley require residents to follow a set of codes, covenants and conditions primarily to help ensure good property values.

The Sun Cities are no exception. The Sun City Home Owners Association will host its next CC&R workshop to help residents understand the community rules and why they are important to all homeonwers. The workshop is scheduled 10 a.m. Monday, Feb. 13 in the meeting room at the SCHOA office, 10401 W. Coggins Drive.

"Whether there is a violation or if someone is wanting to upgrade their home, this workshop is an opportunity to learn the value the CC&Rs have in Sun City before upgrades and/or renovations are made that may cost unnecessary time and expense," said Carole Studdard, SCHOA marketing director.


Scott Isham


Jim Powell

She added it is also important that Realtors and title company officials are knowledgable about the required guidelines.

Residents will also have an opportunity at the workshop to hear from Charles Hart, Maricopa County Code Enforcement Department director, about the county's responsibility to enforce its own ordinances.

SCHOA's Roads and Safety Committee discussed the possibility, suggested by Maricopa County Sheriff's Office Lt. Cruz, of getting coun-

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Workshop

From page 1

y code enforcement offi-
ers for parking and other
oadway issues. Jim Pow-
ell, Roads and Safety Com-
mittee chairman, said there
are issues with drivers park-
ing on the wrong side of the
street and parking on side-
walks, among others.

"We were trying to think outside the box," he said.

Mr. Powell believes Sun City has many of these types of violations because there is no traffic division in MCSO District 3 and no designated patrol unit for the community.

"It would help if we could get one or two dedicated patrol units for Sun City," Mr. Powell said.

District 3 is one of the largest of MCSO districts and has not had enough patrol officers for dedicated patrols. Those units assigned to Sun City and Sun City West can be pulled from those areas to help with other situations. Paul Penzone, elected sheriff in November, has been evaluating the organization since he took office Jan. 1. No manpower increases for District 3 have been announced to this point.

However, some street parking is out of the county's purview, according to Scott Isham, Maricopa County Supervisor Clint Hickman's chief of staff.

"Unless they are parking on their front lawn, Maricopa County would not be involved," he stated in an email.

He added Maricopa County does have code enforcement officers that investigate issues in Sun City brought to their attention by complaints.

"Fees can be levied by a hearing officer, but most cases get cleaned up before legal action is needed," Mr. Isham explained. There are several ways to file a complaint about potential code violations, including by phone and online, Mr. Isham stated. County officials do not enforce Sun City CC&Rs, as that is SCHOA's responsibility, he added.

"Contact our office or SCHOA to see if it is a code violation or if it is a CC&R matter," Mr. Isham stated. "Our staff works closely with SCHOA and attends meetings put on by the HOA."

Next week's CC&R worksop will include representatives from the Maricopa County Department of Planning and Development, the Registrar of Contractors, the SCHOA Board of Directors and Compliance Department, as well as a Sun City Realtor and insurance representative. They will be available to answer questions.

Due to limnited space, reservations are required by emailing Reservations@suncityhoa.org or call 623-974-4718.

Rusty Bradshaw can be reached at 623-445-2725 or rbradshaw@newszap.com. Continue the discussion at www.yourwestvalley.com.

IF YOU GO:
What: Sun City Home Owners Association CC&R workshop
When: 10 a.m. Monday, Feb. 13
Where: SCHOA meeting room, 10401 W. Coggins Drive

FILE A COMPLAINT
County ordinances
www.maricopa.gov/Planning/OrdinanceServices/ReportACodeViolation.aspx
602-506-3301
CC&R violations
623-974-4718
www.suncityhoa.org

SCHOA

It is time for changes

SCHOA officials updating documents

By Rusty Bradshaw
INDEPENDENT NEWSMEDIA

Sun City Home Owners Association officials were expected to approve three changes to its articles of incorporation and plan additional changes to their other governing documents.


Jim Hunter

The SCHOA meeting room was full March 19 to hear the proposed changes during a general membership meeting. The SCHOA board took resident input and answered questions on the proposals.

The SCHOA board first adopted the proposals during its Feb. 27 meeting and is required by law to conduct the public hearing during a general membership meeting, at which a certain percentage of membership, in SCHOA's case 31 members, are in attendance. The board was scheduled to consider the proposed changes during its regular March meeting, 9 a.m. Tuesday, March 27 in the meeting room at the SCHOA office, 10401 W. Coggins Drive. Results of that meeting were not


Ritchie Miller

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known at press time.

The article changes are just the first in a series of document changes on which SCHOA officials are working.

The first proposed article change is to remove renters from membership eligibility.

"SCHOA was created for the benefit of homeowners," said Jim Hunter, SCHOA board president. "Under the existing articles renters could be members, but the homeowner was still responsible for the property."

As SCHOA officials work on their bylaw changes, Mr. Hunter said owners and renters will be more clearly defined in that document. But he added SCHOA officials will continue to use county records to determine property ownership.

Mr. Hunter also said removing renters from membership eligibility will not eliminate them from access to SCHOA services. It will, however, mean they will no longer have voting rights.

"Before this change, we could have three owners listed on a property and two renters, which gave the property five votes compared to a neighbor with one listed owner that has just one vote," Mr. Hunter said. "This levels the playing field a bit."

Jim Stark, a former SCHOA board member, said many compliance issues stem from renters and asked if renters could make cases for variances and other adjustments in the cases of absentee ownership since they would not be members. Mr. Hunter said responsibility would remain with the homeowner and Greg Eisert, SCHOA board member, said the homeowner could designate their tenant to speak for them in formal proceedings.

"We do that now when enforcing the CC&Rs," said Ritchie Miller, SCHOA board member.

The second proposed change was to clean up an article that called for voting rights, privileges and responsibilities of all members (owners and renters) to be equal. That language was deemed unnecessary since there would now, on approval of the proposals, be only one class of membership — owners.

The third proposed change was to change the agency's fiscal year from ending Oct. 31 to ending Dec. 31.

"The change of the fiscal year to the calendar year will make budgeting consistent with everything else we do," Mr. Hunter explained.

He added with SCHOA board elections in November, operating on a calendar fiscal year would also help get newly elected board members up to speed on the agency's plans for the coming year. Under the Oct. 31 fiscal year, new board members were elected after a yearly plan was in place.

"All board members would have a buy-in to the plan," he said.

Joe Janos, SCHOA board member and treasurer, said it could cost SCHOA up to $2,000 to make the change because the organization would have to file a tax return for the current year ending Oct. 31 then another tax return for a "stump" two-month year ending Dec. 31 to get onto the calendar year schedule.

Since SCHOA's inception, there have been two other instances — in 1993 and 2007 — when the articles were changed. Article changes are first adopted by the board, then brought before a membership meeting then considered for a final vote. The board must have a two-thirds affirmative vote to adopt and approve article changes.

SCHOA officials are in the midst of reviewing its bylaws for proposed changes, both to be consistent with the updated articles, if approved, and to bring them up-to-date. Mr. Hunter said proposed bylaw changes will also be brought to a public meeting before final consideration by the board.

SCHOA officials are also researching avenues to make changes to the covenants and restrictions.

"We all agree that the CC&Rs have served the community well and we don't want them to go away," Mr. Hunter said. "But things have changed over the years and they have been clarified as much as they can."

CC&R changes require multiple written notifications to all Sun City homeowners and public meetings prior to a final vote by mail of all homeowners, not just the SCHOA board. Any proposed CC&R changes must have a majority of homeowners vote "yes" to be approved. In previous years when changing CC&Rs was discussed, the cost of such an endeavor — estimated at $500,000 — was prohibitive. Since 2007, the SCHOA board has issued some clarifications to CC&Rs.

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INDEPENDENT

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SCHOA

Signs of the times

SCHOA to offer 'No Trespassing' decals

By Rusty Bradshaw
INDEPENDENT NEWSMEDIA

Few things are more irritating to homeowners than unwanted solicitors knocking on their doors.

"Solicitors seem to think that they can just interrupt whomever whenever," Sun City condo resident Judy Reed stated in an email. "Who knows if they are trustworthy and who aren't."



Carole Studdard

Her last point is the most frustrating for Sun City residents, as older people are frequently targeted for scams because they have more disposable income and are of a more trusting nature, according to information provided in frequent presentation in the community about scams and fraud.

"I think most are up to scamming," Sun City resident Barbara Oliver stated in an email. "Most recently, 'we have a few roof tiles that are in need of fixing' and just last week the drive-by who stopped and said he 'could fix the dent in my car in a matter of minutes.'"

Sun City Home Owners Association officials want to help residents avoid solicitors. They plan to offer res-

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idents "No Trespassing" signs or "No Soliciting" decals for their home. They are leaning toward "No Trespassing" decals because it has the backing of state law.

"SCHOA is wanting to help deter door-to-door solicitors in Sun City and thought a decal that would read 'No Trespassing' would be a deterrent because, according to Arizona Revised Statute 13-1502, it is against the law to enter one's property if there is a 'No Trespassing' sign posted and is a criminal misdemeanor if a person ignores the sign," Carole Studdard, SCHOA executive director, stated in an email.

Punishment may vary, but may include jail time and/or a fine, she added.

Some residents already use signs at their homes and find mixed results. Carole Martinez has a large "No Soliciting" sign on her front door, but some solicitors ignore the sign and the fact that no one answers the knock on the door or ringing the door bell.

"Solicitors ignore the sign, and tap on the front window, ignoring the door bell and the front door," she stated in an email. "This is infuriating, and this just happened two days ago by a representative who claimed to be from Cox Communications."

She believes it was another solicitors selling either DirecTV or Dish Network, and used the Cox name when she admonished him for coming to the door despite the obvious "No Solicitors" sign.

"We have had three solicitors knock on the picture window, rather then just leave," Ms. Martinez stated.

If a person is caught trespassing where a sign is posted, they can be charged with criminal trespassing, according to Ms. Studdard. She said Capt. Paul Chogolla, Maricopa County Sheriff's Office District 3 commander, recommended if residents have a posted sign that has been ignored, to call MCSO at 602-876-1011.

"SCHOA believes it is an important step to take to ensure residents are aware of how important a 'No Trespassing' sign would be," Ms. Studdard stated.

When the decals will be available was uncertain at press time.

Some residents have either very few solicitors in their neighborhoods or most comply with signs or residents' when they say they are not interested.

"Most solicitors have been either religious folks or unknown handy men looking for work," Dick Mishinski stated in an email. "Most are probably not registered contractors."

He believes "No Trespassing" signs may help if they are in both English and Spanish. But they probably will not stop the most aggressive scam artists, he added.

"However, you always have the option to call the Posse and/or the police to inform them of trespassers if they do not heed the signs warnings," Mr. Mishinski stated.

Geraldine Patt has signs at her home, but sees few solicitors in her neighborhood. However, she did have an alarm company representative call and offer to change the battery in her alarm system purchased from a different company.

"If I had allowed that, I would be charged for an alarm system by both companies," she stated in an email. "There is so much fraud in Arizona."

Ms. Martinez stated the concern she has about "No Trespassing" signs is this may impede legitimate deliveries or traffic a resident may expect.

"We receive deliveries to our home and would hope the companies would recognize these posted 'No Trespassing' signs are not intended for them," she stated. "Also, there have been times when a taped note to the door advertising a service, such as painting the numbers on the curb, is appreciated. I, for one, am in need to have some new curb numbers and don't know where or who to call."

She realizes some solicitors are trying to do their job.

"I just wish it did not involve coming to our home, uninvited, then refusing to leave," she stated.

B.J. Lind is opposed to signs.

"There is a sign for everything," she stated in an email. "So many that no one actually reads them. Second, they would have to be printed in multiple languages to satisfy everyone."

Karen Miller stated in an email when someone comes to her door she only opens it partway and tells the solicitor "no thanks" in a firm voice while her dog is barking.

"They usually go away and I shut the door," she stated. "I try never to give them a chance to say anything."

March 7, 2018

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SUN CITY
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MEETINGS



Maricopa County Supervisor Clint Hickman addressed about 40 residents at the Palm Ridge Recreation Center, 13800 W. Deer Valley Drive, Feb. 27. [Roger Ball/ Independent Newsmedia]

Low turnout for public meetings

Residents don't seem concerned about legislative issues

By Roger Ball
INDEPENDENT NEWSMEDIA

Some residents complain that government officials lack transparency.

But two Sun City West public appearances by state and county government officials seem to imply that residents just don't want to be bothered.

During the legislative forum session, the Property Owners and Residents Association of Sun City West and the Sun City Home Owners Association invite state legislators to appear monthly before the boards and residents of the Sun Cities.

At a Feb. 23 forum, conducted at PORA, 13815 Camino del Sol, Sun City West, there were only three residents in attendance.

District 22 Rep David Livingston, R-Peoria, told the group that about 1,700 bills were introduced for the 2018 session, and now they are down to about 400 remaining.

One of the key issues facing the Arizona legislature is how to address the recent changes in the federal tax code. The Arizona income tax rate is based on a resident's federal tax liability. Since there is an anticipated decrease for personal taxes due to the $24,000 threshold, the state will have to do something or raise taxes to cover the decreased income, according to Mr. Livingston.

He also said there is a concern about turnover in the legislature. He predicted 20-30 seats would change in the house.

"It could be the biggest rookie class ever," he said.

IF YOU GO:
What: Legislative forum
When: 8:30 a.m. Friday, March 23
Where: Sun City Home Owners Association office, 10401 W. Coggins Drive

District 21 Sen Rick Gray, R-Sun City, is a former legislator appointed to fill the position vacated when Debbie Lesko resigned to run for the U.S. House of Representatives. He addressed a question from a resident about solving the issue regarding Lake Mead water to Arizona.

"It's the one thing that will prevent ending the session in April," he said.

Mr. Gray said that the governor wants to abolish the Central Arizona Project board, which consists of elected officials, and replace it with appointees.

The legislative forums continue monthly, alternating between Sun City and Sun Cit West, while the Legislatur is in session. The next forur is 8:30 a.m. Friday, March 2 in the meeting room at th SCHOA office, 10401 W. Cog gins Drive, Sun City.

In another meeting, Feb 2 District 4 Maricopa Count Supervisor Clint Hickman ad dressed a small group of 4 residents at an open meetin in Sun City West, sponsore by the Recreation Centers o Sun City West.

Opening the meeting to res ident questions, he first hear from Sun City West residen Diane Cheney who aske about the county's plans fo the 53 acres it owns at the wes end of Deer Valley Drive. The triangle shaped land is bor dered by the walled Loop 30 to the northwest and house to the south and east.

Mr. Hickman explaine

» See Meetings on page

VF SC HomeOwners Assn.



Only three residents showed up for a Feb. 23 meeting featuring state legislators, leaving a lot of empty chairs. [Roger Ball/Independent Newsmedia]

Meetings

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there are currently no specific plans for the parcel.

The property was offered at auction several years ago, but there were no bidders. A key issue, Mr. Hickman pointed out, is that the only access to the lot is through neighborhoods.

A few questions involved law enforcement.

Mr. Hickman said the new sheriff, Paul Penzone, established a program of developing a work ethic so first-time offenders have a purpose when they are released and don't return to jail.

He also said the key challenges the sheriff faces are the rules imposed on him by the federal court because of actions by the Arpaio administration, the opioid crisis and staff turnover.

The current sheriff must demonstrate to the federal court monitors that the department complies with the judge's rules for a period of three years before the monitoring can end, according to Mr. Hickman.

The opioid crisis is also putting a strain on the medical examiner, he added. The agency is literally running out of space due to the large number of accidental opioid overdoses.

Many area police agencies are hiring, and they are recruiting trained and experienced MCSO deputies by offering higher pay and better benefits, according to Mr. Hickman.

Roger Ball can be reached at 623-876-2523, or rball@newszap.com.

VF SC HOA

SCHOA

SCHOA gears up for new year

Increased membership is top goal

By Rusty Bradshaw
INDEPENDENT NEWSMEDIA

Getting more members into the fold is the top priority for Sun City Home Owners Association board and staff as the agency begins a new year.

SCHOA is something of a rarity for HOAs, as its membership is voluntary. However, as it is the entity charged with enforcing the covenants, conditions and restrictions of Sun City, it must enforce them even with non-members, according to Carole Staddard, SCHOA executive director. SCHOA's annual dues are $20, and the organization is separate from Recreation Centers of Sun City and the Sun City Condo Owners Association, she added.

"We will be focusing very hard on increasing membership this year," Ms. Studdard said during the Dec. 8 annual meeting.

SCHOA has about 8,000 paid members, a small percentage of the estimated 27,000 household in the community, according to Jim Hunter, SCHOA's new board president for 2018.

While membership will be the top priority, SCHOA's other goals include focusing on the mission; support safety, security and quality of life; building community relationships; advocate for residents; manage its outreach programs; continue to develop business partners; and continue to raise awareness or the organization and its benefits to members. Benefits to members include CC&R protection, business partner referrals, Residents Assistance and Maintenance program, town hall meetings, newsletters, access to the Sun City Community Fund, government affairs advocacy, state and county liaison, annual events, notary services, the Sun City Directory, plot plans and Sun City maps.

"Some people feel it is time to examine and update our CC&Rs," Mr. Hunter said. "But this is an expensive and time consuming project."

However, SCHOA officials will continue to research the possibilities, he added.

CC&R compliance is important to maintain good property values in the community, according to Mr. Hunter. Some retirement communities lost their age overlay when compliance was not vigilant, he explained.

"Property values invariably decline as a result," he said.

SCHOA had a total income of $862,582.24 in 2017, with a net income, after all expenses were paid, of $147,879.47. SCHOA compliance officers investigated 3,738 cases in varying categories in 2017 and closed 4,101, which included some carryover cases from the previous year.

SCHOA officials also recognized 12 business partners for monthly honors in 2017. They were Frye Realty, The Plumber Guy, Nu Flow Services of Phoenix, Automotive Dynamics, Canyon State AC Heating and Plumbing, Dave Limone Masonry, Girl Next Door - Handigirl, Coral Desert Roofing, Legacy Roofing, A Plus Remodel/Construction, Sun Cities Garage Door/Opener Service and Tempus West Valley Realty.



Jim Hunter, Sun City Home Owners Association board president in 2018, addresses a packed Arizona Room at Fairway Recreation Center, 10600 W. Peoria Ave., Dec. 8 during SCHOA's annual meeting. [Rusty Bradshaw/Independent Newsmedia]

Rusty Bradshaw can be reached at 623-445-2725 or rbradshaw@newszap.com.

VFSC Homeowners Assoc

PERSONNEL CHANGES

SCHOA undergoes leadership shuffle

Studdard now executive director, Wilson compliance manager

By Rusty Bradshaw
INDEPENDENT NEWSMEDIA


Carole Studdard


Pam Schwartz


Tom Wilson

The faces have not changed but there is new leadership at the Sun City Home Owners Association.

Carole Studdard was named executive director of the organization during a special board meeting April 6. The move displaced Tom Wilson, who had been general manager, but he will remain at SCHOA doing essentially what he has done for years. Mr. Wilson is now the agency's compliance manager.

The changes became effective immediately after the board's decision.

The personnel moves came shortly after Ms. Studdard was poised to leave SCHOA for a similar position in Sun City West. She had accepted a position at PORA of Sun City West as executive director after Annie Vangier vacated the position. But the SCHOA board moved quickly to retain Ms. Studdard on the payroll.

"We met the offer PORA was making her and she agreed to stay with SCHOA," Pam Schwartz, SCHOA board president explained. "She is so valuable to SCHOA we did not want to lose her."

Ms. Schwartz said the SCHOA board matched the salary and position description offered by PORA, but declined to share the salary amount. However, she said the board budgeted for a fund surplus this year so is able to absorb the higher salary.

In addition to approving the executive director position, the board also gave the OK for an organizational personnel chart, something SCHOA has not had

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Shuffle

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before, according to Ms. Schwartz.

"Nothing else in terms of personnel will change, except we hired a new bookkeeper," Ms. Schwartz said.

Ms. Studdard's planned departure came as a surprise to SCHOA officials.

"We had no idea until she turned in her letter of resignation," Ms. Schwartz said.

She added that Ms. Studdard has expressed some frustrations in the past regarding her job.

"I only regret we did not act faster," she said.

PORA officials are back to the drawing board to find a new leader for their organization, which provides similar services to Sun City West as SCHOA does to Sun City.

PORA officials are back to the drawing board to find an executive director for their agency.

"We are again appointing a search committee,' said Rob Robbins, PORA board president. "The qualifications needed in the executive director are more clear now that the board has been involved with the staff."

He stated in an email the board will look for just the right person who will fit in with the staff and fill in some skills that PORA needs.

"Since staff is doing such a good job, we do not need to be in a rush to fill position," Mr. Robbins stated. "We will look both inside Sun City West and in surrounding communities."

A report on the search will be presented at each public board meeting, he added.

Ms. Studdard started her eight-year stint at SCHOA in the compliance department. Prior to last week's changes, she was the agency's marketing and public relations director.

Ms. Schwartz said Mr. Wilson readily agreed to the change in his position.

"He and Carole have been friends for years, and there was some consternation on both their parts that they would not be working together if she took the PORA job," Ms. Schwartz explained.

Ms. Studdard believes her experience with SCHOA and prior employment prepares her for the road ahead.

"(I) have enjoyed this time immensely, working with several boards of directors and a dedicated staff," Ms. Studdard stated by email when it appeared she was headed to PORA.

Her background in marketing includes owning her own event planning business in Virginia and coordinating regional events in the medical and educational field throughout the mid-Atlantic region.

"My management background includes managing several medical offices as well as an information technology department for a large bank in Virginia," she stated.

Among her accomplishments while at SCHOA, Ms. Studdard highlights the establishment of a monthly newsletter, development of the association's annual publication and community information guide, and fostering collaboration between service organizations.

"I have been invested in supporting Sun City service organizations, which has resulted in a network that works very closely together supporting Sun City," she stated.

Editor's Note: Matt Roy contributed to this story.

Rusty Bradshaw can be reached at 623-445-2725 or rbradshaw@newszap.com.

Continue the discussion at www.yourwestvalley.com.

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LABEL



Jim Keinath and Al Hoppy of the Sun City Softball Club accept a certificate from Pam Schwartz, Sun City Home Owners Association board president, recognizing the club's efforts in SCHOA's cleanup programs. [Independent Newsmedia/Rusty Bradshaw]

MAKING A CLEAN SWEEP

SCHOA programs help property owners

By Rusty Bradshaw
INDEPENDENT NEWSMEDIA

The "travelers" are back in Sun City, according to the Arizona Registrar of Contractors, and residents are encouraged to be cautious.

The "travelers" is a group of men and women who go door-to-door telling homeowners they noticed some work needed to be done on the property and offer to do the work for a set price. Some residents end up being scammed, according to Tom Wilson, Sun City Home Owners Association general manager.



Tom Wilson

"A lot of times the homeowners end up with nothing after giving the money," he said. "And most times there was nothing wrong with the property in the first place."

Some residents who fall victim to this type of scam do so because they cannot afford major, or even minor, cleanup or repairs on their property.

"A lot of our residents are on fixed incomes, including Social Security, which isn't enough if that is their only source of income," Mr. Wilson said.

An alternative for these homeowners is SCHOA's Residential Assistance and Maintenance Program. RAMP was started in 2012 to help homeowners who were financially or physically unable to take care of issues on their properties. SCHOA officials have a pool of about 50 volunteers they can call upon to do the necessary work on a property at no cost.

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UF SC Home Owners Assn.



Sun City senior softball players Jim Keinath, Steve Ibey, Dennis Christ, John Utke, Lynn McAdam, Al Coppy, Bob Holland and Nick Owens helped clean up a property through the Sun City Home Owners Association's Community Intervention Program. [Submitted photo/Carole Studdard]

SCHOA

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One of those groups is the Sun City Senior Softball Club. During the past four years, the club has been supporting Sun City residents through the RAMP and Community Intervention Program, another SCHOA effort to keep properties in good shape.

According to softball team representatives, several years ago they noticed SCHOA staff and volunteers were cleaning community properties and asked if they could assist. Player Jim Keinath said team members are healthy men and women eager to support their community by reaching out to assist when they are able.

"We want to do what we can," Mr. Keinath said March 28 while accepting a certificate of appreciation from SCHOA.

The most recent RAMP project saw players Mr. Keinath, Steve Ibey, Dennis Christ, John Utke, Lynn McAdam, Al Coppy, Bob Holland and Nick Owens available for work.

Softball players are not the only volunteers that assist the program, according to Mr. Wilson. Parks and Sons provides trash containers for the cleanups, real estate agents formed a group to help on one project as did Wells Fargo employees. A church group also painted a woman's house as part of the program, he added.

The CIP was the first of SCHOA's programs to form, shortly before RAMP in 2012. Its focus is properties that are abandoned or vacant. Work done through the CIP is billed to the owner and a lien placed on the property, according to Mr. Wilson.

However, RAMP projects are done at no charge to the homeowner. RAMP efforts are dependent on donations. Residents have provided financial contributions and vendors have also donated their time and efforts, according to Mr. Wilson.

"RAMP started just to take care of exterior cleanups," Mr. Wilson said. "But we would get a call from time to time for some small interior projects and we did those."

When RAMP funds are low, SCHOA officials find vendors to do the work at low or no cost. Once a few of these projects were done, word spread among vendors and now they request to be involved in projects, Mr. Wilson explained.

In the 2015-16 SCHOA fiscal year (Nov. 1-Oct. 31), there were 70 RAMP projects and 47 through CIP. The 2014-15 fiscal year numbers were nearly identical, according to Mr. Wilson. So far in the 2016-17 fiscal year, there have been seven RAMP programs and 11 through CIP. The program numbers are expected to increase rapidly.

"At this time of the year, particularly with the recent rains, vegetation grows very quickly and properties become overgrown as well as unsightly," said Carole Studdard, SCHOA marketing coordinator.

RAMP does have restrictions on which homeowners can receive its services, based on income, according to Ms. Studdard.

"If an applicant meets the requirements, SCHOA will go to their homes and help with exterior maintenance and clean up," according to a statement about the program on the SCHOA website, www.suncityhoa.org. "Note, however, that a person who is over extended financially due to excessive frivolous credit card debt or an overly extravagant lifestyle will most likely not qualify."

Residents who believe they qualify, or who would like to refer a neighbor to the program, are urged to call SCHOA at 623-974-4718.

Those who want to volunteer to work on future projects are also encouraged to call SCHOA.

• Rusty Bradshaw can be reached at 623-445-2725 or rbradshaw@newszap.com. Continue the discussion at www.yourwestvalley.com.

SCHOA

SCHOA officials talk trash

Alley debris remains concern

By Carole Studdard
SPECIAL TO INDEPENDENT NEWSMEDIA



Jim Powell, left, Sun City Home Owners Association board member and Roads and Safety Committee chairman, discusses alley trash with District 4 Maricopa County Supervisor Clint Hickman, right, and Charles Hart, county code enforcement manager. [Submitted photo]

Sun City Home Owners Association board and staff members met with Clint Hickman, Maricopa County District 4 Supervisor, to discuss continued concern about ongoing trash and debris that accumulates in alleyways, particularly behind community thrift businesses in Sun City.

Mr. Hickman understood the SCHOA board's concern. SCHOA does not have the authority to manage businesses that may not be maintaining their properties. SCHOA's mission is "To provide for the wellbeing of Sun City through fair and universal compliance with the CC&Rs." The CC&Rs apply to residential properties and not commercial properties.

Also attending the meeting with Mr. Hickman was Charles Hart, Maricopa County Code Enforcement and Planning and Development manager. Business properties should follow county guidelines, according to Mr. Hart. He will address this concern with local business owners as well as the leasing companies that manage their shopping centers.

If residents need to discard of any items — some quite often are large — they can contact local organizations that will pick up items they may be able to use. Placing items, large or small, can create a problem in alleys, driveways, etc., if the fire department needs to access the area. This can create a serious safety concern in case of emergencies.

Mr. Hickman said he and his staff will continue to keep SCHOA informed of the progress with this concern.

Editor's Note: Ms. Studdard is SCHOA executive director.

VF SC HomeOwners ASSN.

RCSC

Planning for the future

RCSC board to consider reinstating committee

By Rusty Bradshaw
INDEPENDENT NEWSMEDIA

After two years of inactivity then a year-long specialized task, the Recreation Centers of Sun City Long Range Planning Committee could be coming back to life.

The committee, which advised the RCSC board on capital improvement projects, was deactivated two years ago then last year restarted as an ad hoc committee to research potential uses for the Grand Avenue property purchased by RCSC officials in spring 2016. Reinstating the group to standing committee status will be on the RCSC board's agenda for its next regular meeting, 9 a.m. Thursday, June 29 at

» See Committee on page 6

IF YOU GO:
What: Recreation Centers of Sun City Board of Directors meeting
When: 9 a.m. Thursday, June 29
Where: Sundial Recreation Center, 14801 N. 103rd Ave.



Resident Karen Schuermann questions the RCSC board earlier this year about plans for renovations at the South Golf Course pro shop. With the possible reinstatement of the Long Range Planning Committee, she now calls for rec centers officials to revisit capital projects put on hold. [Independent Newsmedia/Matt Roy]

Committee

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Sundial Recreation Center, 14801 N. 103rd Ave.

Resident Bill Pearson said reinstating the Long Range Planning Committee was perfectly timed for new facility requests. Resident Steve Oaks made just such a pitch at the June 12 member/director exchange meeting (see related story on Page 2).

"That (the best options for new groups) is information you want to have in hand when requests come in," Mr. Pearson said.

Resident Karen Schuermann was excited about the possible reinstatement of the committee, but wanted to know how it would be handled.

"I am thrilled about the Long Range Planning Committee coming back, but how will you select its members?" she asked.

No answers were forthcoming as the reinstatement had not yet been officially approved.

"There is plenty of time for that," Rich Hoffer, RCSC board president, said.

With other committees, chairs call for interested persons to apply and the RCSC board then makes the selection, most likely after receiving recommendations from those committees. The RCSC board does not meet in July and August, so the first opportunity for the panel to consider new Long Range Planning Committee members would be its September meeting, 9 a.m. Monday, Sept. 11 at Sundial Recreation Center, 14801 N. 103rd Ave.

Ms. Schuermann encouraged the board to use the committee, if reinstatement is approved, to begin discussions of restarting some capital improvement projects that were put on hold earlier this year due to pending litigation. The board voted in a Jan. 23 closed door special meeting to halt all projects on the Preservation and Improvement Fund budget for 2017. The decision was announced to members in the RCSC general manager's report during the Jan. 26 public board meeting.

"I hope the board talks about restarting some of these projects because they need attention," Ms. Schuermann said during the June 12 exchange meeting. "The South Golf Course pro shop renovation has been talked about for years."

The rebuilding of the South pro shop was one project slated for 2017 but halted. Others were renovation of the Willowcreek/Willowbrook golf course and a golf car storage shed at South.

The lawsuit, brought by 39 individual plaintiffs, contends, in relation to PIF projects, RCSC officials must take any expenditure greater than $750,000 to a vote of cardholders. RCSC officials counter that requirement is for creating indebtedness and their use of cash from the PIF to fund projects avoids that.

Ms. Schuermann believes, especially with South pro shop, the discussion to restart projects should not be put on hold.

"The next activity on the lawsuit won't be until November," she said after researching it through court records. "Other things are falling apart at the pro shop. It's not smart to let it go."

Resident Lynn Leiboldt agreed.

"Just walk by the building (South pro shop) and you can see it is a fire trap," she said in the June 12 exchange meeting. "I know you don't want to put any more money into the (existing) building, but consider pushing forward to avoid a disaster."

Rusty Bradshaw can be reached at 623-445-2725 or rbradshaw@newszap.com. Continue the discussion at www.yourwestvalley.com.

OBITUARY

UF SC HOMEOWNERS ASSN.

SCHOA SEEING RESULTS

CC&R efforts being tweaked

By Rusty Bradshaw
INDEPENDENT NEWSMEDIA

Changes in focus for the Sun City Home Owners Association approach to CC&R enforcement appear to be generating results.

SCHOA officials have been working closer with other jurisdictions in the West Valley. That outreach has not only given SCHOA officials opportunities to learn different techniques, it is drawing more attention to covenants, conditions and restriction enforcement, according to Tom Wilson, SCHOA general manager.


Jim Stark


Tom Wilson

SCHOA's own outreach within the community also appears to be creating more interest from residents, according to Carole Studdard, SCHOA marketing director.

"We are looking at doing our CC&R workshops monthly rather than bimonthly because there seems to be a lot of interest and need," she said during SCHOA's Feb. 28 board meeting.

There were about 60 people at the most recent CC&R workshop in February. The next workshop is 10 a.m. Monday, April 24 in the meeting room at the SCHOA office, 10401 W. Coggins Drive.

The workshops were

» See Efforts on page 6

IF YOU GO:
What: Sun City CC&R workshop
When: 10 a.m. Monday, April 24
Where: Meeting room at SCHOA office, 10401 W. Coggins Drive


SCHOA compliance staffers Jim Hunter, left, and Manny Camilon review some CC&R violation reports before preparing the next step in the process to notify the property owners. [Submitted photo/Carole Studdard]

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Vol. 57, No. 11
Wednesday, March 8, 2017
yourwestvalley.com

Efforts

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started in 2014 and were conducted quarterly. Due to increased interest, they were changed to every other month at the end of 2016, according to Ms. Studdard. Those participating on a regular basis are representatives from Maricopa County Department of Planning and Development, the Registrar of Contractors, SCHOA's Compliance Department, representatives addressing condominium concerns, a local Realtor and, most recently, an insurance agent was invited to assist with insurance questions and concerns, Ms. Studdard explained.

SCHOA officials also hope to get the Sun City Condominium Owners Association representatives involved in the workshop as well.

"Most of the concerns residents have raised in the workshops involve condos," Ms. Studdard said.

SCHOA's CC&R workshops bring not only residents but real estate professionals together to talk about the CC&Rs, their importance and to share concerns.

"For the past several years, there have been approximately 2,500 homes sold in Sun City each year," Ms. Studdard said. "SCHOA recognizes the need to provide continuing CC&R education to new homeowners as well as those wishing to have a better understanding of the value of the covenants, conditions and restrictions."

The CC&Rs are designed to protect the property values for all Sun City residents, she added.

SCHOA is the organization designated by Maricopa County to enforce Sun City community CC&Rs. SCHOA membership is voluntary, but CC&R compliance is mandatory for all Sun City homeowners.

Mr. Wilson has been meeting with code enforcement professionals from neighboring communities monthly in the hopes of learning as much as possible. The group has conducted two meetings and the enthusiasm has been exciting, he said.

"We have more communities taking part every meeting," Mr. Wilson explained. "Some are taking examples of what we are doing and using them in their communities."

An Arizona Department of Agriculture representative will speak to the group during its March meeting.

"No one seems to handle termite issues," Mr. Wilson said. "But the Department of Agriculture does, so we'll have an opportunity to learn."

The idea for the code enforcement group came from Mr. Wilson's fire department background in Illinois.

"Every department had fire prevention people, but I never knew who they were," he said.

Networking meetings, similar to what SCHOA is now involved in, were started. The idea was so helpful, it grew to be a statewide effort, according to Mr. Wilson.

Sun City CC&R violations are down nearly across the board this year compared to last year. Total violations in January 2016 were 684 while they were 656 this year. Cases closed in January 2016 were 234 but were 245 this year. Nearly every category of violation is less this year compared to last year. Only in the categories of dwelling condition, setbacks and vehicles were the violations higher in January 2017 than the same month last year.

"We can't really pinpoint why the violations are down, but we'll take it," Mr. Wilson said. "I like to think it is because people are taking more pride in their homes and the community."

SCHOA officials are also reviewing and revising their procedures.

"We are making them consistent and updating them where necessary," said board member Steve Puck.

Jim Stark, SCHOA board member, believes the HOA's efforts could be improved by the defeat of some proposed legislation, such as prohibiting HOAs from being awarded attorney fees when they have to take someone to court over a violation. Mr. Stark believes that adds "teeth" to HOA enforcement.

"We need the ability to recoup attorney fees because that gives us some leverage," he said. "When people know we can get attorney fees, that may encourage them to comply."

He also believes CC&R enforcement would be easier if the responsibilities of Sun City's two major governing bodies — SCHOA and Recreation Centers of Sun City — and other jurisdictions were not confused. He related a recent incident in which a resident was waiting at Mr. Stark's home then dressed him down because SCHOA was not doing anything about neighborhood problems. "Most of his issues were about trespassing and other things that are in Maricopa County Sheriff's Office's purview," Mr. Stark explained. "When he complained that he was paying $500 per year, I knew he also thought we were RCSC."

Rusty Bradshaw can be reached at 623-445-2725 or rbradshaw@newszap.com.
Continue the discussion at www.yourwestvalley.com.

VF SC HomeOwners Assn

PROPERTY

SCHOA to host CC&R workshop

County code enforcement suggested

By Rusty Bradshaw
INDEPENDENT NEWSMEDIA

Association governed communities throughout the Northwest Valley require residents to follow a set of codes, covenants and conditions primarily to help ensure good property values.

The Sun Cities are no exception. The Sun City Home Owners Association will host its next CC&R workshop to help residents understand the community rules and why they are important to all homeonwers. The workshop is scheduled 10 a.m. Monday, Feb. 13 in the meeting room at the SCHOA office, 10401 W. Coggins Drive.

"Whether there is a violation or if someone is wanting to upgrade their home, this workshop is an opportunity to learn the value the CC&Rs have in Sun City before upgrades and/or renovations are made that may cost unnecessary time and expense," said Carole Studdard, SCHOA marketing director.


Scott Isham


Jim Powell

She added it is also important that Realtors and title company officials are knowledgable about the required guidelines.

Residents will also have an opportunity at the workshop to hear from Charles Hart, Maricopa County Code Enforcement Department director, about the county's responsibility to enforce its own ordinances.

SCHOA's Roads and Safety Committee discussed the possibility, suggested by Maricopa County Sheriff's Office Lt. Cruz, of getting coun-

» See Workshop on page 9

Workshop

» From page 1

ty code enforcement officers for parking and other roadway issues. Jim Powell, Roads and Safety Committee chairman, said there are issues with drivers parking on the wrong side of the street and parking on sidewalks, among others.

"We were trying to think outside the box," he said.

Mr. Powell believes Sun City has many of these types of violations because there is no traffic division in MCSO District 3 and no designated patrol unit for the community.

"It would help if we could get one or two dedicated patrol units for Sun City," Mr. Powell said.

District 3 is one of the largest of MCSO districts and has not had enough patrol officers for dedicated patrols. Those units assigned to Sun City and Sun City West can be pulled from those areas to help with other situations. Paul Penzone, elected sheriff in November, has been evaluating the organization since he took office Jan. 1. No manpower increases for District 3 have been announced to this point.

However, some street parking is out of the county's purview, according to Scott Isham, Maricopa County Supervisor Clint Hickman's chief of staff.

"Unless they are parking on their front lawn, Maricopa County would not be involved," he stated in an email.

He added Maricopa County does have code enforcement officers that investigate issues in Sun City brought to their attention by complaints.

"Fees can be levied by a hearing officer, but most cases get cleaned up before legal action is needed," Mr. Isham explained. There are several ways to file a complaint about potential code violations, including by phone and online, Mr. Isham stated. County officials do not enforce Sun City CC&Rs, as that is SCHOA's responsibility, he added.

"Contact our office or SCHOA to see if it is a code violation or if it is a CC&R matter," Mr. Isham stated. "Our staff works closely with SCHOA and attends meetings put on by the HOA."

IF YOU GO:
What: Sun City Home Owners Association CC&R workshop
When: 10 a.m. Monday, Feb. 13
Where: SCHOA meeting room, 10401 W. Coggins Drive

FILE A COMPLAINT
County ordinances
www.maricopa.gov/Planning/OrdinanceServices/ReportACodeViolation.aspx
602-506-3301
CC&R violations
623-974-4718
www.suncityhoa.org

Next week's CC&R wo
sop will include represe
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County Department of Pla
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Registrar of Contractors, t
SCHOA Board of Directo
and Compliance Depar
ment, as well as a Sun Ci
Realtor and insurance repr
sentative. They will be ava
able to answer questions.

Due to limnited spac
reservations are require
by emailing Reservations@
suncityhoa.org or call 62
974-4718.

Rusty Bradshaw can be reached at 623-445-2725 or rbradshaw@newszap.com.
Continue the discussion at www.yourwestvalley.com.

SUN CITY INDEPENDENT December 28, 2016



New SCHOA officers

The Sun City Home Owners Association Board of Directors Dec. 20 elected officers for the coming year. Pam Schwartz will return for a second term as president, Ben Roloff will be vice president, Rita Tillery will be treasurer and Ritchie Miller will be secretary. The entire board includes, from left, Jim Owell, Lloyd Maple, Sharon Major, Art Jenkins, Mr. Miller, Greg Eisert, Ms. Tillery, Mr. Roloff, Ms. Schwartz, Jim Stark and, not pictured, Steve Puck. New officers will begin their duties Jan. 1. [Submitted photo]

UF SC HomeOwners Assn.

COMPLIANCE ISSUES

TAKING THE LEGAL PATH

SCHOA board files another foreclosure, considers more

By Rusty Bradshaw
INDEPENDENT NEWSMEDIA

Sun City Home Owners Association's Board of Directors and its staff are getting more serious about sending a statement to CC&R violators.

In August the board decided to take legal action against residents of a house on Cumberland Drive that have a long history of CC&R violations. The house has been a nuisance for neighboring residents for five years. Located in the 11000 block of West Cumberland Avenue off of 111th Avenue, the property's original homeowner died five years ago, leaving it behind to his daughter, who was the required 55 years in order for the house to remain in the family's possession. However, in that time she also passed away, and her sisters, in their 40s, took over.

Gene Turiano, SCHOA compliance manager, said the daughters of the original homeowner have allowed between eight to 10 people to live in the house at a given time. Maricopa County Sheriff's Office deputies have watched the house.

The SCHOA board authorized its attorney, Penny Koepke, to pursue a lawsuit against the Cumberland property owners. The lawsuit, filed about one month ago, sought compliance with the CC&Rs and property foreclosure.

The board also authorized legal action on a property on Briarwood Circle, southeast of the corner of Bell Road and 99th Avenue. The woman who currently lives at the house inherited it from the man she used

» See SCHOA on page 3



Focus on safety

rizona Attorney General's Office Community Outreach and Education Coordinator Betty Delano, a Sun City resident, spoke about the Taskforce Against enior Abuse during an all-day safety forum Nov. 17 at Fairway Recreation Center, 10600 W. Peoria Ave. The Sun City Home Owners Association will follow this rogram with a town hall meetinga.m. Wednesday, Dec. 7, also at the Fairway Recreation center, that will focus on fraud. [Independent Newsmedia/Jacob tanek]

SCHOA

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to take care of, according to SCHOA officials. There were no problems while she stayed with him.

However, once he died and gave her the house, she brought all of her children with her.

"She has six or eight kids," Mr. Turiano said. "These are grown men and women. These aren't kids."

These will not be the last legal actions by SCHOA officials to get CC&R compliance.

"We will be considering two more possible foreclosures, these on vacant properties," said Jim Stark, SCHOA board member.

Those properties were considered in a Nov. 15 executive session.

"Cumberland has been a thorn in our sides for a while," Mr. Stark said. "They would toy with us. They would clean up violations, but then it would be right back in violation within days of the case being closed."

He also said they would move to another property for a time then move back.

Ms. Koepke said the Cumberland home residents offered to pay the approximately $3,600 owed in adminsitrative fees, but more needs to be done to satisfy the case.

"We have to resolve all the issues, not just the money," she said. "They have to be in compliance with all CC&Rs."

Reporting to the board and a roomful of Cumberland and Briarwood neighbors during the Nov. 15 SCHOA board meeting, Ms. Koepke said the lawsuit respondents had 20 days to respond to the lawsuits, and could get another 10 days. If no answer is forthcoming, a hearing can be requested. She said it could take up to four weeks after the request to have a hearing.

"If they do answer or dispute the lawsuits, then we would move toward going to court," she explained. "That would take longer."

That would not be soon enough for neighbors who believe they have suffered long enough.

"This has gone on way too long," said Ona Ralston, a Cumberland neighbor.

Steve Adams, who lives near the Briarwood property, agreed.

"Nobody in any community should have to live through that," he said. "The rules and regulations that Gene and Gary (Owens, SCHOA compliance officer) have to see through it — and people like to break them — are not strong enough and the remedy is not swift enough."

Ms. Koepke said resident patience and persistence is the best approach to situations such as these. She also said neighbors' testimony, if the matter gets to arbitration or trial, is important to the outcome.

"There will always be bad actors," she said. "The best way to address this is to be assertive toward violations and when these (legal) actions are taken, the word will spread."

However, she said it takes time and consistency to make it work.

"This has been a painful learning experience for all of us," said Tom Wilson, SCHOA general manager. "We will look into some changes to see that this does not happen in the future."

Rita Tillery, SCHOA board member, said having to take legal action is unfortunate because it paints Sun City in an inaccurate light.

"The vast majority of our residents are good people and comply," she said. "Some may make mistakes or forget, but they are quick to resolve the issues."

VF SC HOME OWNERS ASSN

November 30, 2016

SUN CITY INDEPENDENT

SCHOA to host workshop on community CC&Rs

Residents will have a chance to learn more about the community's Covenants, Conditions and Restrictions durting a December workshop.

The next CC&R workshop is scheduled 10 a.m.-noon Monday, Dec. 19 in the SCHOA meeting room, 10401 W. Coggins Drive. This is an opportunity for realtors, rental companies, title companies as well as Sun City residents to come together to learn about the value and importance of the CC&Rs.

SCHOA officials are committed to providing ongoing education and support pertaining to the community CC&Rs. Whether there is a violation or someone is wanting to upgrade a home, this workshop is an opportunity to learn the value the CC&Rs in Sun City before upgrades and/or renovations are made that may cost unnecessary time and expense. The CC&Rs are designed to protect the property values for all.

A panel consisting of representation from Maxwell and Morgan, SCHOA's attorney, Maricopa County Department of Planning and Development, Registrar of Contractors, the SCHOA Board of Directors and compliance staff, as well as a Sun City realtor will be on hand to answer questions.

Call 623-974-4718 or visit www.suncityhoa.org.

VF SC Home Owners Assn.

SUN CITY INDEPENDENT November 2, 2016

SCHOA

Residents tired of two houses in violation of rules

By Chris Caraveo
INDEPENDENT NEWSMEDIA

Residents living near two houses in Sun City complained about the activities of the tenants, some going back as far as five years, and still without a resolution.

But the Sun City Homeowners Association Board of Directors assured residents in attendance at its board meeting Oct. 25 that something will be done about it as soon as the court makes a decision.

One of the houses is located on Briarwood Circle, which is in the area of the southeast of the corner of Bell Road and 99th Avenue. The woman who currently lives at the house inherited it from the man she used to take care of. There were no problems while she stayed with him.

However, once he died and gave her the house, she brought all of her children with her.

"She has six or eight kids," said Assistant Compliance Manager Gene Turiano. "These are grown men and women. These aren't kids."

For the last two years, they have brought their cars, trucks, bikes, motorcycles and trailers. Mr. Turiano said SCHOA had to chase them out of there because they had mattresses stacked on the side of the house and a trailer parked

» See Violation on page 6



The SCHOA board discusses the problems of two Sun City properties with residents at its board meeting Oct. 25. [Independent Newsmedia/Chris Caraveo]

SUN CITY INDEPENDENT
November 2, 2016

Violation

» From page 1

in the gravel. A woman next door called Gary Owens, a compliance officer, and invited him into her bedroom and opened a window facing her neighbor's backyard. About a month's worth of dog feces were found, and SCHOA informed the Arizona Department of Health. The woman was told to clean it up.

"Nobody in any community should have to live through that," resident Steve Adams said. "The rules and regulations that Gene and Gary have to see through it — and people like to break them — are not strong enough and the remedy is not swift enough."

Resident Gary Hughes does not live along Briarwood Circle, but resides near there. However, if he opens his window he could hear what is going on.

"I really feel sorry for him because he has to look at it," Mr. Hughes said. "I can understand how all across the board cannot move faster than what you have."

SCHOA Board Vice President Ben Roloff led the meeting Oct. 25 in lieu of President Pam Schwartz, who was absent. Mr. Roloff said in September the compliance group had solved more than 3,200 complaints.

The other house has been a nuisance for neighboring residents for five years. This one is in the southwest area of Sun City in the 11000 block of West Cumberland Avenue off of 111th Avenue. The original homeowner died five years ago, leaving it behind to his daughter, who was the required 55 years in order for the house to remain in the family's possession. However, in that time she has also passed away, and her sisters, in their 40s, took over.

Mr. Turiano said the daughters of the original homeowner have allowed between eight to 10 people to live in the house at a given time. Maricopa County Sheriff's Office deputies have watched the house.

"They keep bringing people over," Mr. Turiano said. "People come on bicycles, have stuff to sell. There's still drug activity there. And so we've been putting up with that."

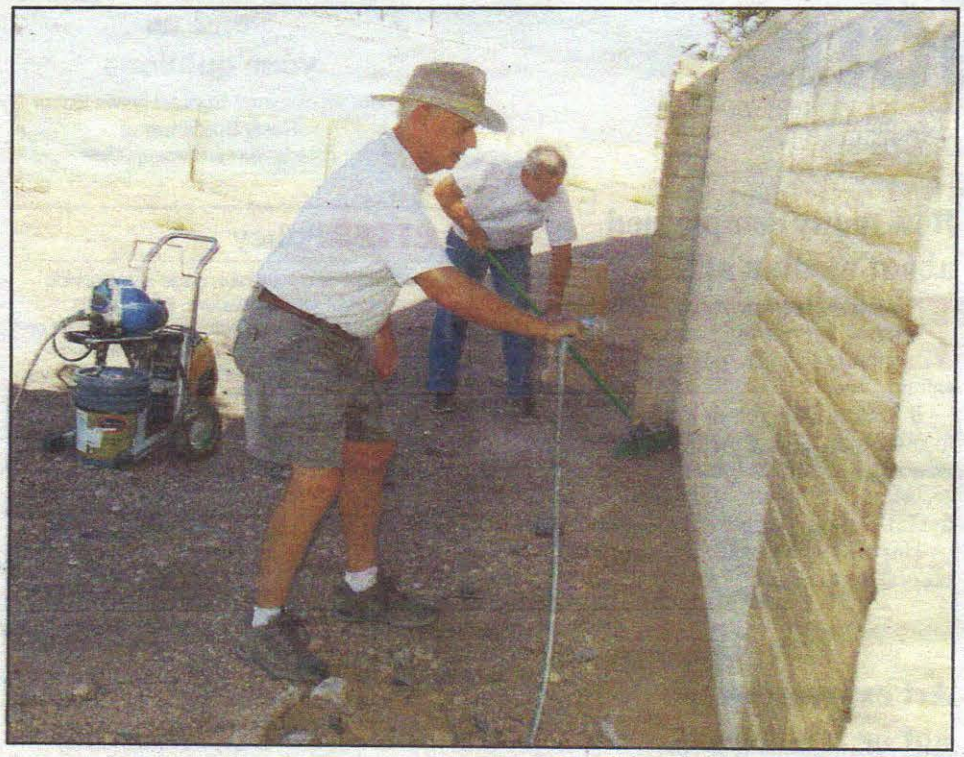
Whether it is two years with the Briarwood situation or five with the house on Cumberland, residents of both neighborhoods want to see SCHOA act.

In August the SCHOA board, in a special meeting called during its summer recess, approved initiating foreclosure proceedings on the Cumberland property.

But until county court officials reports back to SCHOA, there is not much else the homeowners association can do.

"I don't care who's there, who's not there, who owns it, who doesn't own it. When we get a court order from the judge we will foreclose on that property," Mr. Turiano said. "They will be removed by the police department, we'll change the locks, and they're out of there. That's what's going to happen."

Chris Caraveo can be reached at 623-876-2531 or ccaraveo@newszap.com.



Independent Newspapers/Rusty Bradshaw

Bye bye graffiti

Lloyd Maple, Sun City Home Owners Association and Sun City Residents Action Program board member, background, and Mike Will, SCRAP Walls Committee member, clean and paint exterior walls along Olive Avenue June 15. SCRAP is conducting a 10-year project, at an estimated cost of $25,000 per year, to clean and paint walls that are in need of work. Mr. Maple said the next targeted area is along Bell Road from 98th Avenue to Burns Drive.

VF SC Homeowner's Assn

VF SC SCHOA SCS Spotlight January 27, 2016

SCHOA has most successful year, ready for more in 2016

By Carol Studdard

Each year SCHOA updates the Sun City Community at its annual meeting by providing the previous year's accomplishments and addressing goals for the current year.

SCHOA had a most successful year in 2015 as the organization continued its commitment to provide for the wellbeing of Sun City through fair and universal compliance with the CC&Rs. During the year there were 3,617 opened violations and 3,764 violations were closed. The difference in figures is due to violations being carried over from the previous year and then closed. Two-thirds of these figures are due to condition of property.

The commitment to assure the CC&Rs (covenants, conditions and restrictions) are followed by all residents protects the property value for the entire community. If The SCHOA Compliance Department is not diligent, property values will decline.

A highlight of last year was the Sun City Community Fund selecting SCHOA as the administrator for funds that are made available to Sun City residents. This opportunity expanded SCHOA's ability to assist residents who qualify for assistance through its outreach programs, including the Residents Assistance and Maintenance Program, the Community Intervention Program and the recently included SCCF.

There is a qualification process for residents who reach out to SCHOA. The Community Fund board recognized that the SCHOA compliance staff are the "eyes and ears" of Sun City as they interact closely with residents on a daily basis.

In 2015 SCHOA expanded its staff to provide the level of services needed in Sun City that encompasses 14.5 square miles; during the winter months, the population includes approximately 40,000 neighbors. There are now six compliance officers who are committed to provide an understanding of the importance of the CC&Rs to assure all residents are familiar with the requirements that are legally attached to their residence and are mandatory and not voluntary.

CC&R Workshops

In 2015 CC&R workshops were initiated and will continue in 2016 recognizing residents are invested in understanding the CC&Rs.

Workshop panel members include representation from Maricopa County's Planning and Development Department, SCHOA's Compliance Department and Compliance Committee, as well as local realtor, Vicky Frye, who has worked in Sun City for over 20 years and understands the importance of SCHOA maintaining property values. Ms. Frye assures residents that SCHOA's annual membership is their "best insurance" to protect property values.

An addition to SCHOA's outreach in 2015 was the sponsorship of New Residents' Orientations that were attended by over 500 new Sun City residents offering an environment to meet their "new Sun City neighbors" and will continue in 2016. These events include history and photos that include the past 50 years of the "first Sun City."

SCHOA growth

Due to SCHOA's growth, in 2015 the Board of Directors approved an addition to the existing building, which is expected to be completed in the spring of 2016.

The enlarged meeting room will offer SCHOA the opportunity to expand workshops, as well as offering space to local organizations and members of its Business Partner program, which continued to expand during 2015. This program has been a great asset to Sun City residents over the years and is respected due to the process that SCHOA has in place for a business

SCHOA goals

SCHOA's goals in 2016 will continue to focus on protecting community values and standards of the CC&Rs as well as to:

- Maintain close relationships with the Recreation Centers of Sun City and Sun City service organizations.
- Work closely with the Maricopa County Department of Planning and Development regarding Sun City compliance.
- Complete SCHOA addition in the spring of 2016 to meet community needs.
- Advance SCHOA membership and more community involvement.
- Continue to work with MCDOT, ADOT, MCSO, the Sun City Posse, Maricopa County Board of Supervisors and county planning through SCHOA's Transportation Committee to continue to correct and improve Sun City's infrastructure.
- Continue to raise awareness and to disseminate information through its outreach programs, the SCHOA newsletter, email blasts, website and local media regarding the Sun City Home Owners Association.
- Take a proactive approach at the State Legislature, RUCO and the Arizona Corporation Commission regarding issues affecting Sun City.
- Continue to support Luke Air Force Base.

SCHOA Board of Directors Board meetings are 9 a.m. the fourth Tuesday of each mont. In January the meeting will take place at the Sun City Posse office, 10861 W. Sunland Drive. The Community is invited to attend all board meetings.

The SCHOA office is open 9 a.m.-3 p.m. Monday–Friday (excluding holidays) at the SCHOA office, 10401 W. Coggins Drive. The SCHOA website is www.suncityhoa.org. Call 623-974-4718 or email Marketing@suncityhoa.org.

to qualify as an approved business partner.

In 2015, 12 businesses were selected as a Business Partner of the Month, and recognized at this year's annual meeting by Ben Roloff, SCHOA board vice president. Mr. Roloff was elected to the 2016 board in SCHOA's recent election and brings a wealth of experience and knowledge of Sun City to his new role. He referred to this year's business partners as "elite" members who were chosen based on providing high-quality services to Sun City residents, as well as SCHOA's outreach programs when asked.

The business partners recognized in 2015 are Adultcare Assistance Homecare, Arizona Central Electric, CTR Construction, Eavenson Electric, Joe's Landscape and Irrigation, LLC, Rogoz Electric, LLC, Serio Quezada, Silvia Vazquez, Singletary Plumbing, Strahl Custom Renovations, Inc., Sun City Mechanical, LLC, and Tim's Services. There are currently 171 various business categories in this program that include 385 vetted business partners.

Volunteer support

Mr. Roloff also expressed appreciation to SCHOA volunteers.

The volunteers play a valuable role in SCHOA's investment in "Neighbor Helping Neighbor," as some residents experience periodic financial and/or physical concerns and are unable to take care of their property as they would like. Volunteers make outreach programs possible.

Visiting dignitaries

Mark Brnovich, Arizona attorney general, addressed senior safety as the annual meeting's featured speaker. He assured residents he is committed to protecting those who are vulnerable and stressed he remains persistent and consistent in his effort against those who prey on senior citizens.

SUN CITY SPOTLIGHT INDEPENDENT January 27, 2016

SCSpotlight August 26, 2015

Activities heating up as summer nears end

By Carole Studdard

Even though our Arizona summer is coming to an end (we hope), it is not feeling like it quite yet with continuing high temperatures, late August humidity, monsoons and Sun City snowbirds not having returned to their winter homes as they enjoy the end of the summer with families and friends.

Summer has been a busy one for Sun City Home Owners Association planning for an upcoming renovation to include enlarging the current meeting room to accommodate Sun City residents, as well as town hall meetings and small group educational workshops that are being planned to allow attendees to meet fellow Sun Citians.

This year's annual health and wellness seminar and expo is scheduled Nov. 4. Healthy Choices/Healthy Decisions, designed to provide educational and local resources for the Sun Cities and Surprise residents, is being hosted by the Surprise Regional Chamber of Commerce and SCHOA. Special events are being planned during the fall and spring.

SCHOA will partner Sept. 15 with Benevilla as they present "Benevilla Supports Sun City." Benevilla offers a multitude of programs providing innovative community programs and services. SCHOA is committed to "keeping you informed." This event will take place at the SCHOA meeting room beginning at 10 a.m. Reservations are required.

SCHOA will host another new residents' orientation 10 a.m. Thursday, Sept. 17 at Union Hills Country Club, 9860 Lindgren Ave. This event is to welcome new residents offering an opportunity to learn about Sun City. Reservations are requested.

Attending the meeting will be Arizona legislative representatives from District 21, representatives from the Recreation Centers of Sun City, the Sun City Sheriff's Posse, the Condominium Owners Association and SCHOA. Also attending will be Bret McKeand, Independent Newspapers president, who serves on the Sun Cities Historical Society Board of Trustees. Mr. McKeand will provide an overview of the past 55 years in Sun City, complete with photographs and history. Also participating will be Sun City service organizations exhibiting the wealth of services that are available in the community.



This event is an opportunity for new residents to become familiar with their new environment. Members of the SCHOA Board of Directors and staff look forward to meeting all new residents.

During the summer, SCHOA received candidate applications for the 2016 Board of Directors. This year there are four positions open for the board. The deadline for applications to be received is Oct. 1 by 3 p.m. Members of SCHOA are invited to consider sharing their gifts and experience by considering the opportunity to be a board member. Candidate packets are available at the office. This year's voting process will begin Nov. 11 and continue until Nov. 18. Voting will be available online as well as paper ballots at the SCHOA office, 10401 W. Coggins Drive. Candidates will be introduced at the Oct. 13 town hall meeting as well as the Nov. 4 Health Seminar and

The Oct. 13 town hall meeting will feature sp from the Maricopa County Code Enforcement ment and SCHOA's Compliance Department. Thi will be open to residents as well as contractors interested in understanding county guidelines th be followed when making any renovations to homes.

During August, SCHOA conducted two CC& shops with great interest from the community. As registration became available, residents respo mediately wishing to attend to learn more about t tions, covenants and restrictions designed to pr City property values. These events will be offe

See **Heating** —

Heating

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quarter. SCHOA will be offering sessions during the day as well as in the evening.

The next event is scheduled Nov. 5; reservations will be accepted beginning Oct. 1.

Also conducted during August was a reverse mortgage seminar that was conducted by Lynette Jordan, CNN Mortgage reverse mortgage specialist. CNN Mortgage is a registered member of SCHOA's Business Partner program.

This event was well attended with Ms. Jordan clarifying many questions that attendees had, as well as assisting residents who were interested in understanding the criteria to qualify.

Business partners are invited to contact the SCHOA office if they would be interested in offering a workshop to the community.

The SCHOA office hours are 9 a.m.-3 p.m. Monday–Friday. Residents are encouraged to come by the office, 10401 W. Coggins Drive, and to visit the website at www.suncityhoa.org to learn more about SCHOA services. For further information, contact 623-974 4718.

The annual Sun City health event is scheduled Nov. 4 at the Sundial Recreation Center, 14801 N. 103rd Ave. Sponsors for this year's event include SunHealth, Sunshine Services, Grace Hospice, Benevilla, Royal Oaks, Morris Law Firm and Prime Care Hospice.

A highlight of the day will be the attendance of the Luke Honor Guard who will be attending to honor Sun City veterans. Al veterans are invited to attend for a specia recognition that will take place 9 a.m. at the Sundial Recreation Center. Also included in the program will be various health screen- ings. Flu shots will be offered as well as optical and hearing tests.

Dist. 21 Sen. Debbie Lesko, Dist. 21 Rep. Rick Gray and Dist. 21 Rep. Tony Rivero will be attending to spend time with Sun City residents. Candidates who are running for the SCHOA Board of Directors as well as current board members will be availabl to introduce themselves to attendees.

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SCHOA on the grow



Submitted photo/Carole Studdard

After months of delays, the Sun City Home Owners Association began its building expansion last week. Shortly after the first work began, the board gathered for an official ground-breaking. SCHOA shovelers included, from left, Sharon Major, Don Thompson, Ritchie Miller, Steven Puck, Pamela Schwartz, Lloyd Maple and David Rohde. By the time shovels were put to earth Feb. 24, trenches were already being prepared for footings. SCHOA officials expect the new meeting room being available June 1 at the latest.

What to do about those walls

Rec centers, SCHOA look for common wall solution

By Rusty Bradshaw
Independent Newspapers

Repairing and painting exterior common walls has long been a bone of contention in Sun City.

About 10 years ago the Civic Foundation of Sun City, then a part of the Sun City Home Owners Association but now dissolved, raised funds to paint all the walls in the community. But nothing more has been done to them since, and many not only need a new paint job but are in disrepair.

"A year ago, we (SCHOA) had a committee we shared with the PRIDES," said Lloyd Maple, SCHOA board president. "We walked and measured all the walls and it amazed us what needed to be done."

Neither SCHOA or the Sun City PRIDES had the money to fund all the repairs and painting that was needed. Mr. Maple approached Recreation Centers of Sun City officials about a joint project to take care of the walls. They were interested at first, but then backed away, according to Mr. Maple. But that interest seems to have returned, he added.

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VF SC SCHOA Independent May 13, 2015

Walls

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Jim Brasher, RCSC liaison to SCHOA, told HOA board members during their April 28 meeting that RCSC officials planned to review their long-range plan that week. But he added RCSC officials had some concerns about the walls that could make the project quite expensive.



Jim Brasher

"Some of them have inadequate foundations, that is why they collapse after it rains," he said.

Mr. Brasher added RCSC officials did not want to put a lot of money into painting the walls only to have them collapse.

Another concern is finding out who actually owns the walls. If they are on homeowners' property, they are the homeowners' responsibility; if they are on county property, they are the county's, Mr. Brasher said.

"We tried to find out who owned the walls," Mr. Maple said. "When we contacted the county, they didn't want to have anything to do with the walls."

Joelyn Higgins, RCSC communications and marketing director, stated in a May 7 email that ownership and responsibility for wall maintenance is being researched at this time.

Paul White, a long-time Civic Foundation board member and one of its founders, said that group's original wall-painting project about 10 years ago cost $150,000 for about 37 miles of walls.



Lloyd Maple

"That was a bargain," he said in a December 2011 interview.

When the foundation painted again a few years later, Mr. White said 3-4 miles of painting cost $20,000.

The Civic Foundation of Sun City was dissolved in November 2011. By that time it had formed a nonprofit listing separate from SCHOA. Its remaining funds were donated to the Sun City PRIDES.

Mr. White said the decision to dissolve was made to allow a larger organization the opportunity to continue the work the foundation started.

"We were a board of five people, and the PRIDES have a larger group and more notoriety," he said in 2011.

Mr. White estimated there was about $5,000 remaining in the foundation account when it dissolved.

Because of the cost, funding a wall project is another sticking point. But the wall project, along with renovating Mountain View and Lakeview recreation centers, was dangled as a possible beneficiary of RCSC preservation and improvement funds. In a 5-4 vote, the RCSC board April 30 approved raising the PIF fee from $3,000 to $3,500. During that meeting RCSC board member Michael Kennedy hinted the wall project could be added to future capital improvement plans.

"We are looking at the common walls," he said. "RCSC has the money to deal with that."

He added RCSC officials were researching what needed to be done on the walls and what would be the cost.

Mr. Kennedy was one of the four board members who opposed raising the PIF fee.

"I do not see an immediate need to increase it by $500," he said.

As far back as 2011 the RCSC Long Range Planning Committee, which has not met since 2012 after being made an ad hoc committee by the board, discussed renovating Lakeview Recreation Center, 10626 W. Thunderbird Blvd. At that time, the board approved $20,000 for site plans for Lakeview and Marinette Recreation Center, 9860 W. Union Hills Drive. The Marinette renovation was completed earlier this year.

Mountain View Recreation Center, 9749 N. 107th Ave., has been discussed for either partial or total renovation by both the Long Range Planning Committee, before its suspension, and RCSC board members in public meetings since then.

According to Ms. Higgins, the RCSC board will consider adding Mountain View renovations to the long-range plan for 2020 and Lakeview for 2022. That is expected to be on the board's May agenda, she stated.

Resident have requested the Long Range Planning Committee be reinstated to consider these issues for recommendation to the board.

"The board has been discussing the ad hoc LRP committee; however, there are no decisions regarding such at this time," Ms. Higgins stated.

News Editor Rusty Bradshaw can be reached at 623-445-2725 or rbradshaw@newszap.com.

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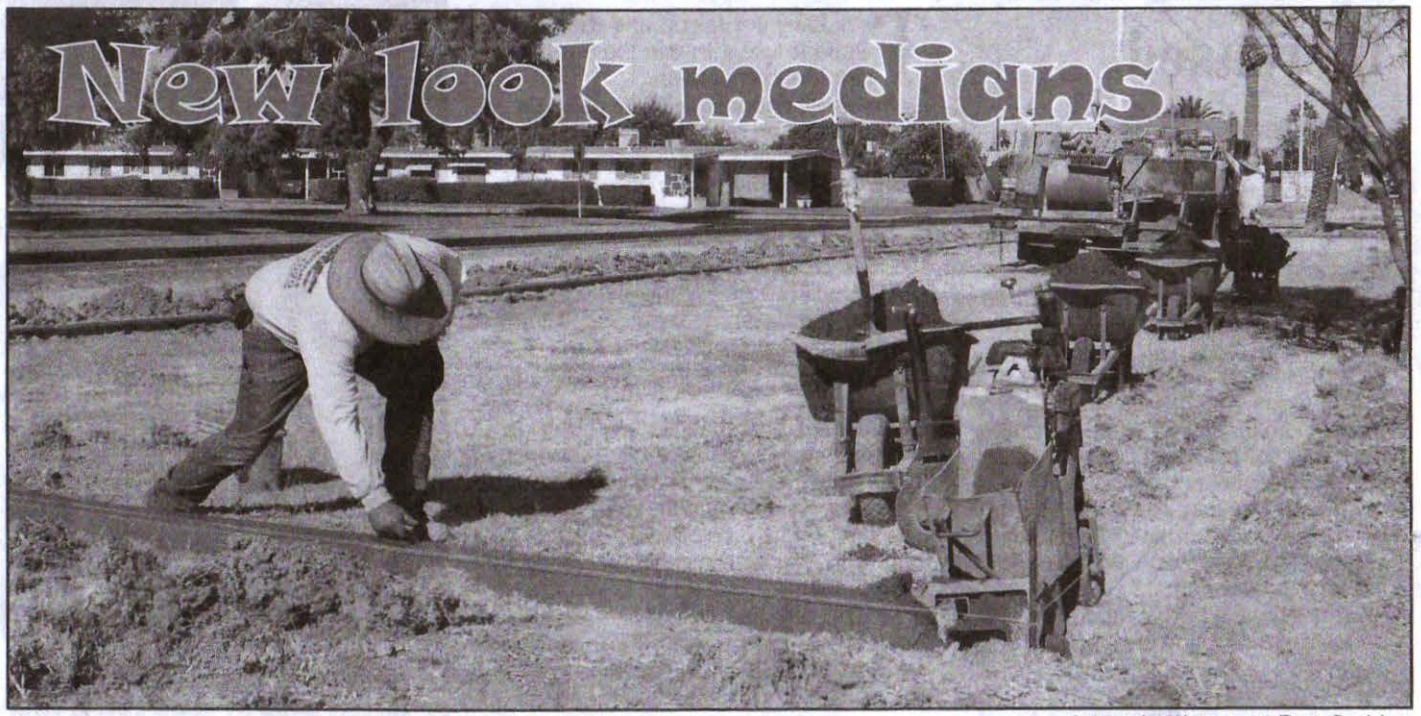
Vol. 54, No. 26 | Wednesday, June 25, 2014 | arizona.newszap.com



Playoff winners

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New look medians



Independent Newspapers/Rusty Bradshaw

Maricopa County Department of Transportation workers install curbing in the center of medians along Peoria, Alabama and 107th avenues as part of MCDOT's renovation of the roadway areas. The new look will include grass centers with desert landscaping on the exteriors. The change will provide a more pleasing look and save on water costs.

Walking a fine line

Sun City HOA officials take initial gentle approach

By Rusty Bradshaw
Independent Newspapers

Changes in how community rules enforcement are handled could be in the wind for the Sun City Home Owners Association.

The agency responsible for enforcing the codes, covenants and restrictions in Sun City is considering measures designed to help improve compliance. A stronger collection effort against those who have been assessed cost-recovery fees has already been approved and is waiting for implementation.

"We believe this will make a difference," said Jim Stark, SCHOA board president.

Related Link
www.suncityhoa.org

He added the board is also considering other options to improve compliance and avoid costly legal battles and possibly cut down on spats between neighbors. One option being discussed is keeping CC&R violation cases open longer. However, the board has not yet taken any action on that or any other measures.

"We don't know just how we're going to deal with that yet," Mr. Stark said.

SCHOA does not have employees patrolling the community looking for violations. Instead, the compliance system is complaint-driven.

"When we get a complaint it is assigned to an inspector, they determine if there is a problem and if so they try to contact the resident," explained Tom Wilson, compliance manager. "If there is no contact, a courtesy letter is sent."

If the issue remains, additional letters are sent. Mr. Wilson said cost recovery costs are assessed after the third letter is sent, and if a fourth letter is sent a lien is placed on the property.

Sometimes residents take their case to the board, as it happened several weeks ago for two locations. Sharon Major complained about a neighbor who continues to park his RV at the curb in violation of SCHOA's regulation prohibiting such vehicles parked curbside for more than 72 hours. She also claimed he has multiple cars that are parked at the curb clogging the narrow street.

"This has been going on for years," she

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Line

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said.

While he was not named during the May 27 board meeting, Leroy Smith called the Independent to offer his comments after the original story published June 4. Mr. Smith charges that the Majors have been turning him in for a variety of violations for the past 12 years.

"I got back from a trip recently and had nine (SCHOA) letters," Mr. Smith said. "No one tried to contact me at the house."

Mr. Smith said he planned to file harassment changes against the Majors.

In the same May 27 board meeting, Don Schultz brought additional complaints about a house on Cumberland Drive that has been causing various problems. Neighbors complain of a large number of people coming and going at the home, excessive noise, late night noise and other problems.

Mr. Wilson said at times CC&R violation complaints turn into a neighbor vs. neighbor battle and they each try to use SCHOA as a hammer. But Mr. Stark said these incidents are rare.

While some homeowners associations exercise stricter compliance measures, Mr. Stark said SCHOA officials try a gentle approach at first in an effort to get the issue resolved. However, that approach will change if resolution is not forthcoming.

"As long as there is a violation, we will continue to pursue it," Mr. Wilson said.

While legal action is considered the last resort, SCHOA officials will take that route if necessary.

"Going to court is expensive, but we will do it if we have to," Mr. Stark explained.

Taking residents to court is the only teeth in HOA CC&R enforcement.

"We don't have the leverage to force people to do things," he said.

If violators do not pay cost-recovery fees, SCHOA can place a lien on their property. However, that can only be collected when the property is sold.

"There is a clause that allows us to do a foreclosure, but we have not had anything serious enough to do that," Mr. Wilson said.

Jim Powell, SCHOA vice president, said Sun City's CC&Rs are limited and most tions and consequences, Sun City's CC&Rs are contained in six pages and in some cases are vague. Making them stronger is an expensive proposition. Notices must be mailed to all households in the community, then a mail vote must be taken to approve the changes.

"When you are dealing with 18,000 homes, it gets quite expensive," Mr. Wilson said. "It is just cost prohibitive."

To approve changes, 50 percent plus one of all residents must vote for the changes.

"I'm not sure we would even get that quorum," Mr. Stark said.

One problem SCHOA officials face is some residents have learned how to "play the game," according to Mr. Wilson. If they are sent a violation letter, they correct the issue, but once the case is closed they re-violate, he explained. Other residents correct one violation but once that case is closed have another issue.

Mr. Stark believes keeping cases open longer will help eliminate this issue.

News Editor Rusty Bradshaw can be reached at 623-445-2725 or rbradshaw@newszap.com.

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SCHOA adds partner features

By Rusty Bradshaw
Independent Newspapers

Sun City Home Owners Association officials made changes in its business partners program designed to help residents identify endorsed businesses.

The changes are part of SCHOA's continuing expansion of its 8-year-old program. Initially started as a vendor referral program with a sanctioned list of contractors to ward off unscrupulous businesses trying to rip off elderly residents, it has evolved into much more.

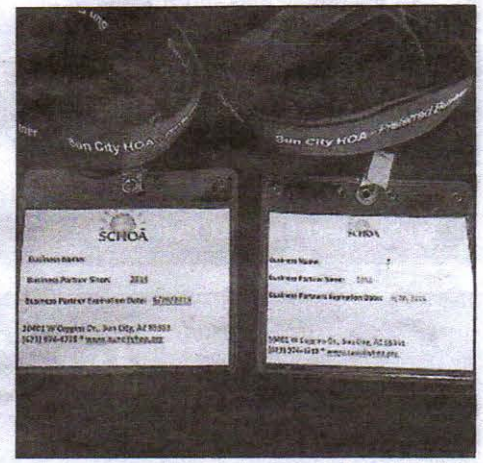
The most visual change is a special lanyard provided to SCHOA business partners identifying them as a participant in the HOA's program, according to Carole Studdard, SCHOA marketing manager.

"The purpose is to assure residents when they contract with a vendor who is identifying themselves as being a homeowners association member who has qualified by meeting all requirements, this identification will confirm they are a current member in good standing," she explained.

Ms. Studdard added resident feedback indicates the SCHOA business partner accreditation is reassuring when they are visited by a business representative. The program has more than 350 participants.

The policy is also a comfort to SCHOA-sanctioned businesses. Long-time member Singletary Plumbing & A/C, has been a member of SCHOA for many years. The company

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Submitted photo

The new lanyards for Sun City Home Owners Association business partners are part of changes to the agency's program.

VF SC 1404

Partners

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owner Theresa Singletary affirmed her customers were happy to know the business was scrutinized by SCHOA before arriving at a residence.

SCHOA's vetting process includes a background check, reference verification, BBB filings and a review of vendors' licenses registered with the Arizona Registrar of Contractors. SCHOA also includes homeowner feedback regarding quality of service.

"Even if we've been referred by a neighbor/friend, residents/members can call and check our credentials/reputation before they call us," Ms. Singletary stated in a SCHOA press release. "Also, SCHOA is always quick to respond when they become aware of a resident in need."

Business partner membership has various levels based on applicants' advertising budgets.

For certification, SCHOA charges a one-time $50 fee to cover setup costs. The annual membership is $75. There is also a number of other services available at rates varying from $10 to $300. There is no charge for the lanyards once a business becomes certified.

Ms. Singeltary added being certified by SCHOA is well worth the cost.

Since the program inception, the criteria to become a qualified business partner has been strict, according to Ms. Studdard.

"SCHOA is invested in members of the program being of the highest caliber," she said.

Applicants are required to fill in required paperwork and provide current references, Ms. Suddard explained. All licensed businesses are required to have proper insurance coverage, she added. All business memberships are renewed on an annual basis.

Each member is listed on the SCHOA website, www.suncityhoa.org, Other exposure includes displaying business cards at the SCHOA office, 10401 W. Coggins Drive.

"The goal of this program is to offer to the Sun City community names of businesses that residents are able to depend on to provide a high-level of services and/or products," Ms. Studdard said.

Another new feature to the program is constant scrolling of business logos on the SCHOA website. This feature comes at an additional cost. When residents click on the logo, they are directed to that business's website, according to Ms. Studdard. However, that access is only available to SCHOA members.

Annual SCHOA membership is $20 and is voluntary, unlike most HOAs that have required membership for property owners within the HOA.

SCHOA business partners also have an opportunity to participate in the agency's annual Open Aire Market in the spring. The event had been conducted in November and tied to SCHOA elections, but was moved to the spring when more winter visitors are in the community, according to Ms. Studdard.

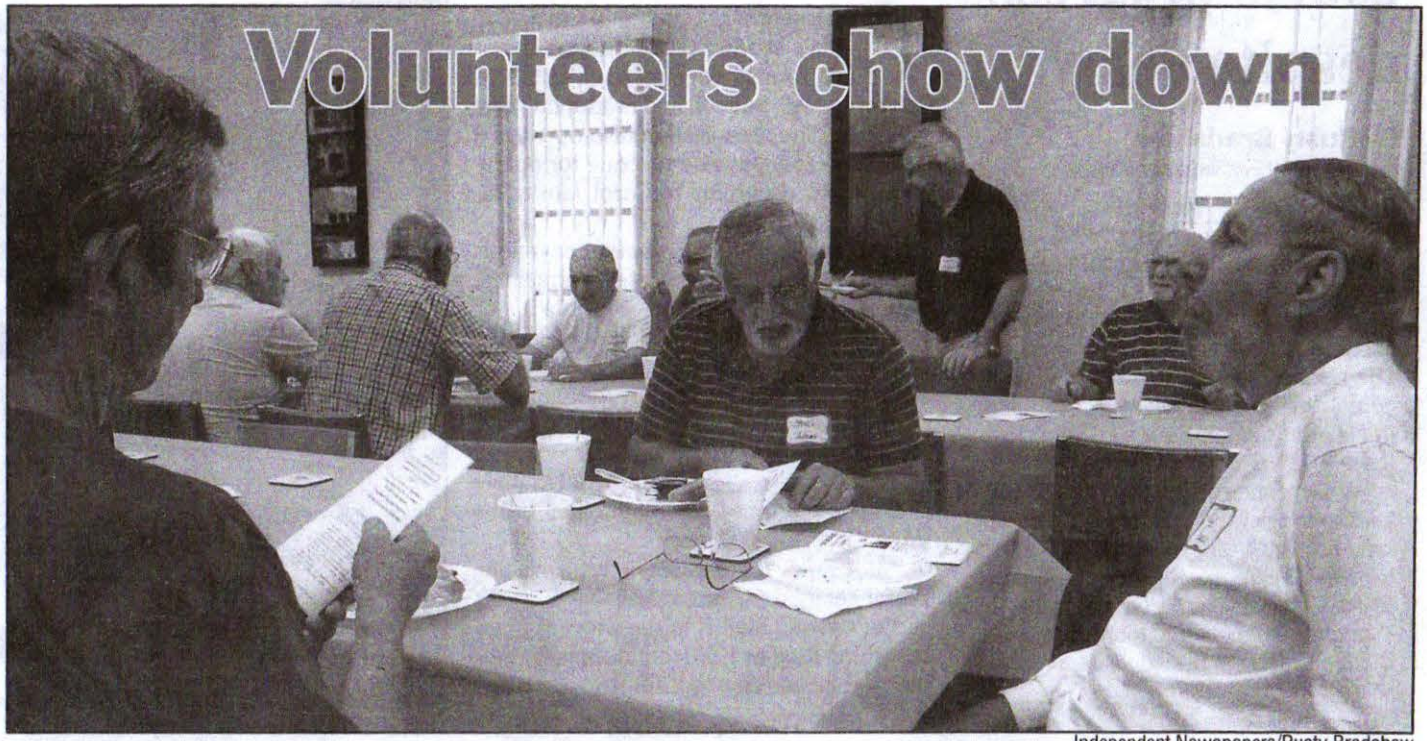
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News in a zap

More stories and events can be found at arizona.newszap.com/westvalley. Click on sports.

Volunteers chow down



Independent Newspapers/Rusty Bradshaw

Sun City residents, from left, Bill Hill, Steve Adams and Paul Francis were among the volunteers who enjoyed breakfast at the Sun City Home Owners Association office March 24 to recognize and thank those who help with the Residents Assistance and Maintenance Program. The program helps Sun City residents who are physically and financially unable to maintain their properties. Call 623-974-4718.



Independent Newspapers/Rusty Bradshaw

Sun City Home Owners Association board leaders Jim Stark, left, president, and Jim Powell, standing, vice president, conduct a meeting with the SCHOA management team, from left, Coral Studdard, Marilyn Slater and Tom Wilson.

Bringing SCHOA back into focus

Management team approach will be reviewed in January

By Rusty Bradshaw
Independent Newspapers

By the time the new year dawns, the Sun City Home Owners Association will be two months into a refocus on its core principles.

The new approach includes a different management setup. General Manager Bill Szentmiklosi resigned in October. Instead of filling that position right away, the SCHOA board decided to operate with a management team with the existing supervisors. Tom Wilson is the compliance director, Marilyn Slater is the administrative manager and Carol Studdard is spearheading public relations.

Related Link
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"We are refocusing on our core principles," said Jim Stark, SCHOA board president. "The CC&Rs and the condition of the community is what we are supposed to be all about."

SCHOA would also see savings by not hiring a general manager, but that is a side benefit, according to Mr. Stark.

"That's a small part of it," he said. "But the biggest benefit is going to come from these three people managing their functions and working closely together."

Mr. Stark and Jim Powell, board vice president, meet weekly with the management team to review operations and future plans.

"This means more work than I had anticipated from a volunteer position, but it will be worth it," Mr. Stark said.

SCHOA board members heard a review of the first month under the new management system, and all members were pleased with the results. All three managers gave individual reports from their divisions, although Mr. Stark stole some of Ms. Studdard's thunder by announcing the board election results.

Greg Eisert, Lloyd Maple and Rita Tillery were elected to three-year terms and Judy Reed and Pamela Schwartz were elected to two-year terms. They were the only candidates to fill the five open spots on the board; three seats were expiring, a fourth was to fill a months-old vacancy and the fifth was to fill a seat vacated in October by the resignation of Gene Westermeier.

The management team approach will be

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SCHOA

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reviewed in January, when the new board is seated, according to Mr. Stark.

"So far, everything seems to be falling into place," Mr. Stark said.

Mr. Szentmiklosi, a six-year SCHOA employee who was the HOA's general manager for two years, resigned to spend more time with his business, an apparel printing venture, and for other personal reasons. A Sun City resident, Mr. Szentmiklosi stressed the progress SCHOA made as an organization.

"When I first started there were some image and revenue problems," Mr. Szentmiklosi said. "Over the years, we have quadrupled our assets and created some beneficial programs, and stabilized the staff and finances."

Two added programs are the Financial Assistance Program and the Community Intervention Program, both designed to clean up neglected properties. The former assists owners who do not have the physical or financial means to maintain their properties and the latter cleans vacant and other unkempt properties and the owners are billed for the services.

Mr. Stark said SCHOA's refocus will not affect these programs.

"They will continue," he said.

SCHOA's financial stabilization got a boost this year with an influx of revenue. Lyle Roth, SCHOA treasuer, reported Nov. 26 that while the agency was $881 over budget on expenditures, it brought in nearly $100,000 more in revenue than was budgeted. The bulk of the extra revenue was from asset recovery, he said. In addition, the dues, compliance and vendor fees each collected more revenues than were budgeted.

With flush coffers, the SCHOA board approved a number of measures to beef up its building. Mr. Powell proposed adding a door to the compliance area entrance, another on a second inner office and a lobby counter. The board approved all proposals.

However, Mr. Roth suggested the money to pay for them not be taken from the general fund.

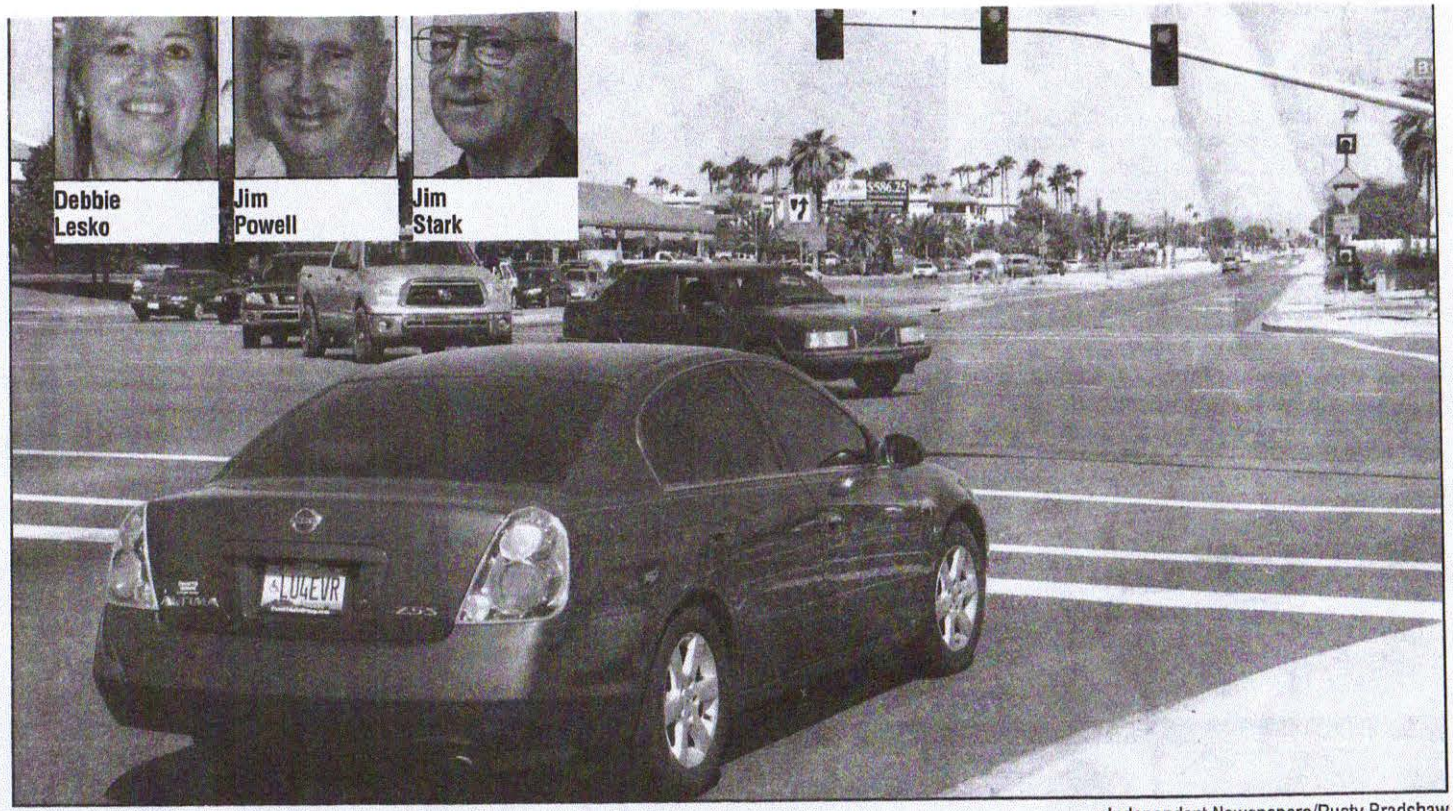
"We should establish a capital improvement fund and pay for them out of that," he said.

Mr. Powell said his proposals were designed to enhance security and a smoother working environment for staff.

"The counter and the doors will keep people from wandering into the back offices," he said.

Staff was also directed to obtain bids for filling cracks in the parking lot asphalt and a seal for the lot.

Mr. Powell also discussed concerns about the agency's storage locker on Thunderbird Road being filled to capacity. The locker contains mostly compliance and other records, but the boxed items are stacked so high the bottom ones are being damaged. However, the issue may become moot as SCHOA officials are storing more records



Independent Newspapers/Rusty Bradshaw

A driver prepares to make a right turn at 99th Avenue and Bell Road. Some drivers in that outer-most lane continue north on 99th Avenue only to find the lane ends quickly. MCDOT officials will make the lane, and another like it on Del Webb Boulevard, dedicated right turn lanes.

Keeping traffic safely moving

SCHOA transport committee lobbying proves successful

By Rusty Bradshaw
Independent Newspapers

From golf car issues to right turn lanes onto Bell Road, the Sun City Homeowners Association Transportation Committee cleared long-standing items off its agenda during its first meeting following the summer break.

"The way we're going, we may not have a meeting next month," Jim Stark, committee vice chairman, joked during the group's Sept. 25 meeting.

The committee meets 10 a.m. the last Wednesday monthly at the SCHOA office, 10401 W. Coggins Drive.

Committee members learned Maricopa County Department of Transportation crews will mark the outer-most lanes northbound on 99th Avenue and Del Webb Boulevard at Bell Road as dedicated right turn lanes. Transportation committee chairman Jim Powell, who was not able to attend last week's meeting, lobbied for this change throughout the year.

On both roadways, two lanes in both directions, a short third lane begins just before the intersections with Bell Road. But on the other side of Bell Road, the extra lanes only exist for several feet.

"That, in my opinion, is a safety hazard," Mr. Powell had said in committee meetings prior to the summer break.

Initially, MCDOT officials were insistent the right turn lanes were not necessary. However, Mike Albertson, MCDOT spokesman, told committee members the lanes would become dedicated turn-only lanes.

"That is being drafted as we speak," he said. "I don't know how soon it will happen, but it is in the works."

Committee members had also requested a traffic study for the 99th Avenue and Cameo Drive intersection. Mr. Albertson said MCDOT officials had not considered that a

See **Traffic** — Page 8

accidents there," he said. "I was surprised by that number."

Mr. Albertson said one reason the intersection had not received the attention of MCDOT planners is that of the 13 accidents, there was only one fatality and one level 3 injury. Now that they are aware of the total number of accident, the safety committee will conduct a traffic study, Mr. Albertson explained.

However, changes at the intersection are cost prohibitive because of the canal separating the traffic lanes, he added. Another limiting factor is that Cameo Drive does not go straight across 99th Avenue, with the western side slightly north of the eastern side.

"That little jog creates challenges for signalization," Mr. Albertson said.

The traffic study most likely will be conducted in early-December to avoid the influx of winter visitors returning to Sun City from other parts of the country in November, he explained.

Committee members also heard some additional details about possible legislation to define where golf cars are allowed to navigate roadways. As reported by Dist. 21 Rep. Debbie Lesko at the Sept. 24 SCHOA board meeting, a preliminary draft is complete and has been reviewed by legislative attorneys. Ms. Lesko said the proposed legislation would be limited to age-restricted communities in unincorporated county areas. In the Northwest Valley, that would include only Sun City and Sun City West.

"In our discussions Sept. 17, Maricopa County Sheriff and MCDOT representatives believed that to include it statewide would create some unintended consequences," Ms. Lesko told SCHOA board members.

She said Sun City Grand, within Surprise, representatives were invited to the Sept. 17 meeting to discuss the issue, but they did not attend.

"That seemed to indicate the golf car issue was not that important to them," she said.

Peoria's Ventana Lakes and Westbrook Village are also age-restricted communi-

Boulevard traffic north and south at Bell Road. Mr. Powell led lobbying for those signals because of increased traffic on Boswell Boulevard.

Mr. Albertson said in a recent traffic study for that area, warrants were met for a signal for southbound traffic, but not for northbound.

"The study found there were plenty of gaps for traffic to move smoothly southbound," he explained. "Warrants have to be met for both directions, not just one, for us to add the signal."

With 60,000 cars per day traveling Bell Road east and west, traffic flow in those directions, especially during morning and afternoon rush hours, is a higher priority, according to Mr. Albertson. MCDOT officials recently installed overhead signs giving travel time information to major thoroughfares, such as Loop 101 and I-10.

"Bell Road is the first non-freeway in the country to get these signs," Mr. Albertson said. "That shows just how busy that roadway is."

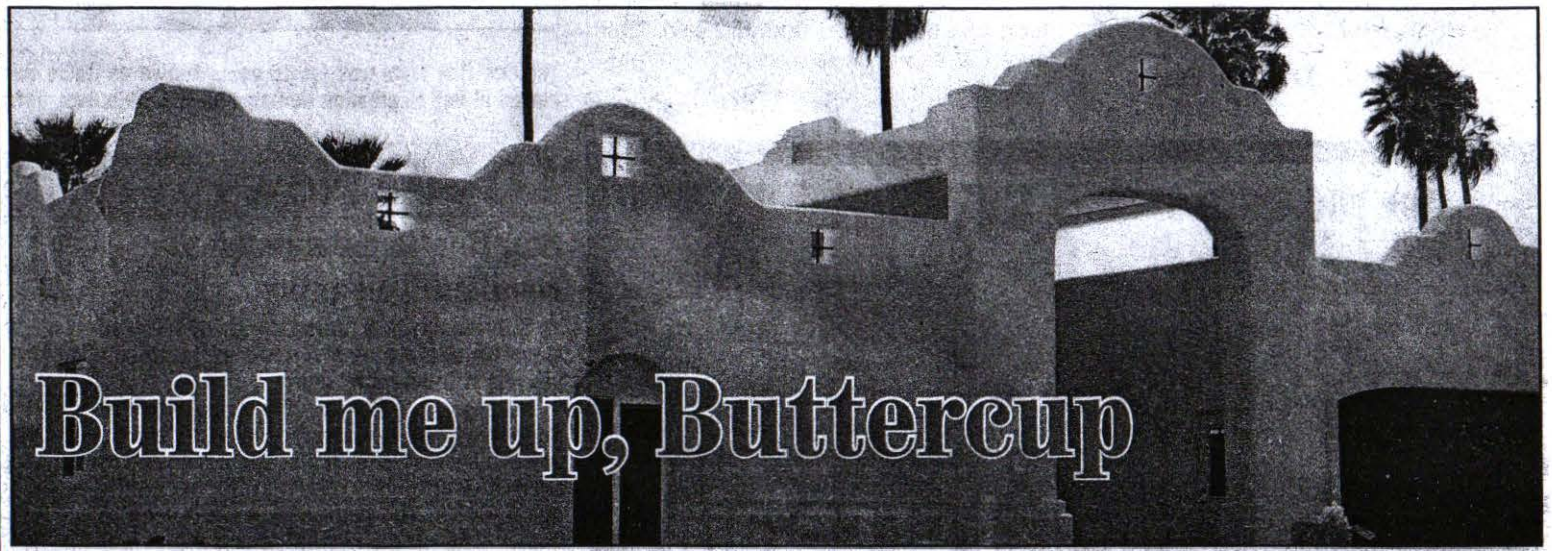
Residents and the transportation committee had requested a pedestrian crossing on Thunderbird Boulevard between Del Webb Boulevard and 111th Avenue, and two 25 mph speed limit signs on Tropicana Circle. But MCDOT officials said the Sun City Posse had monitored both areas with the MCSO radar trailer for a period of time and found no significant speed violations.

"We also have stop controls at Del Webb Boulevard and 111th Avenue," Dan Clement, MCDOT spokesman, said of the Thunderbird Boulevard pedestrian crossing request.

MCDOT crews will repaint golf car crossings on roadways, but only those that have signs in advance warning drivers they are coming up.

"Drivers were stopping at the crossings on non-major roadways even if there were no golf cars, and that was causing problems," Mr. Clement said.

News Editor Rusty Bradshaw can be reached at 623-445-2725 or rbradshaw@newszap.com.



Build me up, Buttercup

Independent Newspapers/Rusty Bradshaw

The renovation of this home on Cameo Drive near Buttercup Drive prompted one resident to complain about its appearance. Neither Sun City Home Owners Association or Maricopa County have design guidelines to limit the creativity of home appearances.

Homeowners see few restrictions as county permit numbers rise

By Rusty Bradshaw
Independent Newspapers

As Arizona residents watch for signs of a housing recovery, home renovations appear to be rising.

Several contractors have been spotted at houses in Sun City. While no specific area statistics are kept by Maricopa County officials, building permit applications have increased, according to Tom Ewers, county planning division manager.

"Last year we were processing between 400 to 500 permits a month countywide, now that up to about 500 to 600," he said.



Bill Szentmiklosi

In most communities with homeowners associations, a renovation triggers a series of processes at the community level. The first step is to present plans to the HOA architecture committee for approval, then go through a permitting process either in a city or Maricopa County, if the property is in an unincorporated area of the county. However, Sun City property owners

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do not have to face guidelines as stringent as others.

"We don't have design guidelines per se and we don't have an architectural; committee," said Bill Szentmiklosi, Sun City Home Owners Association general manager.

That leads to some homes taking on an interesting appearance in a community completed in the late-1970s. Three years ago, the SCHOA board heard complaints from a couple who objected to a 2-story home constructed near their property. Some residents also complained that same year about a home remodeled to look like a castle. A caller to the Independent late last month, who did not provide her name, complained about a home on Cameo Drive nar Buttercup Drive, claiming neighbors were upset about the new look. The home, in its new format, resembles the Alamo.

The Independent contacted four neighbors, none who spoke on the record, and all were comfortable with the home's new look.

"While we don't have design guidelines, color palate or architecture committee, some things are addressed in our CC&Rs," Mr. Szentmiklosi said. "But those are loosely interpreted right now."

Those issues are addressed through SCHOA's Compliance Committee, but issues about design are few, he added.

"We might get two or three per year," Mr. Szentmiklosi said. "But when we do get one, we do investigate it."

Some believe residents who oppose any home appearance other than the standard is detrimental to Sun City. On the Independent's Internet Public Forum, arizona.newszap.com/forum, ReElect NoOne posted, "Remodeling in Sun City goes a lot further than personal residences. Sun City has an image problem, as in out-of-date image. Case in point, drive west along Union Hills Drive from 83rd Avenue. You pass Westbrook Village and as you approach the golf course and cross into Sun City it is like an immediate step backward in time. The 'white walls' of Sun City are in great need of major attention!"

However, others disagree. As posted by 62gthawk, "Those of us who live here like it 'white.' Go screw up your own neighborhood and quit (complaining). We don't want you driving through here either!"

Mr. Szentmiklosi said SCHOA officials have discussed establishing design guidelines and starting an architectural committee. However, creating the guidelines would mean changing the organization's governing documents, which is a costly endeavor because of the written notification requirements. Mr. Szentmiklosi said CC&Rs can only be changed by a vote of residents and a campaign to change the CC&Rs could cost as much as $500,000. He said a CC&R change requires several rounds of notifications to all Sun City residents required.

When SCHOA investigates a complaint about the design of a home renovation, it rarely shows a clear violation of the HOA's CC&Rs.

The complaint about multiple story homes three years ago prompted SCHOA officials to research a policy statement opposing such structures. But the Del Webb Corp. built 2-story homes during the community's development and the precedent was set. Also, the Sun City CC&Rs do not restrict height.

The "castle" home on Cameo Drive, owned by Pat and Carolyn Healy, is a 2-story dwelling. It is not much higher than their neighbor's house.

"The home originally had a low, flat roof, so when we built up the major portion of our roof line, it is actually somewhat lower than our neighbor's peak," the couple stated in an e-mail in 2010. "The upper portion of our home is only four feet higher than our neighbor's peak and we put parapet walls up to modify the levels and create a coordinated appearance from the street side and the golf course side."

The Healys noted their reason for building the addition was to share time with others.

"We like to have our family, grandchildren and friends come for visits and be able

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to stay with us. We added a guest suite upstairs and a small kids 'Bunk House,'" the couple stated. "We also were able to finally take advantage of a portion of the existing flat roof and develop a small deck 'Roof Garden' that overlooks the golf course."

Mr. Ewers said property owners can submit building permits in-person at the county offices in downtown Phoenix or online. He added the turnaround depends on the project.

"Some simple ones can be done overnight," he said. "But we usually try to get that first response out within two weeks."

Additional time is required if county building officials require changes to the plan, he added.

Maricopa County also has no design guidelines or architectural committee. However, county officials recently adopted the International Building Code.

"The Board of Supervisors can set some guidelines beyond the code and county ordinances on a case-by-case basis," Mr. Ewers said.

Developer looks into Sun City Manor

JEFF DEMPSEY
DAILY NEWS-SUN

The Sun City Home Owners Association Board of Directors discussed two developments at its meeting Tuesday that could have a big impact should they move forward.

First, General Manager Bill Szentmiklosi said AV Homes, Inc., a developer based in Scottsdale, placed a bid on the long-dormant Sun City Manor development on Sunland Drive west of Del Webb Boulevard, adjacent to the Sun City Sheriff's Posse headquarters and Sunland Memorial Park.

The original developer got as far as completing the infrastructure before financial difficulties brought the project to a halt before any homes were built.

"This new developer has put in a bid and has 30 days to decide whether to move forward with it," he said.

Szentmiklosi said a request to make changes to the setbacks in the development was denied, however, and he has not heard whether that is a deal-breaker.

"They could go forward with it or they could walk away and forgo whatever they've already spent," he said. "We're just waiting for them to decide."

Jim Powell, the SCHOA board's vice president, expressed skepticism at the likelihood of the project moving forward. He said the only convenient way to get into the development is through the cemetery property.

"And they are not going to allow people to do that if this gets built," he said. "So that leaves only one entrance, and I'm not sure how the fire department is going to feel about that."

Without access to Sun City Manor on Sunland Drive from the east, the only option would be to snake through the neighborhood using Meade Drive or Brookside Drive.

SEE MANOR, A5

MANOR

FROM A1

But as Szentmiklosi said, those are bridges that do not yet need to be crossed.

"We don't even know at this point if the development is going to move forward," he said.

In another development, Powell, who heads up SCHOA's transportation committee, said Maricopa County is discussing the installation of a traffic light at 107th Avenue and Oakmont Drive, a project that would cost about $300,000. Board President Jim Stark said he lives near that area and has heard from several neighbors who are not happy about the idea.

"There's a common word being used to describe this and it is, 'Dumb,'" he said. "I'd like to hear more about this so I can go back and tell my neighbors if it sounds like a good idea or a bad idea, and if it sounds like a bad idea tell them to call our friend (Maricopa County Supervisor) Max Wilson."

Jeff Dempsey may be reached at 623-876-2531 or jdempsey@yourwestvalley.com.

Ind 9/15/12

SCHOA board approves new annual fee

By Rusty Bradshaw
Independent Newspapers

Sun City Home Owners Association members will be paying more for their services.

The SCHOA board approved raising its annual membership fee to $20, a $5 increase. It is the first time in five years the board raised the annual membership fee. The action was necessary to offset continued annual operating and maintenance cost increases, according to Bill Szentmiklosi.

"Operating and maintenance costs have continued to increase at about 6 percent a year during that same time period," he stated in the HOA's most recent newsletter to residents, availble on the SCHOA Web site, www.suncityhoa.org.

SCHOA staff has been able to cut some costs through upgraded technology, he

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Fees

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added. SCHOA still offers tremendous benefits at a considerably less costs when compared to other associations, whose annual fees range from $85 per yer, per resident to as much as $400 per year, Mr. Szentmiklosi stated.

"In many communities, compliance operates only 2-3 days per month," he added.

Other associations do not operate programs to aid their residents. SCHOA's community-service programs include Community Intervention, Financial Assistance, maps, plot plans, secured document shredding, vendor-referral program and seller/buyer home inspections. SCHOA also provides representation at the local and state government levels for transportation, legislative and government affairs, environmental or liaison with other communities, Mr. Szentmiklosi stated.

While he added SCHOA officials recognize any increase can cause hardship and the decision to raise dues is never easy, it is SCHOA's existence that enforces the age overlay and compliance with the CC&Rs.

News Editor Rusty Bradshaw can be reached at 623-445-2725 or rbradshaw@newszap.com.

VF SC SCHOA Independent September 15, 2012

VF SC HOMEOWNERS ASSOCIATION DAILY NEWS SUN SEPTEMBER 21, 2012

SCHOA seeks to grow membership

JEFF DEMPSEY
DAILY NEWS-SUN

Fresh from their summer break, the directors of the Sun City Home Owners Association will face a familiar problem at Tuesday's meeting: How can they increase awareness and membership?

"The board is always looking at how to increase membership through marketing and public relations in order to finance SCHOA," said Bill Szentmiloski, SCHOA general manager. "Because membership is voluntary."

Without a healthy membership, he said, SCHOA is hamstrung, which is why the board of directors plans to devote much of its energy to signing up more homeowners.

"The board wants to continue to improve our image and find avenues to inform all residents of what we have accomplished, the programs we run and offer, and the benefit of membership," he said. "SCHOA wants to educate our residents as to the importance of keeping the community clean and enforcing the age overlay act."

One issue Szentmiklosi said becomes a greater concern as time passes is Sun City's infrastructure. Without a municipality to take the reins, much of the responibility to keep Sun City beautiful falls to SCHOA, and

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Friday, September 21, 2012 www.yourwestvalley.

SCHOA

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the board will dedicate some of its efforts to planning for the future.

"(We'll be) looking at long-term maintenance of our infrastructure, including exterior walls and medians," he said. "And maintaining and increasing services with future budgetary restraints."

Szentmiklosi said the board often hears from concerned residents and those concerns are always considered at the board's meetings. Lately, he said, much of those concerns are about CC&R enforcement.

"The community has expressed concerns about the increased number of new residents that have disrespect for the CC&R's," Szentmiklosi said. "In particular, condition of property, age, commercial and vehicle parking, and new construction. Many new residents have the perception that county and state law overpower the deed restrictions and feel that as long as they are compliant with the county and state that SCHOA cannot enforce any of the deed restrictions. This is not true. Case law time and again has addressed this issue, and the more stringent (restriction) is applicable in most cases."

And of course as ever, SCHOA is trying to raise as much interest in its upcoming election as possible, as early as possible.

Applications are available online at www.suncityhoa.org or in-person at SCHOA's offices, 10401 W. Coggins Drive. Applications will be accepted through Nov. 1 and prospective candidates are encouraged to visit the office, meet the staff and ask questions. The election itself will be held from Nov. 14-17 at SCHOA's offices.

Candidate photos and biographies will be posted on SCHOA's website. SCHOA's Tuesday meeting begins at 9 a.m. at the association's offices.

Jeff Dempsey may be reached at 623-876-2531 or jdempsey@yourwestvalley.com.

SCHOA joins list of mine foes

NORA AVERY-PAGE
DAILY NEWS-SUN

The Sun City Home Owners Association on Tuesday joined the battle against a mining operation proposed for land between Youngtown and El Mirage.

Located near phase I of Sun City, local officials, including Youngtown Mayor Michael LeVault, have said the business would pose potentially serious health issues to residents living nearby. On Tuesday, the SCHOA board passed a motion to officially go on record against the mining proposal.

SCHOA director Linda Lindquist, who is chair of the organization's environmental committee, said LeVault attended an environmental committee meeting in an effort to enlist SCHOA's help in blaming El Mirage for not doing more to keep the mine from opening.

But Lindquist said Tuesday she is more inclined to hold Maricopa County accountable, since it issued the mining permit in the first place.

LeVault last month reiterated his opposition to the plans by the Olive Avenue LLC and the Phoenix Cement Co., a division of the Salt River Pima-Maricopa Indian Community, to build and operate a full-scale mining operation.

Youngtown residents spoke out against the proposal in late December in front of the El Mirage City Council, arguing the increased truck traffic in the Agua Fria River would create public health problems as airborne particulates could reach surrounding homes in Youngtown's Agua Fria Ranch subdivision and could cause harm to children, seniors and the infirm.

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MINING

FROM A1

The proposed agreement has been under discussion since February 2010 and was tabled in October by the El Mirage City Council after council members chose to seek more information and resident feedback on the proposal.

As part of the agreement, El Mirage would annex approximately 240 acres owned by the Salt River Pima-Maricopa Indian Community, with the community's Salt River Materials Group then beginning mining.

Despite the pressures Sun City, Youngtown and El Mirage could exert on the companies, Olive Avenue LLC and the Phoenix Cement Co. have the authority under state law to mine the Agua Fria River regardless of opposition.

In another matter Tuesday, the SCHOA board discussed the environmental impact study meetings the Air Force is conducting for the F-35 fighter jet that could be stationed at Luke Air Force Base. Those attending the meetings, which took place earlier this month throughout the West Valley, were overwhelmingly in favor of the jets arrival at Luke.

SCHOA president Jim Stark said that is "very good news."

"It's an economic boom for us for sure," Stark said.

VF SC SCHOA 2/29/2012 Source unknown e



NICK COTE/DAILY NEWS-SUN

Tim Gades, from The "Real" Yard Guy, LLC, clears leaves Wednesday around a Sun City home that he cleaned up along with SCHOA volunteers and local businesses.

SCHOA cleans up for needy

NORA AVERY-PAGE
DAILY NEWS-SUN

Gene Turiano couldn't be happier with the vendors listed with the Sun City Home Owners Association, several of which have helped him make a difference in the lives of community residents in the last few months.

"Some unique things have happened in the last few months," he said.

Turiano, the compliance manager for SCHOA, spearheads the organization's Financial Assistance Program, which helps struggling Sun Citians clean up their yards. He hopes to do even more.

"This program, we want to expand it beyond just cleaning up the yard," Turiano said.

Over the summer, Turiano was checking on residents who had received financial assistance through the donation-funded program in the past and met one woman who had been living without air conditioning in record-breaking temperatures for about six weeks.

When he contacted Vineyard Heating & Cooling to see about fixing the air

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Daily News-Sun November 18, 2011

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CLEANUP

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conditioning unit, the company repaired the problem at no cost to SCHOA, and even refused to take payment, Turiano said.

"He didn't even bat an eyelash," Turiano said. "I thought that was pretty nice."

The SCHOA program is on track to exceed the number of cleanups it did last year, when it tidied 27 unkempt yards.

"A lot of that is because we're getting help from companies," said SCHOA compliance officer Tom Wilson. "It's gone from fixing outside and pulling up weeds to fixing things in the house."

Wilson said that many people are too proud to admit they are in trouble, and their friends or family might not notice until the issue gets bad.

"People are just outliving their income," Turiano said, explaining that many of the people assisted live on small pensions.

Turiano and the rest of the program volunteers did a yard cleanup Wednesday, after another vendor, The "Real" Yard Guy, had already trimmed the plants and trees around a home to make it easier for the volunteers to tidy up.

At that same Sun City home, Turiano said another vendor, Well Hung Garage Doors, helped SCHOA by fixing the garage door, which had been open for two weeks, raising questions about the safety and security of the homeowner.

"She said 'If I pull the chain, I'll never be able to open it.'" Turiano said of the homeowner.

The assistance from vendors, including Parks and Sons, which provides a Dumpster at cleanup sites, and General Exterminating, which sprays the completed yard for weeds, is a big help to SCHOA, Turiano said, but the help from volunteers, especially the Next Gen Club, is invaluable as well.

"We wouldn't be successful without them," Turiano said.

In another example of a vendor stepping up to help a community member, Turiano said the company Singletary Plumbing came to the rescue of a woman who had such a severe leak in her kitchen and bathroom that she shut off the water and would fill up buckets to use every day to limit the damage.

"It's the season for sharing, maybe we need to adopt this one," he said, paraphrasing what the company told him.

Such help from vendors, no matter what the season, helps the program because it frees them up to use the money elsewhere.

SCHOA general manager Bill Szentmiklosi said that the board of directors created an ad-hoc committee in hopes of helping the financial assistance program and also the overall wellness of the community. Szentmiklosi said it should be up and running in about six months.

But the best part of the program, Turiano said, is people's reactions to the help.

"They're really and truly overwhelmed," Turiano said. "It's nice to help."

"It's pretty much brightened up their lives for them," Wilson said. "It's one less thing they have to worry about."

To learn about the SCHOA full vendor list or become a member call 623-974-4718 or visit the office at 10401 W. Coggins Drive. Donations to the Financial Assistance Program can be made at the office.

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SCHOA board approves group name

By Rusty Bradshaw
Independent Newspapers

Sun City Home Owners Association officials want to reap the benefits of grant funds and they are forming another nonprofit organization to do it.

The HOA's Board of Directors approved Sept. 27 during the regular board meeting a name for the organization and changes to draft bylaws. The organization will be called Sun City Residents Assistance Program and will be a 501(c)3 nonprofit organization. SCHOA is also a nonprofit, but its status is 501(c)4, which is not tax-deductible and therefore does not allow the HOA to apply for or accept grant funds.

"There is a lot of grant money out there," said Lyle Roth, SCHOA board member and treasurer.

The name approved last week was an alternate, as the original proposal was too close to another corporation in the area.

SCHOA provides a variety of services to its members and is the enforcement agency for Sun City covenants, codes and restrictions. Membership to SCHOA is voluntary, with annual dues at $15, and services provided by the HOA are available to members. However, the new nonprofit organization would benefit all Sun City residents.

Changes to the draft bylaws included altering that assistance from the organization be directed to projects that benefit SCHOA members only to allowing all Sun City residents, according to Mr. Roth.

SCHOA programs include the Financial Assistance Program, that uses volunteers and donated funds and materials to clean properties of residents who are physically or financially

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unable to maintain their properties, and the Community Intervention Program, that cleans properties whose owners refuse to maintain them. The cost for work done in the intervention program are billed to the property owner.

SCHOA's main source of revenue is the membership fees. The HOA also started selling advertising on its website last year, and some revenue is gathered through listings in its vender referral program and general donations.

News Editor Rusty Bradshaw can be reached at 623-445-2725 or rbradshaw@newszap.com.

VF SC HOMEOWNERS ASSOCIATION INDEPENDENT OCTOBER 5, 2011

Wednesday, September 28, 2011 www.yourwestvalley.com DAILY NEWS-SUN Community A3

SCHOA forms non-profit group

NORA AVERY-PAGE
DAILY NEWS-SUN

The Sun City Home Owners Association will start a non-profit group as a supplemental arm to its organization to apply for grant money to fund programs such as the Financial Assistance Program.

The SCHOA board discussed possible names for the 501(c)3 during its board meeting Tuesday, finally settling on the name, Sun City Resident Assistance Program, or SCRAP.

Director Lyle Roth explained that since SCHOA as an organization cannot apply for grants because it does not have non-profit status, the new group will help SCHOA potentially access that grant money.

"It's a whole new activity for us," Roth said.

While SCHOA will continue to handle services such as accounting for SCRAP, it will function as a separate entity, helping out programs like financial assistance and community intervention, which help homeowners in need clean their properties and stay within the deed restrictions of the community.

Sun Citian and former board member Ben Roloff also spoke at Tuesday's meeting to express his concerns about the peeling white paint on the walls along 99th Avenue north of Bell Road.

"In some of these instances where the paint is coming off, the brick is deteriorated," Roloff said, showing the board large chunks of the chipped brick to emphasize his point. "It's going to have to be fixed, sooner or later."

Roloff, a former SCHOA board member, said the paint on the walls is deteriorating in patches from Palmeras Drive to Beardsley Road along 99th Avenue.

"The paint, literally, is coming off in sheets," Roloff said.

Roloff asked director Walt Patterson, who is also the treasurer of the Civic Foundation of Sun City, if that organization could get involved in repairing the wall. Patterson said it will be a topic for discussion when the foundation resumes its meetings in October.

Roloff's main concern with the peeling walls is that they are the first view of Sun City new visitors often have, and the dilapidated appearance could affect property values.

Sun Citians can make donations either to the general fund of the Civic Foundation, or directly to the wall project, by mailing a check to P.O. Box 2430, Sun City, AZ 85372.

SCHOA director and transportation chair Jim Powell expressed similar concerns about how Sun City looks to outsiders when it comes to the maintenance of the medians throughout the community, especially in Phase I, where the grass in the medians is dead or dying.

"Every year they are getting worse and worse and worse," Powell said during the meeting. "I think we all need to be concerned about how this community looks."

Powell asked the board to review a letter he drafted to send to the Maricopa County Board of Supervisors asking for more funds to be allocated to the medians; to keep up the appearance of the medians and keep costs down, too. Powell thinks the best option for updating the medians is to add desert landscaping to the edges of the medians while keeping a small strip of grass in the center for walking.

For information about SCHOA, or to join for $15 a year, visit the organization's website at www.suncityhoa.org.

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VF SC SUN CITY HOMEOWERS ASSOC SUN CITY JOURNAL AUGUST 26, 2010

August 28, 2010

Retirement Haven Hunts Youthful Violators

By MARC LACEY

SUN CITY, Ariz. — From behind the wheel of his minivan, Bill Szentmiklosi scours the streets of Sun City in search of zoning violations like unkempt yards and illegal storage sheds. Mostly, though, he is on the lookout for that most egregious of all infractions: children.

With a clipboard of alleged violations to investigate, he peers over fences and ambles into backyards of one of America's pioneer retirement communities, a haven set aside exclusively for adults, where children are allowed to visit but not live.

Mr. Szentmiklosi, 60, a retired police officer who settled here four years ago, has remade himself as the chief of Sun City's age police, the unit charged with ensuring that this age-restricted community of sexagenarians, septuagenarians and even older people does not become a refuge for the pacifier-sucking, ball-playing or pimple-faced.

One recent morning, as he slowly wheeled between ranch homes and palm trees, Mr. Szentmiklosi kept a sharp eye on the driveways and yards, surveying for any obvious signs of youth. It could be a stray ball, a misplaced pint-size flip-flop. In sniffing out children, he said, he relies on his three decades as an officer.

But it is when he strides up to a home, dressed in shorts, sandals and a polo shirt, and knocks on the door that his detective work really begins. He tells the suspected violator that a neighbor has complained and he asks gentle questions to get to the bottom of things, all the while peering around for signs of youthful activity. His work is helped by a simple reality: children are hard to hide.

They leave tracks and make unique sounds. Newborns bellow, toddlers shriek and teenagers play music that is not typical around Sun City.

Mr. Szentmiklosi and his fellow child-hunters have their work cut out for them. The number of age violations in Sun City, a town of more than 40,000 residents outside Phoenix, has been rising markedly over the years, from 33 in 2007 to 121 in 2008 to 331 last year, a reflection of a trend at many of the hundreds of age-restricted communities nationwide.

This year's figures are expected to be even higher, said Mr. Szentmiklosi, who knows that despite his patrols Sun City is probably harboring more children that have not yet been detected. The economic crisis is aggravating the problem, he said, forcing families to take desperate measures to cut costs, even if it means surreptitiously moving into Grandma and Grandpa's retirement bungalow.

The vigorous search for violators of Sun City's age rules is about more than keeping loud, boisterous, graffiti-scrawling rug rats from spoiling residents' golden years, although that is part of it. If Sun City does not police its population, it could lose its special status and be forced to open the floodgates to those years away from their first gray hair.

The end result would be the introduction of schools to Sun City, then higher taxes and, finally, an end to the Sun City that has drawn retirees here for the last half-century.

At 50, Sun City is not old by the standards of Sun City, where the average resident is in his or her early 70s.

To remain a restricted retirement community, at least 80 percent of Sun City's housing units must have at least one occupant who is 55 or older, allowing for younger spouses or adult children. But the rules are clear on one thing: no one, absolutely no one, who is a teenager, an adolescent, a toddler, a newborn, any form of child, may call Sun City home.

"Visits are O.K. as long as they're limited," said Mr. Szentmiklosi, who describes himself as a doting grandfather and insists that he does not have an anti-child bone in his body. "You can have children visit for 90 days per year. That means if you have 10 grandchildren, each one can visit, but they can only stay nine days each."

Mr. Szentmiklosi, the compliance manager for the Sun City Homeowners Association, said that although the city was scrupulous, it remained compassionate. For instance, it allowed a young woman with an infant who was renting a home without the association's knowledge a year to move out.

But the association also plays hardball, issuing fines and threatening legal action to pressure youthful violators to leave. One reason Sun City is so vigorous is because of what happened on the other side of 111th Avenue, one of the main roads traversing the neighborhood.

Although Del Webb, who developed Sun City in 1960, gets credit for inventing the idea of a community of active retirees, the concept actually started years before on an adjacent tract in what was called Youngtown. But the developers there were not diligent in drawing up their legal paperwork. A challenge by the family of a teenage boy led the state to strip Youngtown of its age restrictions in 1998.

So on one side of the road, little people can be seen running around. On the other side, many people remember the Great Depression, and not from reading about it in a book.

"It was so much quieter before," said Librado Martinez, 80, a retired machine operator who lives on the Youngtown side of the line and has to put up with children playing ball in the park in front of his house. "You heard no screams before."

That peace is what Sun City residents want to keep. They rose up last month to block a charter school, which is not governed by the same rules as other public schools, from moving in.

"They were concerned about children roaming the streets and terrorizing things," said Marsha Mandurraga, who works for the school's founder.

To prevent future incursions, Sun City's leaders are using their clout to urge state legislators to change the law to keep Sun City school-free.

"I've raised kids," said Chris Merlav, 61, breathing through an oxygen tank and resting on the side of a Sun City pool designed for walking, not swimming. "After a while you get to the point where you don't want to be bothered anymore."

Mr. Merlav, who moved here from Rochester, had evidence at hand that he was not anti-child. His 20-year-old stepdaughter, Danielle Anastasia, was lounging in the pool with him. She understood the desire of Sun City residents to be with people their own age. "It's like me hanging with my college friends," she said.

Some of Sun City's more hard-line anti-child activists can sound as though they somehow bypassed youth completely.

"There are people here who have never had children, don't care for children and don't particularly want children around," said Jan Ek, who runs Sun City's seven recreation centers, eight golf courses, two bowling centers and assorted other entertainment venues, some of which sometimes open up for child visitors.

At Sun City's museum, the resident historian, Bill Pearson, 62, played a videotape used to lure retirees to the development in the 1960s.

The narrator said then what many residents still say now: "Of course we love them and enjoy their visits, but you deserve a little rest after raising your own."

SCHOA researches store options

50th anniversary item sales also pondered

By Rusty Bradshaw
Independent Newspapers

Sun City Home Owners Association officials are researching the possibility of operating a store to sell HOA and other merchandise.

Staff was directed by the board of directors to look into the options available, but no information was available about the type of merchandise or when the store would open for business.

Related Link
www.suncityhoa.org

"This was a suggestion that was put out there for research," Jeannine Frederick, SCHOA office manager, said Oct. 2. "It may never materialize."

She said to operate a store, SCHOA officials would have to obtain a sales tax license, but an application had not been submitted by Oct. 2.

Items available at the store would be produced by a vendor selected by the board, Ms. Frederick said.

"Whether that is something that will go out to bid is not known yet," she said. "We not that far in the process."

The store was a topic of discussion during the board's Sept. 22 meeting. Mr. Gray said having a store, both at the office and online, would provide a service to people and be an additional source of revenue for the HOA.

"We need to move on that," he said. "Sometimes it would be nice to send a Sun City shirt to a relative."

Before the store was implemented, Lyle Roth, board member and treasurer, suggested at least a minimal business plan be

See **Store** — Page 6

VF - SC HOA Home Owners Assn.

SUN CITY INDEPENDENT October 7, 2009

Store

Continued From Page 1

developed.

"We would need that for budgeting," he said.

Ms. Frederick said last week a business plan has yet to be determined.

Walt Patterson, SCHOA board president, said in the Sept. 22 meeting he did not believe the store would generate a large dollar amount of sales in the beginning. But he believes it could grow with time.

The store would also provide space for sales of Sun City 50th anniversary merchandise.

"We should have 50th anniversary stuff here already," he said.

Mr. Patterson agreed, but said anniversary items would have to be handled separately from SCHOA material because they are available through different entities.

"We would need to make sure there was no mixing of funds," he said.

Paul Herrmann, 50th anniversary public relations chairman and Sun City Visitors Center director, said Oct. 2 the committee was open to sales at multiple locations. All anniversary items are available at the Visitors Center, 16824 N. 99th Ave., and Miss Tina's Pettite Boutique has all items except shirts.

"It is just too difficult for shirts because of having enough of the various sizes at different locations," Mr. Herrmann said.

However, shirts can be ordered at other locations, he added.

Miss Tina's Pettite Boutique is in the Sun Bowl Plaza East shopping center, but will soon move to the Grand Shopping Center on the southwest corner of Grand and 107th avenues, according to Mr. Herrmann.

Businesses or organizations interested in hosting space for 50th anniversary merchandise sales are asked to call the Visitors Center, 623-977-5000.

Selling anniversary items at SCHOA would be a step to getting the different entities in Sun City to work together, according to board member Pete Granucci.

"The 50th anniversary group has an opportunity to get all the groups together, and not be protecting their own turf," he said

Board member George Davis agreed, saying to protect Sun City as a whole.

"Something needs to be done to knit Sun City," he said. "We are being engulfed by the communities around us."

SCHOA CORNER

Residents' help needed for next defining moment

BILL PEARSON
PUBLIC RELATIONS COMMITTEE CHAIRMAN

Beginning the week of Oct. 22, Sun City residents will start seeing colorful SCHOA logo bags hanging on their doors. In them will be a variety of items, but we are getting way ahead of ourselves.

Just about this time one year ago, the Sun City Home Owners Association began a rebuilding process. It was one based on a single premise — we needed more residents to become members. Internally we looked at our operations, while externally we began reaching out like never in our history. We talked to literally thousands of home owners; most of them said we needed to become more aggressive in enforcement of our CC&Rs.

One year later, you would be hard pressed to say that hasn't been the case. But, there is more to SCHOA than just enforcing the deed restrictions. We have stepped up the vendor referral program, we are working more closely with Maricopa County, and we are doing far more in the area of public relations. The fact is, none of what we are doing is of significance if the residents in the community don't join SCHOA in greater numbers. In an effort to reach out to people we decided we would take an entirely different approach. We decided we would come directly to your homes with the message.

This summer we crafted a 20-page full color magazine. It is the history of Sun City. It is a promotional gem for those who are looking for the perfect place to retire. It is an educational tool for owners and potential buyers to become familiar with the CC&Rs. It is a tribute to all those who came before us and made Sun City the incredible community it is.

If we have learned nothing else from our 47-year history; it is that Sun City is special because of the residents, the people who lived here, joined in and became part of its legacy. Del Webb provided the vision and the buildings, the people made it work.

This next two months can be yet another defining moment in Sun City's remarkable history. No, not for SCHOA, but for those of you living here. We are asking you to step up in the manner that made Sun City a success. We want your help, we need you as members and we want you to be a part of making it happen.

Here's what you can do:

- On Oct. 20 at the Bell Recreation Center Social Hall, we will stuff 27,000 bags with the magazine and an assortment of other materials. We are asking you to bring a friend and join us for an hour or two. We are starting at 8 a.m.; there will be food and refreshments and it will be easy sit down work.
- For the more able bodied, we have 56 routes to fill. The routes vary, but the average is about 500 stops. We want a bag to be hung on a door or gate of each home. If you are interested, you can find a route near your home and sign up for it at our office.
- Come to our open house the week of Nov. 5. SCHOA members will vote for two open board seats. There are five great candidates. There will be food, beverages and some awesome door prizes for SCHOA members. Watch your bag for details.
- Become a member of SCHOA. There will be an application and a return envelope in your bag, or you can sign up at out open house.

Sun City was built by those who got involved. It is a tradition that has worked for nearly 50 years. By getting involved, you can help us ensure we are around another 50. Hope to see you all at our monthly meeting Oct. 9. The study session is at 9 a.m. with the board meeting to begin promptly at 10 a.m. All are welcome.

DAILY NEWS-SUN SATURDAY, OCTOBER 6, 2007

DAILY NEWS-SUN FRIDAY, OCTOBER 5, 2007

Partnership publishes golden view of Sun City

PATRICK ROLAND
DAILY NEWS-SUN

Sun City earned its place in history by being the first senior living community of its kind in the country.

Nearly 50 years later, it remains the pre-eminent adult community, due in large part to the people who have built it up over the years.

Beginning Oct. 20, the Sun City Home Owners Association will begin distributing a glossy book to all residents that will celebrate Sun City's history and detail what keeps the vision of Del Webb thriving today.

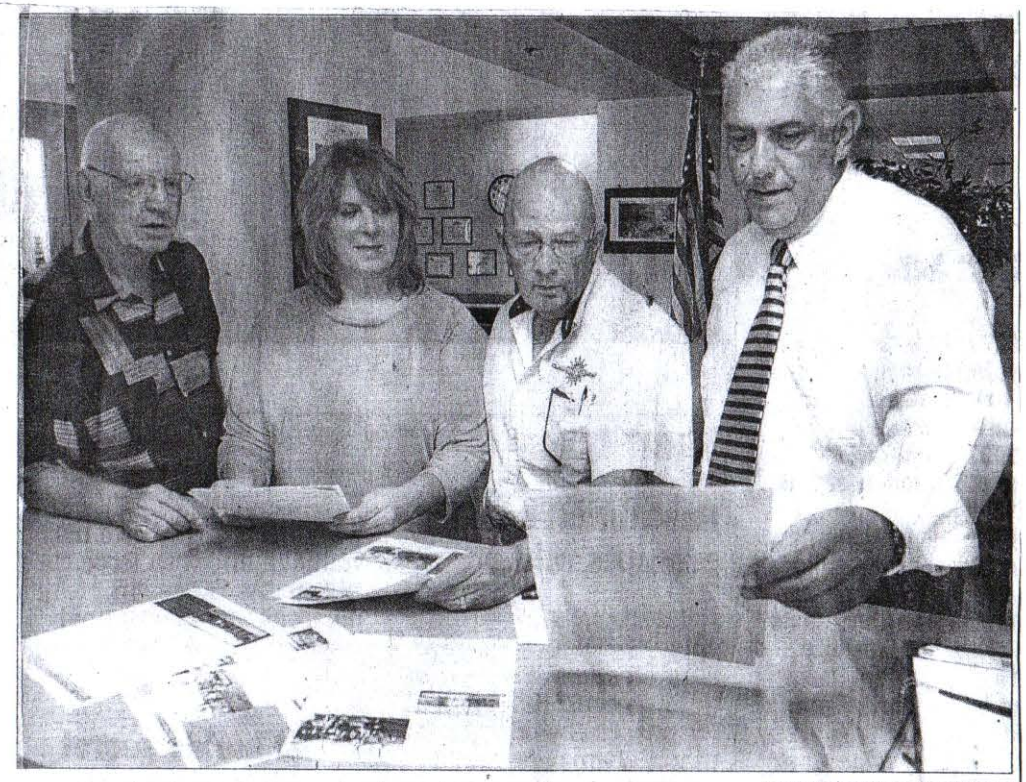
"Webb built the community but what made it so great is that he gave it to the people and said: 'Here you go, do what you want with it,'" said Bill Pearson, SCHOA spokesman. "This community didn't happen by accident. It was built by the people who moved here and took it upon themselves to be the architects of this community, and it's still running very strong."

The magazine, which is being sponsored by Pulte Homes Corp., Sunshine Service, Arizona Public Service and the Daily News-Sun, features the history of Sun City's earliest days, information about Covenants, Codes and Restrictions and sidebars on many of the organizations like SCHOA and Recreation Centers of Sun City that give Sun City its unique makeup.

"We were asked to be a partner on this from the very beginning because we've had such a longstanding relationship with Sun City, and we were happy to be a part of it," said Jeanne Blackman, community development manager with Northwest Valley APS. "We just feel these are stories that need to be told. This place has such a great history, and we want to be a part of sharing that history with Sun City residents."

"We intend to be a part of Sun City

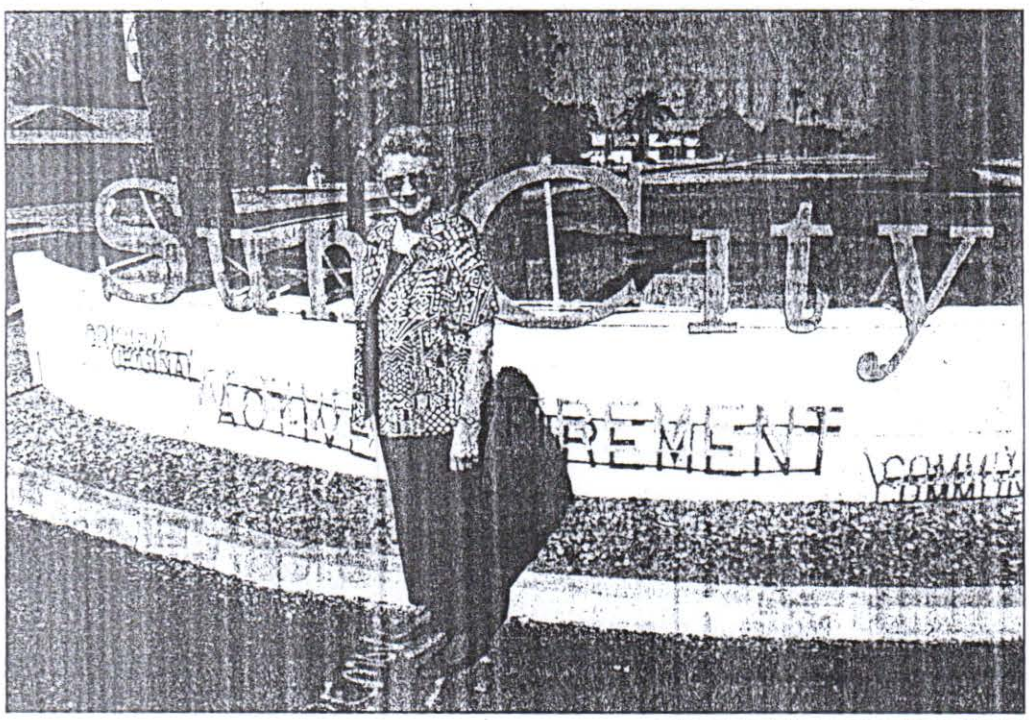
See PAGES, A5



STEVE CHERNEK/DAILY NEWS-SUN

Ben Roloff, left, of the Sun City Home Owners Association, Jeanne Blackman of Arizona Public Service Co., Jim Sinclair of Sunshine Service and Jason Joseph, publisher of the Daily News-Sun, study a prototype of a new Sun City directory, at the newspaper's office Thursday.

Identity Crisis: SCHOA discusses welcome signs



Independent Newspapers/Zach Colick

Blanche Meyers said Sun City's welcome signs serve a great purpose to the community, but noted more landscaping should surround the signs to make them look more aesthetically pleasing. Here, Ms. Meyers shows the welcome sign at 99th and Alabama avenues.

Signs reflect SC image

By Zach Colick
Independent Newspapers

What is it that makes Sun City unique compared to other surrounding communities or other Sun City's nationwide?

Many believe it is the feel and look this Sun City provides to residents and visitors alike as it is a niche community, offering a concentration of amenities and sense of place to those who frequent recreation centers and golf courses.

However, some argue Sun City's welcome signs — once offering a feeling of identity and pride — do not reflect the community as it is today.

Sun City Home Owners Association officials are investigating whether the city's welcome signs should be altered to create a more modernized image while still paying homage to the classic 1960s style.

The Board of Directors created an ad hoc committee June 12 in hopes that officials can create designs to be more prominent than the ones now seen in the 47-year-old community.

"We want to market Sun City as an active adult retirement community and the redesigning of signs, and beautifying road shoulders and medians will only add to that appeal," said Bill Pearson, SCHOA's public relations chairman. "Our goal is to make living here a positive for residents and something visitors can look forward to when they visit."

With Sun City's 50th anniversary looming in 2010, SCHOA Board President Ben Roloff believes several of the welcome signs are "woefully inadequate" and hopes changes can be made so Sun City's identity can stand above the rest.

Mr. Roloff admitted the investigation is not a front-burner topic and because the Board of Directors does not meet again until September, discussions may not happen until the fall or early 2008.

He noted SCHOA will have to discuss with the Maricopa County Department of Transportation what they can do as far as updating some of the aging entrance signs.

Still, goals down the road include making the signs at all the major community entrances more prominent so residents know they are in Sun City, which the board president said is not being met.

"We want to create that warm, fuzzy feeling," he said.

Mr. Roloff approached his son-in-law Dale Nussbaum of Seattle-based Alworth Nussbaum Landscape Architects to study the community's welcome signs and provide sufficient counsel on the subject.

After examining welcome sign at Sun City's major entrances, Mr. Nussbaum provided a detailed, four-page report on potential changes SCHOA could address.

In his report, Mr. Nussbaum advised SCHOA to interview designers, hold town hall meetings and poll residents concerning their knowledge and opinion before formulating a plan.

He also said SCHOA officials should provide a sense of continuity throughout Sun City by

See Signs — Page 3

June 27, 2007 SUN CITIES INDEPENDENT

Signs

Continued From Page 1

designing the welcome signs equally, stating, for example, "Welcome" and "City of Volunteers."

The Sun City Home Owners Association, 10401 W. Coggins Drive, can be reached at 623-974-4718.

Enforcement 'key' in SCHOA

CC&R magazine clarifies wrongdoing

By Zach Colick
Independent Newspapers

The Sun City Home Owners Association released Oct. 27 its new pictorial magazine, detailing the importance of Covenants, Codes & Restrictions that are a must for the community at its annual membership meeting.

Officials said the magazine's release is important because many people may not be aware of the city's deed restrictions when they move to Sun City. Some real estate agents may not promote them or the new residents may overlook the document, detailing its importance.

But with the magazine's publication, SCHOA officials anticipate more residents will be in the know when it comes to the maintenance of their yards, restriction of vehicles parked on a street, the height of front and backyard fences and age restriction in a home, to name a few.

"Education and information that is both colorful and well-written should be of interest to residents," said Bill Pearson, chairman of SCHOA's public relations committee, who helped launch the project.

The eight-page magazine illustrates the point that SCHOA is serious about maintaining the aesthetic of a community that has been around for close to 50 years.

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SCHOA

Continued From Page 1

"The whole point is we have to do a better job in promoting what CC&Rs are all about," Mr. Pearson said. "Our goal is to reach out to people."

SCHOA President Doug Kelsey agreed.

"We're trying to keep Sun City in the condition the way it has been and the way it should be," he said. "This is going to be overwhelmingly positive because it will show SCHOA is very serious of the CC&Rs."

While a small percentage of people forget or simply ignore the CC&R's, Mr. Kelsey maintains the majority of Sun Citians abide by the city's deed restrictions.

He added the magazine is for those who need a refresher course or a helping hand, and that SCHOA is there to lend its support.

"SCHOA is not the big boogeyman trying to scare people," Mr. Kelsey said. "We are here to be reasonable and to work with the community."

That is why the first page is dedicated to community feedback by asking residents what they think about the magazine and how SCHOA can go about enforcing CC&R's in a reasonable manner.

Mr. Pearson said online forums may be implemented for greater feedback.

"There needs to be two-way conversations," he said.

Typically, SCHOA receives 200 to 300 complaints per month from residents about the condition of their neighbor's property or other area homes. These often include unkempt yards and homes, said Daryl Wimer, an information officer for SCHOA.

Mr. Wimer said violators will receive a letter in the mail describing the CC&R violation and have two weeks to correct their error. Another notice will be sent if the violation is not addressed during that time period.

He said most residents comply and address the violation right away.

But even with a large success rate from home owners correcting their ways, Mr. Pearson said SCHOA is too reactionary with its CC&R enforcement.

Mr. Kelsey noted SCHOA does not seek to find violations, but rather responds to complaints made by residents.

But with the magazine's release, Mr. Pearson anticipates the public will show a greater interest in getting the word out to others about the importance of maintaining CC&Rs.

"The magazine won't cure wrongdoing initially," he said. "Enforcement is key."

What do you think?

Will the Sun City Home Owners Association magazine detailing Covenants, Codes and Restrictions be for the betterment of the community?

- **Public forums** http://www.newszapforums.com
- **24-hour Speak Out line** 623-445-2892
- **E-mail** suncitynews@newszap.com

SUN CITIES INDEPENDENT November 1, 2006

SCHOA banks on magazine

Publication to provide new, illustrative take

By Zach Colick
Independent Newspapers

Pictures speak louder than words.

With that in mind, the Sun City Home Owners Association plans to introduce an eight-page magazine full of pictures to better demonstrate why enforcing Covenants, Codes and Restrictions is a must for city homes and neighborhoods.

Organizers of the project anticipate more residents will be in the know when it comes to the maintenance of their yards, restriction of vehicles parked on a driveway or street, the height of front and backyard fences and age restriction in a home, to name a few.

The goal is to have the pictorial magazine available by Oct. 26.

"The whole point is we have to do a better job in promoting what CC&Rs are all about," said Bill Pearson, chairman of SCHOA's public relations committee, who helped launch the project. "We need to get people educated and informed about what is right and what is wrong."

Typically, SCHOA receives 200 to 300 complaints per month from residents about the condition of their neighbor's property or other area homes. These often include overgrown weeds and palm trees, and untidy front or backyard patios, said Daryl Wimer, an information officer for SCHOA.

"Some are unfounded," he said. "We go out and verify everything."

Mr. Wimer said violators will receive a letter in the mail describing the CC&R violation and they have two weeks to correct their error. Another notice will be sent if the violation is not addressed during that time period.

In August, information officers closed 40 cases concerning unkempt yards and opened an additional 44.

What do you think?

How important is maintaining CC&Rs for the betterment of Sun City neighborhoods?

- **Public forums**
http://www.newszapforums.com
- **24-hour Speak Out line**
445-2892
- **E-mail**
zcolick@newszap.com

Related Link

www.suncityhoa.org

Other violations included 20 cases of RV's illegally parked on streets for more than 72 hours and one case of a minor younger than 19 staying with family members. Sun City requires a deed owner to be at least 55-years-old and no one under age 18 may reside in an area home.

However, Mr. Wimer said most residents comply — they are often simply unaware of the violation — with SCHOA and address their violation right away.

"Ninety-eight percent of violations are cured after the first notification," he said.

Even with such a large success rate, Mr. Pearson said SCHOA is too reactionary when it comes to enforcing the codes all Sun City homeowners must abide by.

"Being proactive should be as legitimate as reactive," Mr. Pearson said.

SCHOA does not seek to find violations, but rather responds to complaints made by residents.

But with the advent of the magazine, Mr. Pearson anticipates the public will show a greater interest in getting the word out to others about the importance of maintaining CC&Rs.

For that 1 or 2 percent who are not compliant, Mr. Wimer said it is oftentimes because SCHOA cannot reach the homeowner who has often left town. SCHOA can fix the error if that is the case, he said.

But for offenders who choose to ignore the CC&Rs,

See SCHOA — Page 10

Mr. Wimer said SCHOA can put a lien on their home.

The message is clear why upholding CC&Rs is important for the well-being of Sun City, according to Ralph Miller, chairman of the land use committee for SCHOA.

"All you have to do is drive around Sun City and see how kept up it is," he said. "We must uphold the CC&Rs in order to maintain the value of our homes. A few restrictions aren't bad."

For more on CC&Rs, visit www.suncityhoa.org and click the services tab.

VF - SC
HOME OWNERS ASSOCIATION
SC INDEPENDENT 10-11-06

VF SC H-O-A

What does SCHOA do?

Board members share mission, goals

By Zach Colick
Independent Newspapers

Sun City Homeowners Association board members explained their role as advocates and the voice of the community after readers asked questions about the organization's legitimacy in the Sun Cities Independent Speak Out forum.

Even with a visible building on Coggins Drive and a Web site, Board Member George Davis said there are individuals who do not have a clue what the SCHOA provides them.

Then there are others, he said, who hold a misinformed opinion, claiming the SCHOA does nothing but handle matters unrelated to them and take residents' money.

"If negative responses are legitimate for cause and concern, then that is welcome," Mr. Davis said. "Continual negativity doesn't help the process."

Board President Doug Kelsey agrees complaints bring down the community.

"We encourage people instead to get in touch with the homeowners association directly," he said.

Mr. Kelsey said the role of the SCHOA has remained constant since the organization's inception in April 1963.

"We are the best bargain out there because we care," he said.

Deemed the largest unincorporated retirement community in the state — and maybe nationwide — Sun City has the added benefit of an HOA, a service organization the SCHOA handbook says is a dying breed, to gripe to as well as seek answers to questions and concerns.

While some board members are relatively young and have not lived in the community as long as others, the variance of age and vitality can provide both a histori-

See SCHOA — Page 3

What do you think?

Does the Sun City Homeowners Association provide dependable referral services and serve as a reliable advocate for the community? Post comments at www.newszapforums.com/forum29 or e-mail zcolick@newszap.com

- **www.suncityhoa.org**
- See guest commentaries, **Page 4**

SCHOA

Continued From Page 1

cal and newer perspective for board members to serve the community, Mr. Davis said.

Currently, SCHOA has room for 15 board members, though only 11 positions are filled. Three to six other full-time, paid employees are also a part of the organization.

Because board member positions are voluntary, Mr. Davis said his schedule in and out of the office varies. He said he averages 10-plus hours per week when the SCHOA is running full steam, but now, during the slower summer months, his service might be one hour per week.

"It's a double-edged sword," Mr. Davis said. "Some people may say we're not doing enough; others may say we're too restrictive. But we're certainly not nagging people and don't seek to find problems. We try as best we can to be realistic with the CC&Rs."

Mr. Davis said the SCHOA handles a multitude of services, but maintaining Covenants, Conditions & Restrictions to ensure proper upkeep of homes and providing a reputable list of 1,400-plus service providers, ranging from auto care to yard care, is what residents address when speaking with the SCHOA.

"And we're usually recommending at least four to five phone numbers for them to call," he said about the referral service.

> "Some people may say we're not doing enough, others may say we're too restrictive. But we're certainly not nagging people and don't seek to find problems."
>
> **— SCHOA Board Member George Davis**

The sight of automobiles in yards or on blocks in a driveway, for example, is a concern the association will seek to rectify, SCHOA officials said.

Some board members have established committees to chair and the board recently hired a lobbyist to represent Sun City and Sun City West who will research pros and cons of legislation at the state and county levels.

"It keeps us abreast to know what's going on at the state level and we're able to provide better input to residents," Mr. Kelsey said.

Gary Bourne, a board member and chair of the transportation committee, said he is pushing for underpasses at both 103rd Avenue and 107th Avenue near Grand Avenue for safety concerns, to ease the flow of traffic and to connect the Sun Cities.

"We're working to get a separation at Grand Avenue," Mr. Bourne said, adding it could be a two- to three-year process. "This is vital to maintain and bridge Sun City."

Mr. Bourne said he started the committee because he has been involved with government all his life and wanted to use his "expertise" in transportation.

The SCHOA did not get involved in such matters until last year when communities like Surprise started to grow at an increasing rate, Mr. Davis said.

"We're taking more active participation in government affairs," he said, adding topics of city growth and street maintenance are of interest to residents.

The SCHOA meets the first Tuesday of every month for a regular meeting and the second Tuesday of each month for a formal board meeting. The public is invited to attend both sessions.

But Mr. Davis cites apathy and the age of many residents as the reason why many people do not attend SCHOA meetings — and get involved in the community.

"We would invite and encourage more people in the community to be active and take interest in Sun City," he said.

The SCHOA is unique in that it does not have "common ground" and individuals who choose not to belong do not pay any dues. Couples who join pay $12 per year while singles pay $8 per year.

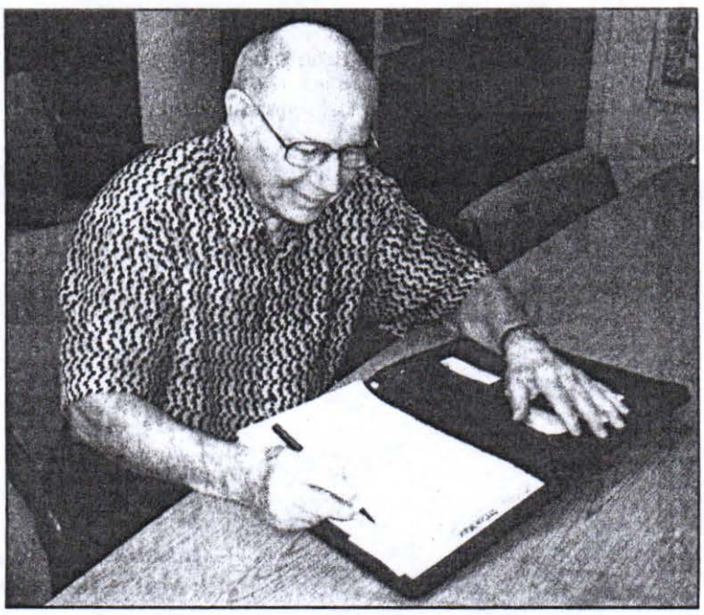
Sun City residents, however, do pay a required nominal fee to the Recreation Centers of Sun City.

Though the relationship was not always cordial, Mr. Kelsey said SCHOA's relationship with the RCSC has improved in the past year.

"It's much stronger now and what happened is now behind us," he said, adding both organizations meet monthly and the troubles both organizations had were not worth mentioning. "Both presidents are working together for the betterment of Sun City."

SUN CITIES INDEPENDENT July 19, 2006

OVER



Independent Newspapers/**Zach Colick**

Sun City Homeowners Association Board Member George Davis met with the Sun City Independent last week and spoke about services the SCHOA provides to residents.

HOME OWNERS ASSOC. (HOA)
VF

HOA fixes more bricks in the walls

But project fund runs dry

ANNIE KARSTENS
DAILY NEWS-SUN

The walls of Sun City may go unnoticed until they become a neighborhood eyesore. That's when the Sun City Home Owners Association Foundation comes in.

Funded entirely by donations, the foundation's Wall Project Fund has paid for the painting and maintenance of about 35 miles of walls over the past six years, according to Gerry Unger, president of the foundation.

The original painting and repair project was completed four years ago, however, unforeseen repairs have continued to deplete the initial $150,000 collected.

"We've got a lot of loose vehicles out there that damage walls," Unger said. "We didn't count on that at the beginning."

According to Unger, recent repairs have emptied the fund's account, and because damaging incidents happen all the time, donations are important to future upkeep.

"The fund has no income other than the people who see the problem and want to help out," Unger said, adding that contributions are tax-deductible.

Damage to a wall on 99th Avenue between Burns and Hutton took Youngtown contractors Albrecht & Son L.L.C. about four hours to repair Monday, said Joe Calvin, the company's purchasing and project manager.

"Some of the other projects can take up to a week, depending on the size of the wall and the extent of the damage," he said.

Albrecht & Son is the preferred contractor for the HOA and is on the association's list of recommended vendors.

"We've been servicing this community for more than 15 years," said Tom Albrecht, owner of the company. "When you're working in a tight-knit community like this, we want to give back to it. Our company will continue to support the foundation whenever we can," he said, adding that as a free service, the contractors paint over any graffiti that vandals paint on the walls.

The HOA board recognizes and appreciates the efforts of the contractors.

"The attitude that these guys have is really helpful," Unger said. "They've got what I call 'the Sun City attitude'."

Along with the wall repair and painting project, the Sun City HOA Foundation also oversees separate projects that serve the community and its residents, Unger said.

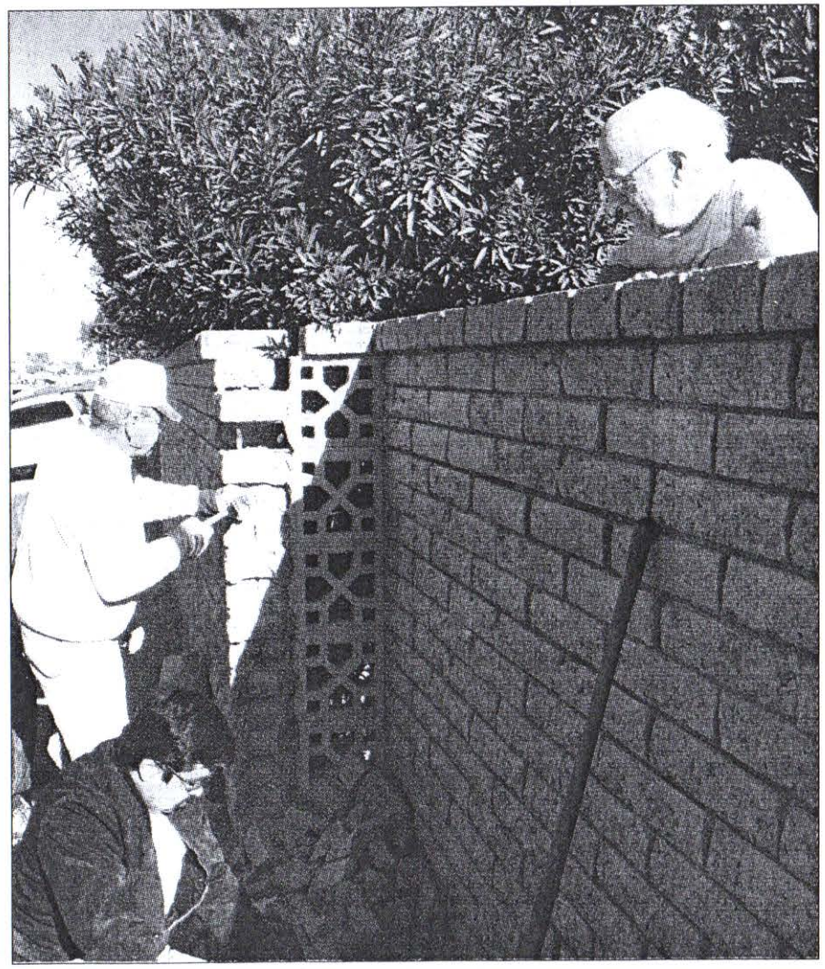
The Home Clean-Up project is responsible for the beautification of almost 50 front yards that were otherwise neglected, sometimes because of the death of a

See WALLS, A5

FYI

■ To make a donation to the foundation's Wall Project Fund or another HOA project, make checks payable to The HOA Foundation. Please note on your check "Wall Project Fund" or whichever project you support. Send checks to the Sun City Home Owners Association Foundation, 10401 W. Coggins Drive, Sun City, AZ 85351.

For more information, call 974-4718.



CHARLES WADE/DAILY NEWS-SUN

Bill Hilsabeck looks over the wall on 99th Avenue in Sun City, where Alan Watters and Juan Olmos, employees of Albrecht & Son L.L.C. are repairing a wall damaged when a vehicle ran into it. Hilsabeck was curious when he heard the noise from the repairs. Watters is a Sun City resident who said he works just for something to do.

OVER

From A1

homeowner whose family hadn't been able to attend to the house.

A project called "Blinkin' Bulbs" provides all residents who donate to the foundation with an emergency beacon light bulb to put in their front-porch lamp. Should residents call for emergency assistance, they can help emergency vehicles locate their home by clicking the porch-light switch three times, causing the bulb to continue blinking automatically. This blinking enables emergency crews to swiftly identify the residence.

The conversion of medians to desert landscaping is under the auspices of the Median Improvement Project. The transformation of the median on 107th Avenue north of Abbott has been completed and plans are proposed to switch 51 medians in Phase I to desert landscaping to conserve water and other resources. The median renovations are funded primarily by the Maricopa County Department of Transportation, but the foundation contributes what it can, Unger said.

All projects overseen by the foundation are funded by separate donations. For example, if a resident makes a donation to the Wall Project Fund, the money will go directly into that account. If a donation is specifically designated for the Home Clean-Up Project, the money will solely benefit that fund, said Marge Murphy, chairwoman of the HOA's Beautification Committee and treasurer on the board of directors.

Murphy said that as soon as the Wall Project Fund is depleted, there are no other accounts to dip into, so donations are critical.

People should know that their money is being used for exactly what they intend, Murphy said, adding that it's greatly appreciated when residents actually name the foundation as a benefactor in their wills.

"We do want residents to donate to the foundation. It is through their contributions that we are able to beautify the walls, and when there are accidents, we need to have the money to repair them," Murphy said.

Annie Karstens may be reached at 876-2532 or akarstens@aztrib.com.

HOME OWNERS ASSOC. (HOA)

VF

Maintaining Sun City

Quasi-government boards uphold community standards

ANNIE KARSTENS
DAILY NEWS-SUN

For new residents to Sun City, there is a lot to learn about the community.

Many newcomers are unaware of the role quasi-governmental organizations have in overseeing home ownership.

The Sun City Home Owners Association is one of two primary entities — the other being the Recreation Centers of Sun City Inc. — that make decisions for the community and oversee the conditions that govern residents' lives and property.

For that reason, the HOA board passed a motion in its last regular meeting of the year to create a public-relations committee to spearhead efforts to educate the community about what HOA is and why it exists.

Additionally, some have never heard of the Sun City Condominium Owners Association or are not informed of the function it serves in the community. While it does not function in a governing role, it serves in an advisory capacity for individual condominium associations.

The HOA and COA serve different functions, but both exist to help maintain the community, keep Sun City attractive and help homeowners avoid pitfalls and problems with home or condo ownership in this distinct community.

Sun City HOA

The HOA frequently receives comments from residents that go something like: "What do you mean I'm not a member of the HOA? I've lived in Sun City for 25 years," or, "I'm a Sun City resident — do I not automatically belong to the HOA?"

Some confuse membership in the HOA with mandatory membership in the RCSC and the annual $300 assessment fee (which will become $330 after Feb. 1) that goes with it.

The HOA Web site defines a homeowners association as an organization "that serves a group of residents who have common needs that can be better filled by a recognized organization than by individuals." Membership can be either voluntary or mandatory, and members can live in a variety of housing situations, be it single-family homes, duplexes or other multiple-family complexes.



MOLLIE J. HOPPES/DAILY NEWS-SUN

Daryl Wimer, information officer for the Sun City Home Owners Association, left, and Ione Boynton, HOA executive secretary, provide information to homeowners on Sun City's covenants, conditions and restrictions.

The Sun City HOA was created as an umbrella organization for Sun City residents to meet these needs. It was founded in April 1963 to help answer residents' questions about their new homes and community. Membership is voluntary and costs $8 annually for singles or $12 for households.

On a daily basis, the HOA informs residents about Sun City's deed restrictions and enforces those rules, said Daryl Wimer, information officer. Residents also call the HOA looking for referrals to reputable vendors and contractors in the area, which the HOA keeps record of and updates regularly.

The combination makes up "80 percent of the calls that we get," Wimer said.

The HOA provides residents with copies of the covenants, conditions and restrictions — also known as "CC&Rs" or "deed restrictions." The CC&Rs were revised in 1998 for the sake of clarity and updating, said incoming HOA board President Jim Corcoran.

The CC&Rs govern what a person can and can't do with his or her property located within the confines of Sun City.

The HOA also has the power to enforce the deed restrictions and take legal action if a person is violating them and refusing to cooperate. This, in effect, differentiates the HOA board from the RCSC

See LETTERS, A5

OVER

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board.

"The thing about HOA that makes it distinct is the fact that it's the 'governing body' of the community," Corcoran said.

Some violations are more common than others, said Ione Boynton, executive secretary.

"The biggest violation is in illegal parking. The next would be the messy yards or conditions of dwelling, like needing paint or roofing," she said.

The HOA is overseen by a small board of directors, members of which are elected annually to three-year terms. The directors chair committees that serve as advocates for the community in a variety of areas, including government affairs, land use, transportation, environmental concerns, community beautification, public relations and water resources.

The HOA also offers brochures and maps for area attractions, and publishes useful information on its Web site.

Sun City COA

With about a third of Sun City's population living in condominiums, there is a need for guidance and valuable resources for the 386 individual condominium associations organized into "many self-governing democracies," said SCCOA President Don Thomson.

Each association is led by a board of three or more resident volunteers or professional managers hired to oversee the units' maintenance and the residents' well-being. The board must reference the following documents that ensure the quality of condominium living: The association's CC&Rs, the bylaws and the rules and regulations.

In addition to providing advice and a framework for the individual associations, the COA offers a variety of services to the associations — including publishing a monthly newsletter, monitoring state legislation that may affect Sun City's condominiums, preparing and presenting educational seminars for board members, and maintaining a database of credible vendors and contractors in the area.

When there is an issue or dispute between a condo resident and the management board that overseas the unit, both parties can turn to the COA for guidance.

The COA's self-stated primary purpose is to "acquire and disseminate information to condominium chairmen, their board members and other condominium owners." In an effort to open lines of communication, the COA holds weekday "listening posts" where residents and management boards meet separately with one or two COA directors, who hear their grievances. Then, the members of the COA board bring both parties in and act as mediators, using Arizona Revised Statutes and applicable documents to assist in any decision making.

"Basically, if there is a dispute between an owner and his association, one or the other can come in and request a listening post," said Dean Dittemore, COA public-relations chairman. Appointments are encouraged and may be made by calling the COA office during office hours.

All residents of Sun City are required to maintain the standards set by the community-wide CC&Rs, regardless of whether they live in a condo, a home or belong to any associations. However, condominium associations can create even more stringent rules than the CC&Rs to suit their individual needs, but may not fall below standards.

For example, where the CC&Rs state that an RV cannot be parked on the street more than 72 hours, a condominium association may require an RV to be relocated within 24 hours.

The Sun City COA doesn't have the authority to enforce violations of the individual condo associations' rules; it is up to the individual association to do so.

When the Sun City deed restrictions are broken, it is the HOA's responsibility to enforce them.

Condo associations may join the COA annually at $4 per unit with a maximum of $120 for associations with 24 or more units. Approximately 330 condo associations currently belong to the COA. Although it isn't mandatory for condo associations to join the COA, residents are required to belong to the individual association affiliated with their unit.

The Sun City HOA office is open from 9 a.m. to 3 p.m. weekdays. For information, call 974-4718, stop by the office at 10401 Coggins Drive in Sun City, or visit the HOA Web site at www.suncityhoa.org.

The Sun City COA is open from 9 a.m. to 1 p.m. weekdays. To learn more, call 974-9035, stop by the office at 12639 N. 103rd Ave., Suite 215, in Sun City, or visit the COA Web site at http://azsccoa.org.

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DAILY NEWS-SUN WEDNESDAY, DEC. 17, 2003

HOA elects officers, sets course for new year

ERIN REEP
DAILY NEWS-SUN

Fresh faces joined the table at the Sun City Home Owners Association board, as one newly appointed candidate and three elected candidates joined current and outgoing board members at the last regular board meeting of the year Tuesday in Sun City.

A French public television film crew recorded the event as part of its documentary on retirement life in Sun City. The film's director, Fred Biamonti, said the crew hoped to capture the element of Sun City's "self-governance" through featuring the HOA meeting.

HOA member and former Recreation Centers of Sun City board director Don Pritchett was appointed to the board to fill the vacancy left by last month's resignation of Gabe Szoke. Outgoing president Floyd Brown welcomed recently elected board members Mary-Jane Gibson, Devon Guthery and George Davis to the HOA board.

Brown shook hands with all four incoming members and gave each a personal name plaque.

Other outgoing board members were Bob Kortright and Waldo Smith.

The 2004 board elected officers at the meeting. Each elected officer was the sole nominee in his or her category. The new officers include Jim Corcoran, president; Tom Stolt, first vice president; Phyllis Roach, second vice president; Paula Hitzeman, secretary; and Marge Murphy, treasurer.

After the elections Brown turned the gavel over to Corcoran.

2004 Sun City HOA Board

- **George Davis** (elected)
- **Mary-Jane Gibson** (elected)
- **Devon Guthery** (elected)
- **Don Pritchett** (appointed)

2004 Sun City HOA Officers

- **President:** Jim Corcoran
- **First Vice President:** Tom Stolt
- **Second Vice President:** Phyllis Roach
- **Secretary:** Paula Hitzeman
- **Treasurer:** Marge Murphy

"Jim Corcoran is the president of the Home Owners Association beginning Jan. 1, 2004," Brown said. "And he can adjourn the meeting."

In his capacity as first vice president, Corcoran served as Brown's "right-hand man" over the past year, often filling in for Brown in his absence, leading meetings and conducting business for the HOA.

Corcoran also has served as chair of the Land Use Committee and has helped with the Nominating and Elections Committee during his term.

In other news from the board:

- The HOA office will be closed for the holidays Dec. 26 and Jan. 1.
- The board unanimously approved a motion to send a letter to Arizona Senior Citizens Forum lobbyist Gretchen Jacobs, thanking her for her service to seniors in that capacity. The letter will express regret that the HOA is no longer participating in the forum and will "wish her well," Stolt said.
- The board passed a unanimous motion to join the West Valley Home Owners Association for a one-year trial period, at a cost of $250. Brown said that a number of Northwest Valley homeowners associations belong to the organization, and said the board would likely gain "a lot of information" by belonging to the group.

Stolt acknowledged that the NWVHOA would be a very different organization than the Forum, with a focus on the issues of HOAs rather than senior issues. As the group sponsors a paid lobbyist in the state legislature, Stolt said it would be in the HOA's best interest to belong to the association.

- Current Sun City Condominium Owners Association President Don Thomson introduced incoming COA President Ben Roloff to the board. The COA falls under the umbrella of the HOA, representing 1/3 of all Sun City residents and living in 9,600 units in the community.
- The board passed a unanimous motion to split the Public Relations and Membership Committee into two separate committees, with a focus on PR for the coming year. The sole focus of the committee will be to promote the HOA and clarify its role in the community.

Erin Reep can be reached at 876-2532 or at ereep@aztrib.com

VF HOME OWNERS ASSOC.

© THE ARIZONA REPUBLIC FRIDAY, DECEMBER 12, 2003

Sun Cities boards get new members

Seats filled in Tuesday vote

By Brent Whiting
The Arizona Republic

Winners have been announced for seats on governing boards of three community groups, two in Sun City and one in Sun City West.

The outcome was never in doubt for seats on the Sun City Home Owners Association. It was a slam dunk for the three candidates, because four board slots were open.

Mary-Jane Gibson finished first in Tuesday's election with 1,420 votes, followed by George Davis with 1,393 and DeVon W. Guthery with 1,324.

The board will meet next year, after the new members have taken their seats, and decide whether to appoint somebody to the fourth position.

The HOA is a quasi-government group that acts as an advocate for Sun City residents and addresses a number of property, consumer, water and other issues with state and county officials.

In another contest, there were four candidates for three seats on the Recreation Centers of Sun City board.

Nadine Meis led the pack with 1,461 votes, followed by Raymond Kenneth "Ken" Fold, 1,369, and Gene Zylstra, 1,063.

Paul Santoro, the unsuccessful candidate, finished last with 987 votes.

Members of the Recreation Centers Board oversee seven recreation centers in Sun City, as well as two bowling centers and eight golf courses.

In Sun City West, five of seven candidates were elected to the Property Owners and Residents Association board.

The slate of PORA winners were Wesley "Wes" Warren with 553 votes, Noah Murphy, 550, Mel Nuzum, 505, Jac Morse, 390, and Stephanie Elitz, 364.

The two unsuccessful candidates were Jerry Black, 319 votes, and E. Chris Segal, 307.

PORA is a quasi-government group that resolves deed-restriction violations and provides a consumer referral service and lobbying on senior citizen and community issues.

All of the winners of the three board contests in Sun City and Sun City West will serve three-year terms.

Reach the reporter at brent.whiting@arizonarepublic.com or (602) 444-6937.

DAILY NEWS-SUN WEDNESDAY, DEC. 10, 2003

1,877 ballots counted in RCSC, HOA races

ERIN REEP
DAILY NEWS-SUN

Nadine Meis, Gene Zylstra and Raymond Kenneth "Ken" Fold have been elected to the Recreation Centers of Sun City board seats being vacated by President Dorothy Hirtzel and Directors Jerry Swintek and Tom Whiston.

In the Sun City Home Owner's Association election, George Davis, Mary-Jane Gibson and Devon Guthery were elected to fill three of the board of director's five open position.

Tuesday's election drew 1,877 ballots, which Helen Theil, board secretary, said is as low as previous years.

More than 42,000 residents were eligible to vote in the RCSC election.

The unofficial tally gives Meis 1,461 votes; Fold, 1,369; Zylstra, 1,063; and Paul Santoro, 987.

Fold is a 15-year resident and spent 22 years as an IBM financial analyst.

Meis has lived in the community for nine years and owned and was president of Skating Professionals for 17 years.

Zylstra, an 18-year resident of Sun City, is a former RCSC and HOA director, and was president of an unincorporated HOA in Chicago.

In the HOA election, Gibson received 1,420; Davis, 1,393; Guthery, 1,324.

Executive Secretary Ione Boynton said the turnout was the lowest in recent years with only a small portion of the 12,000 members voting.

Davis has lived in Sun City for 16 years and retired from the U.S. Postal Service as a real-estate specialist.

Gibson, a resident since 1984, has volunteered for Westside Food Bank and Sun Health serves on the boards of the Sun City Republican Club and the Northwest Valley Republicans.

Guthery moved to Sun City in 1954 and was self-employed in the gasoline and automotive business in Glendale and west Phoenix for 45

See VOTER, A5

OVER

HOA winners



Davis



Gibson



Guthrey

RCSC winners



Fold



Meis



Zylstra

From A1

Tuesday found Eddie and Joan Beyer saying they're unhappy with the current board of the Recreation Centers of Sun City.

Joan said she is opposed to the proposed increases currently being considered by the board for its 2004 budget and to fund a Long Range Plan. "They keep raising everything," Joan said.

Eddie, a long-time Garden Club member, was heartbroken when the club lost its garden plots this fall. He believes something more should have been done by the board to try to purchase the land.

So the Beyers took action for the first time in their 12 years as Sun City residents: They voted.

"We are just showing that we are of the people who disapprove of the board," Eddie said after voting at Bell Library Tuesday afternoon.

Volunteers manning the elections Tuesday said voter turnout was low compared to years past.

Boynton and Phyllis Roach of the Sun City Home Owners Association board took a break outside the HOA's board room, where polling took place on Tuesday.

"We had 17 (people voting) this morning," said Roach, the board's second vice president, at about 1 p.m. Roach had volunteered all morning.

Boynton said she thought that was a low number compared to the flow of the voting day in 2002.

"Last year, we had 60-some, and most of the voting was done before 3 p.m.," she said.

The polls were open from 8 a.m. to 6 p.m. Tuesday at five Sun City locations — at four recreation centers and the HOA. Early balloting was offered previously on Nov. 28-29 at the 32nd-annual Sun City Arts & Crafts Festival.

Monty Langhamer voted at Bell Center Tuesday, and said she regularly votes, although not every year, for board candidates.

"I've lived here since 1973," she said.

When asked what he thought of the voter turnout this year, RCSC board candidate Zylstra said, "Stinky."

Zylstra was canvassing at a distance of 80 or so feet from the polling station in Social Hall 2 at Lakeview Recreation Center. He handed out fliers, encouraging people to vote as they walked past. Next to chairs covered with stacks of Zylstra's literature was a chair with fliers from candidate Meis.

"Are you going to vote today?" Zylstra joked with Jerry Klaus, shaking hands.

"I'm voting for you, Gene," Klaus said.

Klaus, a three-year Sun City resident, said this was his first time voting in board elections. "I'm new at this," he said.

Klaus said he was voting to stay active in the community: "I'm retired. What else have you got to do?"

Marge Looby was also casting her vote at Lakeview center. The 23-year resident said she votes every year.

Zylstra said his wife, Joan, was handing out fliers at the Bell Center. He planned to be at Lakeview all day until a pizza party in the evening for the candidates. Votes were to be counted in the evening; Zylstra said he would probably be in bed by the time they knew the results.

Turnout at the recreation centers' polls was "light," according to Gayle Schmidt, RCSC elections committee chairwoman.

Erin Reep can be reached at 876-2532 or ereep@aztrib.com.

VF HOME OWNERS ASSOC.

DAILY NEWS-SUN SATURDAY, NOV. 22, AND SUNDAY, NOV. 23, 2003

PORA, HOA try to ease repair worries

KATY O'GRADY
DAILY NEWS-SUN

The Arizona Registrar of Contractors is helping residents, particularly seniors, avoid falling prey to home-repair scams.

The ROC's new Neighborhood Ambassador Program provides training and education to neighborhoods and homeowner associations.

The Property Owners and Residents Association in Sun City West and Sun City Home Owners Association have provided services to help residents avoid being taken advantage of by individuals or companies doing home-repair or maintenance services. Both organizations provide residents with lists of approved vendors, some licensed, some not.

"We've been doing this for many, many years," said Dusty Rhodes, PORA's consumer services director. "Our object is to alert the residents before they contract with anyone to call us up and make sure they're on our referral list."

Before vendors make PORA's list, PORA checks their references and checks with the Registrar of Contractors if the vendors say they're licensed. PORA's list currently has about 964 vendors.

Rhodes said residents should be leery of door-to-door vendors, and should realize unlicensed contractors cannot do work for more than $750.

"They can't charge more than $750. What some of them will do is they'll do double billing, like one for $450 and one for $300, to get around it," Rhodes said. "It's expensive to get a license."

Even if a vendor is licensed, PORA may take them off the referral list for various reasons.

"One of the big problems I have is the way some of these vendors talk to our residents," Rhodes said.

Even if a vendor has a good track record for service, a history of foul or rude language when dealing with customers can cause their removal from the referral list.

Daryl Wimer, information officer with HOA, said the Sun City organization has had a vendor referral list for at least 15 years. Like PORA,

See REPAIRS, A5

From A1

HOA does reference checks and will check with the Registrar of Contractors if the vendor claims to be licensed.

"We check all their references to make sure they perform satisfactorily," Wimer said. "There's yard people, window washers. ... The preponderance are unlicensed."

Wimer said the referral service helps "immensely" to protect residents from falling victim to unscrupulous home-repair or maintenance providers. In addition, HOA will resolve any conflicts it can for members who do have problems with a referred vendor.

"We negotiate problems that come up, you know, minor things. Maybe a painter didn't do a good job, and we make them go back and do a good job," Wimer said.

HOA also keeps track of "kudos" given to vendors who receive accolades from clients.

HOA's service is available only to members. PORA provides its service to all Sun City West residents, but encourages membership from those seeking referrals. In addition, Sun City Grand has paid PORA to provide the service to its residents.

According to Israel G. Torres, director of the Registrar of Contractors, Arizona's mild winter climate attracts people perpetrating construction-related fraud and theft.

"Working with neighborhood groups and homeowner associations across the state, we will help prevent crimes against Arizona residents and promote awareness of unlicensed construction scams," Torres said.

Last year, the ROC said, more than 2,600 Arizonans filed complaints of individuals violating Arizona contracting laws, and customers were conned out of more than $25 million for these scams.

Seniors are particularly susceptible to being targeted and victimized.

The ROC invites all neighborhood leaders, groups and cities to participate in a new program to help protect homeowners and send the message that unscrupulous contracting will be punished.

Neighborhood Ambassador Program participants can get hands-on experience about unlicensed contracting, including enforcement methods and stings, during an academy program scheduled four times a year. The first one begins in February.

The Neighborhood Ambassador Program also provides a hotline, 602-542-1525, for individuals to report unlicensed construction or suspected home-repair scams.

Residents who are scammed by a licensed contractor may be able to tap into the ROC's Residential Contractors' Recovery Fund to get help with cost of correcting faulty workmanship.

For information, call the Neighborhood Ambassador Program at 602-542-1525.

Neighborhood Ambassador Program Fact Sheet

- The Neighborhood Ambassador Program, a new initiative by the Registrar of Contractors, provides both training and education to neighborhoods and homeowner associations in an attempt to stop unlicensed construction and home repair scams before they start.
- Participants in the program can attend an academy to provide hands-on experience and education on the issue of unlicensed activities, including enforcement methods such as neighborhood sweeps and stings. The Neighborhood Ambassador Academy will be held four times per year, with the first one in February 2004.
- Additional components of the Neighborhood Ambassador Program include a hotline (602-542-1525 or toll-free statewide outside Maricopa County at 1-888-271-9286) and Web site (www.rc.state.az.us) to report unlicensed construction or suspected home repair repair and suspected scams, timely e-mail alerts of unscrupulous activities, and neighborhood sweeps and stings.
- The ROC also offers and extensive speakers bureau and can provide customized educational presentations to neighborhood groups and homeowner associations.
- To participate in the Neighborhood Ambassador Program, submit an application online through the ROC Web site (www.rc.state.az.us) or contact the program coordinator at 602-542-1525.

DAILY NEWS-SUN WEDNESDAY, NOV. 12, 2003

Sun City HOA ends support

Group halts funding for Arizona Senior Citizens Forum

ERIN REEP
DAILY NEWS-SUN

After much debate Tuesday, the Sun City Home Owners Association decided to stop supporting the Arizona Senior Citizens Forum.

The forum is a coalition of community groups formed to lobby lawmakers for the interest of seniors.

Secretary Tom Stolt, chairman of the governmental committee, moved the HOA end its support of the forum in his committee report to the board. Stolt had served as the board's representative to the forum, but resigned Monday.

"In all good conscience, I cannot recommend that we invest any more money into the forum at this time," he said.

Last year, the HOA contributed $4,500 to the organization, HOA President Floyd Brown said.

The motion passed on a 6-3 vote. Directors who supported severing connections with the forum were Stolt, Gabe Szoke, Paula Hitzeman, Waldo Smith, Phyllis Roach and Jim Corcoran. Those opposed to the motion were Bob Arthur, Marge Murphy and Bob Kortright.

Directors discussed whether the HOA should support another newly formed organization, the Northwest Valley Home Owners Association, instead. Kortright pointed out that the functions of the two organizations are different; the forum focused specifically on the needs of senior retirees, while the NWVHOA will focus more on issues pertaining to HOAs.

"I think it's a shame — a crying shame — that we see again the failure of the community to come together in support of our way of life," Kortright said.

He said the HOA should not abandon the idea of uniting with other quasi-governmental organizations such as the Recreation Centers of Sun City and the Sun City West Property Owners and Residents Association to resolve problems.

Membership in the NWVHOA would cost $250 annually, Brown said. Its purpose "is to gain information that would affect homeowners associations from the state level and possibly the federal level."

By contrast, the Sun City HOA invested thousands in the ASCF last year. Some directors expressed disappointment in what that investment yielded, although they gave high praises to legislative lobbyist Gretchen Jacobs' efforts on behalf of seniors.

During a time for comments from the floor, RCSC board candidate Gene Zylstra — a board member of the forum — urged the HOA board to delay action.

"I hate to (hear) the HOA say it withdraws its support from the forum," he said.

Zylstra said that Jacobs' efforts brought the Sun Cities to the forefront among state legislators and kept seniors abreast of activities in the Legislature. He said if the HOA and PORA would each give $1,500 to the forum, it could fund the lobbyist part-time through the end of the year.

"The forum is for our people, for our members, for our community — not just for HOAs," Zylstra said.

Kortright said contrasting the forum with the NWVHOA, "it seems to me we have a heck of a lot more in common with the forum."

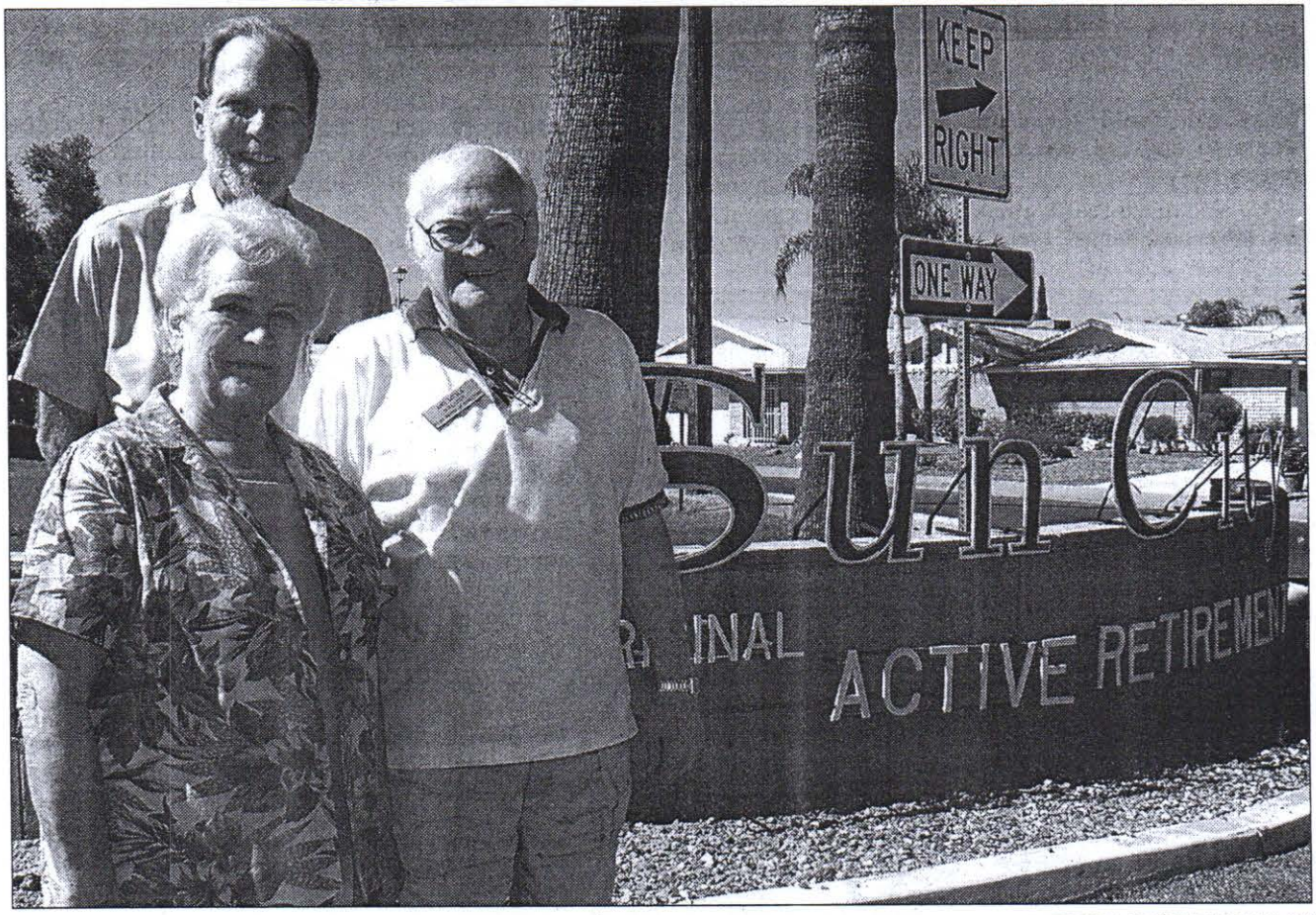
Stolt and others said they were disappointed in forum leadership and felt it had not produced enough funding to keep it going strong.

"I feel that there is no way we can continue to contribute to a dead horse," Brown said.

The RCSC has not supported the forum.

DAILY NEWS-SUN THURSDAY, OCT. 16, 2003

Groups plan co-orientation



MOLLIE J. HOPPES/DAILY NEWS-SUN

Phyllis Roach of the Sun City Home Owners Association, Paul Herrman; rear, of the Visitors Center and Art Little of the Recreation Centers of Sun City are working together to develop an orientation program to inform new residents what's available when they move here.

ERIN REEP
DAILY NEWS-SUN

New residents will soon have a way to acquaint themselves with all Sun City has to offer.

The Recreation Centers of Sun City board, the Sun City Home Owners Association board and the Sun City Visitors Center, along with other area organizations, are developing an orientation program for newcomers to the community.

Sun City leaders involved in planning it will meet at 1 p.m. Nov. 18 in Social Hall 2 at the Lakeview Recreation Center to consider ideas and select three dates next year when the orientation will be conducted, said Art Little of the RCSC board.

"It's a planning meeting to get everybody on board and find out who's going to do what," Little said.

The orientation program's purpose is to familiarize new residents with the quasi-governmental organizations in the community and the volunteer opportunities and services that are available.

"We're inviting as many service people as possible" to the planning meeting, he said.

Little said the goal is to involve volunteer and nonprofit groups in the process, including the PRIDES, Sun City Posse, Sun Health, Visitors Center, Sun City Library, Sun City Fire Department, Sunshine Service, Interfaith Community Care and other Sun City clubs and organizations.

The need for an orientation program has arisen from two problems. One is that new residents often don't understand the history and culture of Sun City — that is, the community's unincorporated status and nickname, "City of Volunteers," Little said.

"The people that are coming into Sun City have an interest, but don't have an idea of the services available to them in Sun City," Little said.

For example, a new resident might not understand how the PRIDES operates, or that the Sun City Posse offers programs from which they could directly benefit.

"They don't know what's going on here and how to reach all the services," Little said.

People who want to volunteer lack clear, consistent information available through the various organizations that need help, Little said. Little hopes an orientation program will help lend some credibility and consistency to the information new residents receive, he said.

A second problem is that some real estate agents sell homes without fully explaining to new owners how covenants, conditions and restrictions work and how the community is governed, said Phyllis Roach, HOA public-relations chairwoman.

"That's a part of it, mostly because we have people selling homes in Sun City that are not Sun City Realtors not fully disclosing to the new residents how things work," Roach said.

Roach said it is important that new residents understand what the HOA and Condominium Owners Association are, how the organizations work, and the differences between the umbrella organizations in Sun City and their neighborhood HOAs and COAs.

The RCSC offered an orientation program previously under the direction of Activities Director Steve Wohlbruck, who died in January of a brain hemorrhage.

"He was the energy behind all of this when we decided to do the first one," Little recalled. "He passed away and took away all the energy from this thing."

In Wohlbruck's place, Sun City Visitors Center Executive Director Paul Herrmann has invested his energy, time and talents in the project, Little said.

Many people who are new to the community don't understand how the RCSC board operates, Herrmann said. And newcomers often don't realize that by paying for RCSC membership, they may use any of the organization's amenities, not just those near their homes. Both Herrmann and Little recalled recent conversations with new residents who thought they were purchasing membership to one recreation center.

"One of my concerns is, as people move in and don't get involved in something right away, they might not get involved" at all, Herrmann said.

Roach pointed out that Sun City offers something for everyone, and said the orientation program can highlight those things.

The planners envision a 2-2½ hour program held in a large room such as Sundial Auditorium, with large tables set up around the room offering brochures and information. There also will probably be refreshments, Herrmann said.

"It's really a program to let people who are newcomers know what we're about," Roach said.

Erin Reep can be reached at 876-2532 or at ereep@aztrib.com

DAILY NEWS-SUN SATURDAY, SEPT. 27, AND SUNDAY, SEPT. 28, 2003

Homeowner disregards legal tussle with HOA

ERIN REEP
DAILY NEWS-SUN

The Sun City Homeowners Association is about to take further legal action against a homeowner whose property is in violation of the community's deed restrictions.

The HOA has been trying for months to contact Bernard Manuell of Sun City, who owns a home in the 10000 block of West Tropicana Circle, said HOA public information officer Daryl Wimer.

Maricopa Superior Court has ordered Manuell to clean up the property and repay thousands of dollars owed to the HOA, but Manuell so far has not responded, Wimer said.

Next week, the HOA plans to ask the court to find Manuell in contempt of court for failing to comply, Wimer said.

The HOA has attempted to contact Manuell three or four times, Wimer said. Knocks on the door were not answered, and Manuell's phone number is not listed, he said.

The Daily News-Sun tried to contact Manuell Friday afternoon at his home, but no one answered the door. A television could be heard from outside, and an air-conditioner at the front of the home was running. Two cars were parked in the driveway and one was parked on the street in front of the home.

Neighbors Dan and Carol Haislet, who live just to the west of Manuell, say the man is elderly and somewhat hard of hearing.

Dan Haislet said he has seen items being stored on the patio of his neighbor's property, but the place had recently been cleaned up.

When asked if the area was unsightly, Haislet said, "No, it doesn't bother me.

"It's a lot neater than it used to be," he said, noting bushes around the property had recently been trimmed.

The couple said they have seen cars coming and going from the home, and believed Manuell has a son living with him.

Wimer said the HOA has received complaints from some neighbors around Manuell's home, and that the HOA has photos of the property from April that show about 18 cardboard boxes full of toys and other objects in the back yard.

The boxes were eventually cleaned up, but recently the HOA has noted furniture, including couches, chairs and bookshelves, in addition to filing cabinets and storage sheds, have appeared in the back yard of the home.

On Aug. 27, the HOA took its case to Maricopa County Superior Court, which ruled in favor of the HOA. Manuell failed to appear in court.

The court decided Manuell had removed many of the items considered "debris" at the time the HOA filed its injunction, but filing cabinets and storage shelves remained in the yard.

Manuell apparently cleaned up some of the items, but then brought them back, Wimer said.

"Some of it may have been there for a long time," he said.

Article 11 of Sun City's deed restrictions state that equipment, clotheslines and storage piles "shall be kept screened by adequate planting so as to conceal them from view of neighboring lots, streets or golf course property."

In addition, trash and rubbish must be kept in covered containers not to exceed 30 gallons, and containers must not be visible to neighbors.

The injunction gave Manuell 20 days to move the filing cabinets and storage sheds from his back yard so that they were no longer visible to neighbors. In addition, Manuell was found responsible for legal fees owed to the HOA in the matter.

The fees totaled $2,207. The court stated if they were not paid within 30 days of the court case, Manuell also would be charged an additional 10 percent interest on the fees to HOA.

Wimer said he hand-delivered a copy of the court's decision to Manuell's home but no one answered the door.

The HOA is requesting two things, Wimer said. "One, clean up the property, and two, pay us the lawyer's fees."

Erin Reep can be reached at 876-2532, or at ereep@aztrib.com.

DAILY NEWS-SUN WEDNESDAY, SEPT. 3, 2003

Senior forum on HOA docket

ERIN REEP
DAILY NEWS-SUN

The Sun City Home Owners Association's board will decide next week whether it will continue to support the Arizona Senior Citizens Forum or take more time to consider the matter.

At Tuesday's study session, HOA board President Floyd Brown told directors he would like a motion regarding the forum in writing at next week's regular monthly meeting. Specifically, Brown proposed a motion be made to "do nothing," or to decide whether to fund or not fund it for the coming year.

The HOA's first monthly membership meeting since the summer break will be at 10:30 a.m. next Tuesday at the HOA office.

"I am not satisfied with the way the Arizona Senior Citizens Forum is going," Brown said. "I don't think they're going the way we'd expect."

Among his concerns, Brown said the forum has not reflected the support of communities outside of the Sun Cities/Northwest Valley area, although called the "Arizona" Senior Citizens Forum. Brown said he is not aware of the forum soliciting support from other Arizona communities.

"It's a Sun Cities effort right now, and it needs to be an Arizona effort," he said.

Other directors raised concerns over the forum's funding as well.

Brown said his concerns are not connected with the work of lobbyist Gretchen Jacobs, who, in his opinion, has done a "great job" for the organization.

In other HOA news:

- Executive Secretary Ione Boynton reminded directors in her report to have their committee budgets worked out by the October meeting. The fiscal year begins Nov. 1, 2003.
- Brown informed the board about a new informational column for the HOA slated to run in the Daily News-Sun.
- Board members attended two meetings of the Northwest Valley Home Owners Association this summer. Brown said. Board Treasurer Marge Murphy, absent from Tuesday's meeting, attended the most recent meeting and will report back at a future date. The board discussed participation in the association.
- The board discussed offering financial and/or moral support to the Youngtown Common Council in its efforts to oppose water-rate increases requested by Arizona-American Water Company. Brown said he has had contact with Youngtown officials, and has offered support.
- First Vice President Jim Corcoran said the Arizona Department of Environmental Quality plans to test two to three area sites. The HOA board is in the process of compiling residents' complaints. The HOA will turn the complaints over to the ADEQ with recommendations on testing sites, Corcoran said.
- Secretary Tom Stolt, chairman of the governmental committee, proposed the board consider support of Proposition 414, to be voted on in the Nov. 4 general election. The proposition creates a taxing district for the Maricopa Medical Center. Currently, the center includes Arizona's only burn center, according to information from the county. The cost to taxpayers would amount to approximately $21-$22 per $150,000 of assessed value of a home, according to the county. Stolt will compile further information and report back to the board, he said.
- Boynton moved to approve permanently closing the south end of the HOA parking lot for liability reasons. The board will vote on the motion at Tuesday's meeting.

Erin Reep can be reached at 876-2532 or ereep@aztrib.com.

IF YOU GO

- **WHAT:** Sun City Home Owners Association regular monthly meeting
- **WHEN:** 10:30 a.m., Tuesday
- **WHERE:** 10401 W. Coggins Drive in Sun City

DAILY NEWS-SUN FRIDAY, JULY 4, 2003

Apartment blueprints send up red flag at HOA

MICHAEL MARESH
DAILY NEWS-SUN

A proposed apartment complex for Sun City is being met with the same type of opposition a similar project being proposed in Sun City West is experiencing.

LB Apartment Community recently made application for funding to the county Industrial Development Authority for an apartment complex at 99th and Olive avenues

The complex would be on a 15-acre parcel on the northeast corner of 99th and Olive avenues and would be named Promontory Gardens.

The complex would include 202 apartment units.

Like in Sun City West, the Sun City project is being met with some opposition.

Sun City Home Owners Association First Vice President Jim Corcoran said he has some concerns with the proposed plans, which he received earlier this week.

Promentory Gardens would use subsidized bonds from the county to fund the project, mandating some of the units would have to be leased to people earning no more than 60 percent of the average income of surrounding residents. Corcoran said the HOA is opposed to to low-cost housing units.

Another concern Corcoran has with the proposal is the height of the buildings.

"They are talking about a two-story building with no elevators," he said. "How does that work?"

Corcoran said he has some serious problems with that, since elderly residents would be the ones climbing the stairs to enter their residences.

Corcoran said elderly residents suffer more health concerns than a normal population and he wonders what a resident would do if he or she became sick while living on the second floor of an apartment complex with no way to exit.

"It doesn't hold a lot of water to me," he said. "You have to be 55 to live here. At 60, your health can go real fast."

Corcoran said his concerns must be addressed.

"Wait a minute, wait a minute," Corcoran said. "I may be pushing my envelope more than I need to, but I can tell you we will be be opposing it."

LB Apartment Community officials met with Sun City West residents to detail their proposal for that community, and Corcoran said he is hoping the developer will meet with Sun City homeowners as well.

However, he said, an invitation would have to be made by HOA President Floyd Brown.

Brown said the HOA is still trying to gather information on the proposal, and added the concept has been bantered about for a few weeks.

Calls to LB Apartment Community officials were not returned.

Michael Maresh can be reached at 876-2513 or mmaresh@aztrib.com.

VF HOME OWNERS ASSOC.

DAILY NEWS-SUN THURSDAY, MARCH 6, 2003

HOA squelches fine proposal

CC&R VIOLATORS: Directors kill plan to implement fee structure

KATY O'GRADY
DAILY NEWS-SUN

Deed-restriction violators in Sun City haVE dodged a policy that would have cost them.

The Sun City Home Owners Association quashed a proposal to hit "habitual" violators with fines of $10 to $50 per violation after some directors feared the move would agitate residents at a time when the public already is attacking homeowners associations.

"I think this sends exactly the wrong message at the wrong time," said Director Bob Kortright.

Arizona homeowners associations are under fire from groups that think they wield too much power. House Bill 2307, which has passed the House, seeks to limit HOAs' ability to foreclose on homeowners who don't pay fines and fees.

"It's devastating for the HOAs," Director Tom Stolt said of the bill during Tuesday's study session.

"Rumor has it that 2307 will pass the Senate," said HOA President Floyd Brown.

"We've heard both sides — that it won't pass, that it will," Stolt said.

See HOA, A5

CALL US

■ **Tell us what you think about imposing fines on homeowners who repeatedly violate community CC&Rs. Contact Katy O'Grady at 876-2534 or kogrady@aztrib.com.**

From A1

The bill has gone through first and second reads in the Senate, and has been assigned to the government and rules committees. Staff for Sen. Jay Tibshraeny, who chairs the government committee, said the bill is not on next week's agenda but could be scheduled for a hearing March 18.

The proposed fines were brought up separately from discussion of the bill, but the connection was clear.

"I think what we're constantly looking at is, HOA is your good neighbor," Kortright said. Arizona residents opposed to homeowners associations' power "will just dig their heels in that much deeper when we start talking about fines."

Under the bill pending in the Legislature, homeowners groups could put liens on homes when owners don't pay their regular association fees, but could foreclose on a home only after a seven-year waiting period.

In any case, Sun City HOA directors wondered whether the fines would effectively stop deed-restriction violators. As it stands, the HOA does not fine violators, but can try to recover costs in court after paying to correct violations, such as cleaning up a messy yard or repairing a roof.

"How does imposing monetary fines improve the situation from what we have now?" Stolt asked. "You're never going to get 100 percent" compliance.

In Sun City West, residents also do not face fines for violating deed restrictions.

"We do not have a fee structure in place for CC&Rs," said Sharon Schomer, office manager for the Recreation Centers of Sun City West. "If there's a violation, it goes to the legal-affairs committee, and legal affairs goes to the board for direction."

Jim Corcoran, chairman of HOA's land-use committee that proposed the idea, suggested HOA's strategy of sending compliance letters can be ignored, but homeowners would take those letters more seriously if there was threat of fines.

"The only ones who would have to worry about this is our most frequent violators," Corcoran said.

HOA's executive secretary, Ione Boynton, pointed out that liens can't be placed on property to collect unpaid fines, so the HOA wouldn't have any way of forcing homeowners to pay them.

Corcoran said unpaid fines could be collected through small-claims court.

Director Art Williams noted many violations involve recreational vehicles parked improperly. That particular violation led HOA's February list of open cases, which logs situations to be looked into, not necessarily confirmed violations, Boynton said.

For the month of February, HOA opened 35 RV cases, 24 messy-yard cases, and 10 "other" situations involving sheds, animals, fences and home-operated businesses.

Discussing the proposed fine structure, Williams said he was concerned that with the Sun City RV Club boasting thousands of members, the policy could alienate much of HOA's membership.

RV violators would be fined anywhere from $25 to $50. Williams said RV owners might consider that discriminatory, since other fines would be as low as $10.

"We've opened a can of worms," said Brown, asking the board to vote on the matter during the study session, so the public wouldn't hear about the proposed policy before it could be voted on if it was doomed anyway.

The board voted against the proposal 6-1, with only Corcoran favoring it.

Corcoran did not reveal the fine structure, since the proposal was killed. He said he will return the idea to the land-use committee to see whether the members wanted to pursue it further.

"I doubt they'll do anything with it," he said.

DAILY NEWS-SUN WEDNESDAY, MARCH 5, 2003

Sun City HOA fires lawyers

FIRM DECISION: Directors give lack of responsiveness as reason for legal changes

KATY O'GRADY
DAILY NEWS-SUN

The Sun City Home Owners Association fired its lawyers Tuesday.

Citing a general lack of responsiveness, HOA directors voted to terminate the organization's contract with Dan Curtis and Burton Cohen of Scottsdale. Executive secretary Ione Boynton said the contract called for 30 days notice.

In a separate motion, the board also voted to make an offer to retain another Scottsdale firm that has experience with homeowners associations.

"Lately (Curtis and Cohen) have become very uncommunicative. They're somewhat adversarial in tone," HOA information officer Daryl Wimer told the board at Tuesday's study session.

The lawyers write letters on HOA's behalf to homeowners who are violating the community's deed restrictions; and pursue legal action against homeowners when necessary. Curtis and Cohen were supposed to be giving HOA monthly updates on pending cases, but those have trailed off, officials said.

"We've had to pull too many teeth," said Director Jim Corcoran.

While the decision to fire the lawyers came easily, of concern was whether three current lawsuits could be transferred to the new law firm without losing the efforts and fees expended so far.

The three litigation matters involve foreclosure of one property, cleanup of another property and a violation of an agreement between HOA and a homeowner.

In addition, three or four other matters are at a stage where they should progress from letter-writing to litigation, Wimer said.

The board considered moving to a new law firm for new cases and having Curtis and Cohen continue with current litigation, but that idea was dropped as too impractical.

"I can't see where (Curtis and Cohen) are going to pursue these cases aggressively if (they're) fired. Just move on," said Director Bob Kortright. "Obviously we don't have any communication, or effective communication."

The board took the formal vote despite its meeting being a study session. President Floyd Brown said after the meeting that the board follows Robert's Rules of Order, which are parliamentary procedures followed by many formal organizations.

Those rules allow the board to vote in a study session even if the items in question are not on an agenda, he said.

"We sure can. It's an open meeting. We don't have to have an agenda," Brown said.

The action will be posted with HOA's regular minutes, he said.

"We went through this here a couple of months ago. As long as it's a public meeting and we need to take action, we can on what you might call in-house items," Brown said.

Because HOA is not a governmental agency and membership in the organization is not mandatory for Sun City residents, its board is not subject to either Arizona's Open Meetings Law or state open meetings requirements for planned developments.

Katy O'Grady may be reached at 876-2514 or kogrady@aztrib.com.

DAILY NEWS-SUN WEDNESDAY, MARCH 5, 2003

HOA to issue ID badges

KATY O'GRADY
DAILY NEWS-SUN

Sun Citians who hear a knock at their door can confidently ask for identification to know whether the solicitor represents the Sun City Home Owners Association.

In early February, an unknown man visited a couple Sun City homes claiming to be with HOA, and took the purse of at least one woman. He claimed he was checking lightbulbs as part of an HOA program.

Although one victim asked for identification, the man claimed HOA hadn't issued it yet, so the woman allowed the imposter in her home.

HOA intends to resolve any confusion by issuing badges to all directors and staff members, said Daryl Wimer, an information officer with the association. The Recreation Centers of Sun City is helping create the name tags, he said.

"We want to be able to let the community know that anybody associated with this office ... has been issued a badge," said HOA executive secretary Ione Boynton.

Boynton told HOA directors Tuesday they will be asked to get their name tags along with staff members. They don't necessarily have to wear them on a regular basis unless they visit a home on HOA business.

"Whether you wear it or not is up to you, but people going up to doors need these," she said.

In other business during Tuesday's study session:

● The Maricopa County Department of Transportation has unveiled an artist's rendering of the proposed median landscaping along 107th Avenue from Abbott Avenue to El Dorado Drive.

The project will serve as a pilot program to institute water-saving xeriscaping on Sun City medians.

Boynton said the time frame for re-landscaping the median is up to the county, and may depend on the outcome of House Bill 2505, which could remove $60.6 million in Highway User Revenue Funds from the county's coffers.

IF YOU GO

■ **WHAT:** The next Sun City Home Owners Association's meeting, which is open to residents.
■ **WHEN:** 10:30 a.m. Tuesday.
■ **WHERE:** HOA office, 10401 W. Coggins Drive.

HOA's board expects the county will ask for some help in funding the project, so HOA directors will ask the Sun City Home Owners Association Foundation to start a fund-raising campaign allowing residents to make tax-deductible contributions.

"What we want to do is get this one block so darn pretty that everyone wants it in their front yard," said Gerry Unger, an HOA advisor.

Unger said a county official told him each block of landscaping could cost $50,000, but that was an estimate.

In addition, HOA is working with the Recreation Centers of Sun City to see if it can contribute part of the funding since RCSC's South Golf Course runs by the median.

● Board President Floyd Brown announced Director Rita Roddy had to resign for health reasons.

That leaves seven directors and two vacancies on the board, and replacements are being sought to fill the balance of the two terms.

Anyone interested in applying can call the HOA office at 974-4718.

HOA's next election isn't until December. It will again take place jointly with the Recreation Centers of Sun City.

● The board designated two editors to help in its ongoing efforts to educate the community about its actions.

Jack Hart will serve as a liaison between the board and the news media as needed, Brown said.

"I encourage everybody to utilize Jack. He is a former journalist," Brown said.

Some directors were concerned having an intermediary could effectively muzzle board members.

"I think there is a danger in engineering too far the coverage in the media," said Director Bob Kortright. "Not that Jack doesn't do a good job, he does. But I don't think he should be the spokesman for the whole organization."

Brown said board members were welcome to talk with the press as they saw fit; Hart would simply be there to help them contact the media or write press releases.

"He can give you a hand," Brown said.

Michael Rotchford will serve as editor for getting HOA's information published in SunViews, published monthly by the Recreation Centers of Sun City.

Brown said directors have "improved considerably" in getting their committee minutes written, and those notes will serve as a starting point for updates published in SunViews.

● Director Marge Murphy said she is setting up a meeting with District 4 County Supervisor Max Wilson and Al Brown with the Maricopa County Environmental Services Department to discuss pollution problems in the Northwest Valley.

The date has not been set, but the meeting will be a session of the environmental committee and therefore closed to the public.

Murphy said she believes HOA has a ways to go in educating these officials about pollution affecting Sun Cities residents. "They feel there really isn't a problem," she said.

Murphy also said she's been giving speeches to different Sun City groups to help educate them about the problem.

● HOA is developing its own Web site, Boynton said.

The association is working with Ray Meyer, who developed the Web site for the Sun City West Property Owners and Residents Association. No launch date has been announced.

DAILY NEWS-SUN THURSDAY, FEB. 13, 2003

HOA targets 7 code-violation cases

KATY O'GRADY
DAILY NEWS-SUN

The Sun City Home Owners Association has lawyers working on seven code-violation cases, according to its land-use committee chairman.

"We're hoping to get one or two of those cleaned up here real shortly," Jim Corcoran said.

Those efforts were reinforced Tuesday when the board voted to reimburse the Sun City HOA Foundation whenever it recovers money from residents whose property they've had cleaned. The foundation pays for the cleanup, and there's always been an unwritten understanding that the HOA would turn over to it any collected reimbursements.

"There was nothing before but a gentlemen's agreement," said Gerry Unger, a director on the HOA board.

Unger noted the foundation has spent about $7,000 in the last couple of years to clean properties, and has recovered about $4,000.

On an unrelated front, the HOA board discussed ways it could share water-conservation tips with residents.

Director Marge Murphy said she believes the HOA should remind residents of the importance of not wasting water. Executive secretary Ione Boynton said water conservation could be one of the messages placed on notices the HOA sends out, rather than less-useful generic snippets, such as wishing people a happy holiday. Boynton also asked if board members made progress on implementing a Sun City Posse water patrol.

Board President Floyd Brown said that effort is still under way, and that he believes the Sun City West Posse has a similar patrol, where posse members notify homeowners or businesses when they are wasting water.

"We've got a new (Sun City Posse) commander, so we're going to approach it again," Brown said.

In other action, Brown reminded the board and community that:

- HOA committee meetings are open to community members by invitation only. It was noted other board members could attend so long as a quorum of board members was not present; when meetings include a quorum of board members, it must be posted as open.
- Luke Air Force Base set its Luke Days 2003 Air Show for March 15-16. The Thunderbirds aerial-demonstration team will be featured along with many other active and static displays. Look for more information in upcoming editions of the Daily News-Sun.
- Arizona-American Water Co. is holding an open house to disseminate information about a proposed water-rate increase, conservation and water quality at 10 a.m. Friday in Social Hall No. 2 of the Lakeview Recreation Center, 10626 W. Thunderbird Blvd. An open house in Surprise precedes it at 2 p.m. Thursday in the Mesquite Room of the Sonoran Plaza, 19753 N. Remington Drive in Sun City Grand.
- The next legislative breakfast is 7:30-8:30 a.m. Feb. 21 at Brothers Restaurant, 8466 W. Peoria Ave. Lawmakers from districts 4, 9 and 12 are invited to the breakfasts — open to the public — to discuss various topics with constituents.

Katy O'Grady can be reached at 876-2514 or kogrady@aztrib.com.

DAILY NEWS-SUN THURSDAY, FEB. 13, 2003

Sun City HOA strives to reach out

COMMUNICATIONS: Efforts under way to keep residents better informed

KATY O'GRADY
DAILY NEWS-SUN

The Sun City Home Owners Association is making strides in outreach and communication.

From phone books and county supervisors to Sun Views and Fun Fairs, HOA members on Tuesday focused on ways to better convey their mission to members and improve lines of communication.

The Sun City Phone Book — published by Southwestern Bell and sponsored by HOA, the Sun City West Property Owners and Residents Association and the Sun City Taxpayers Association — was a sore point with HOA members Tuesday.

For a roundup on the HOA board of directors meeting, see story on A3.

Director Bob Kortright said the phone book has many errors in it because residents move or die and listings aren't removed. He said he's been making "a strong pitch to correct the phone listings."

"I think they ought to know that a lot of people don't use that book because it's so damn out of date," he said.

Southwestern Bell Advertising Group could not be reached for comment.

Ione Boynton, HOA's executive secretary, said she's unsure when the community organizations' contract ends with the phone book company, but she's been personally trying to correct the outdated listings problem, to no avail.

"They admit it. They are aware that it's hopelessly out of date," she said.

Prior to the last phone book coming out, Boynton said, she took samples of corrections she had sent the company for inclusion in the new book, but when the book came out, none of the changes had been made.

Boynton said the company told her they could not make changes without residents' permission. Noting the erroneous listings are often because people have died, Kortright said that's a ridiculous requirement.

The November 2002-November 2003 phone book comes with a bright-pink heavy-stock insert asking residents to send in changes or deletions by Aug. 1 for the next edition. The card also lists two numbers residents can call if they know someone who should be removed from the listings. One of the numbers, however, requires a 602 prefix, but doesn't list any area code.

In 1999, two new area

See HOA, A5

From A1

codes were added to the Valley's existing 602 prefix: 623 for the West Valley and 480 for the East Valley. By September of that year, consumers were required to use the 10 digits for calls made outside their area code.

New phone books will be delivered starting Nov. 1. Residents with questions can reach Southwestern Bell Advertising Group at 602-942-3700 or 1-800-634-5241.

On other communication fronts, HOA President Floyd Brown said he met with Maricopa County Supervisor Max Wilson, whose District 4 covers the Sun Cities, and the two agreed Wilson or a staff member will meet with HOA's committees over the next couple of months to encourage discourse.

"I invite all the chairs of the various committees to participate in these discussions with the county," Brown said. "I really, really want to impress on you that we need to keep the dialogue going with the county. I think we've made strides."

As an example, Brown pointed to road medians in Sun City that the county is working to improve at the community's request.

In terms of community outreach, Kortright said HOA has arranged to have a table at each of the Recreation Centers of Sun City's Spring Fun Fairs, which run from 9 a.m. to 3 p.m. Saturdays from Feb. 22 through March 29. The first is at Oakmont, 10725 W. Oakmont Ave.

In addition, Director Phyllis Roach noted two of her three membership drive mailings have gone out, with both receiving a positive response of more than 16 percent. Half of those signing up were condominium owners.

"That surprises me," she said, adding some condo owners believe their individual COAs represent their needs, not realizing how much HOA does for the community as a whole.

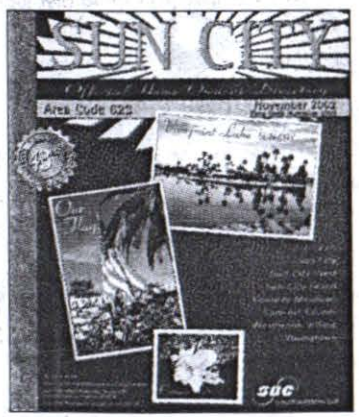
"I'm very pleased with that," she said of the response.

Roach was less pleased, however, with directors getting articles to her for publication in Sun Views. "I need somebody to give me some input so we can get an article in," she said.

Directors agreed that at a minimum, they could summarize their committee activities and submit that information to keep residents apprised of their work.

Blaine Donaldson, a former HOA president and now an adviser to the board, said he would start by submitting an article about the Sun City HOA Foundation's efforts to clean up properties in the community.

Katy O'Grady can be reached at 876-2514 or kogrady@aztrib.com.



Sun City Home Owners Association, which is one of the sponsors of the Southwestern Bell telephone listings, wants the book updated and incorrect information deleted, particularly listings of residents who have moved or died.

DAILY NEWS-SUN TUESDAY, JAN. 28, 2003

Bill limits HOA power

SUN CITIES: Groups expect little impact locally

JOHN SOKOLICH
AND GARIN GROFF
DAILY NEWS-SUN

A Valley lawmaker is pushing a homeowners-association reform bill that would block the groups from foreclosing on members who refuse to pay fines or monthly dues.

Supporters and opponents agree the bill would dramatically cut the power of association boards to collect money — but they are at odds as to whether that's a good thing.

In Sun City, where the Home Owners Association foreclosed on a home in December, the bill would do little to affect current policies, according to Second Vice President Jim Corcoran.

"We are not a mandatory organization," he said. "If someone doesn't pay their Home Owners' bill, we will not place liens on the property or foreclose."

The HOA, which has voluntary membership in Sun City, oversees enforcement of the community's deed restrictions. Although membership is voluntary, the HOA has the right to place liens on homes and to foreclose if necessary when a resident is not maintaining a property to codified community standards. The December foreclosure is the first time the HOA took such action against a resident.

Both the Sun City Home Owners Association and the Sun City West Property Owners and Residents Association have voluntary membership and therefore cannot place liens or foreclose on a home for not paying annual dues.

However, the proposed bill could even limit the communities' homeowners associations from collecting money spent to bring various properties up to par with deed restrictions.

An example is the foreclosure the HOA began in December. In that case, action was filed against the property after HOA volunteers cleaned the yard several times and painted the house. The homeowner was charged for the repairs, but refused to pay, prompting the HOA to file liens on the property. When the liens were not paid, foreclosure proceedings began.

"I think if this bill passes, it is really going to limit what the homeowners associations are legally allowed to do," said Blaine Donaldson, former HOA president and a member of the Silver-Haired Legislature. "Right now, by having the ability to place liens and foreclosures, the HOAs have a legal instrument to enforce deed restrictions, which are a legal part of a deed. This bill strips that away from enforcement and will cause a lot of trouble for communities."

Having worked on a failed HOA-reform bill two years ago, Donaldson said some kind of checks and balances need to be in place for homeowners and homeowners associations, but stripping the associations of their power is not the answer.

"What needs to be done is to require Realtors to present a list of deed restrictions to potential home buyers before an offer is made on a home," Donaldson said. "That way, the buyer will have a chance to review the restrictions, agree to them and not have a problem abiding by them. It will alleviate some of the surprises and allow HOAs to keep communities in order."

If a bill passes to limit the HOAs' ability to impose fines and foreclosures, the Sun Cities would be affected, but some officials report the new rules would not impact policies.

"We do not foreclose on homes," said Mauryne Hall of the Recreation Centers of Sun City West. "We can put liens on homes that have not paid their dues, but we will not foreclose. The bill probably would not affect us at all."

In the Sun Cities, deed restrictions are enforced by either the HOA or PORA. The Recreation Centers of Sun City and Sun City West are mandatory-membership associations, but not deed-restriction enforcers. They require yearly dues and have the ability to place liens on homes whose owners do not pay annual assessment fees.

"We do have the ability to impose liens on homes, but we have never foreclosed on a property in 40-plus years here," said RCSC President Dorothy Hirtzel. "I don't see why we would start now. We are here to support our residents and protect them. We are not here to work against them."

Hirtzel said when people move into Sun City they are given the rules and regulations that govern the community, such as annual fees and assessments. She said for those residents who cannot afford the fees, the Sun City Foundation will help pay for the costs.

"People know up front what the fees are," she said. "How this bill will affect us in the long run, I am just not sure at this point."

Reform advocates argue the bill will curb abuse by power-hungry associations that levy fines for petty infractions and then force homeowners out of their houses if they don't pay those fines.

Opponents insist the bill is a deadbeat-protection measure that would leave associations powerless to enforce rules or collect money from defiant members who don't pay for living in their communities.

'Right now ... the HOAs have a legal instrument to enforce deed restrictions ... This bill ... will cause a lot of trouble for communities.'

Blaine Donaldson
former HOA president
Silver-Haired legislator

Rep. Eddie Farnsworth, R-Gilbert, said he proposed House Bill 2307 to preserve private-property rights.

"Should somebody lose their home because they didn't pay a fine on a garbage can that was left out, or because they didn't mow their lawn exactly when an HOA said they should?" Farnsworth said. "There's no real monetary damage to the HOA."

Farnsworth and reform supporters argue for their bill with the story of a Peoria homeowners association that left a 77-year-old woman homeless when it foreclosed on her home. Westbrook Village forced the sale of Marie Brown's home in July 2001 after feuding with her for years because she refused to trim bushes in her yard. Brown refused to pay when the association trimmed the plants and billed her.

The unpaid bills were less than $4,000, but legal fees pushed the costs to more than $20,000. The association got that money by foreclosing on Brown's home.

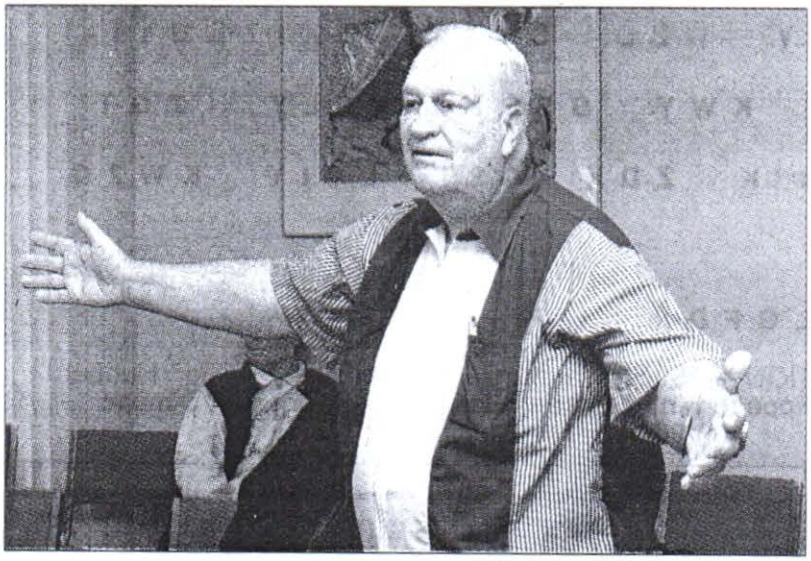
HOA-reform advocate Pat Haruff said abusive associations often target elderly residents such as Brown, who have plenty of equity in their homes but little cash.

"They never should have been able to take her home," said Haruff, an East Valley resident who leads a group called Coalition for Homeowners Rights and Education.

Opponents say the restrictions under HB 2307 could cause financial ruin in associations and force them to become more aggressive.

The bill would give virtual immunity to homeowners who won't pay their bills, said Scott Carpenter, an attorney who represents associations.

DAILY NEWS-SUN WEDNESDAY, JAN. 15, 2003



Allen White, former Sun City Home Owners Association director, shares his concerns on environmental issues during a meeting Tuesday.

JOY LAMBERT-SLAGOWSKI/DAILY NEWS-SUN

Ex-director rips HOA decision

JOHN SOKOLICH
DAILY NEWS-SUN

At last week's Sun City Home Owners Association meeting Allen White resigned his post on the board after saying little throughout the two-hour meeting.

Tuesday morning, at his first meeting as a former director, White accused the board of making poor decisions and asked members to reconsider funding a pollution study in the Agua Fria River bed.

"Your insistence to contact other neighboring cities to get some money is a waste of time," he said. "Other cities don't care about the problem because they don't care about Sun City. This was a Sun City project and we need to do the tests ourselves or it will never get done."

The board chose not to fund the $7,000 study because it would severely hinder its operating budget for the year.

"I am asking the board to reconsider the project and giving the money because this money was requested by me last October and turned down," he said. "Nothing is being considered anymore. It's obvious that the HOA board is no longer concerned about the environment in Sun City."

HOA President Floyd Brown shot back at White

See EX-DIRECTOR, A5

From A1

and said the 2003 budget is too tight to fund large projects such as the testing. He said the HOA board has an obligation to fund all committees and would not be able to support them if the money was granted for the testing project.

"When you don't have the money to do it today, hopefully you'll have it in the future," he said. "But right now, unless we get some help, we don't have the money to do it."

White resigned from the board last week after not being chosen to head the environmental committee, something he was being groomed for by former environmental-committee chairmen Arne Bidstrup and Gordon Rosier, who both resigned last year.

Director Jim Corcoran responded to White's comments made at the meeting, saying he agrees with some of the concerns cited, but not with others.

"The situation is that more testing is needed," he said, "but we don't have the money for it right now. But I can assure you and all the other residents of Sun City that as long as I am on the board, this issue is not going to go away. We are going to follow through on this right up until the end."

White said he was frustrated with the board's position on issues facing Sun City and fears that the HOA is reverting to past practices of avoiding controversy.

"I was here for four years before I even realized what the HOA did," he told the board. "It wasn't until there were some directors getting involved and being vocal about the problems facing this community that I even heard anything about you guys."

Following the meeting, White said he wasn't trying to cause any problems for the HOA, but wanted to have the board take more of an interest in environmental issues.

"They need someone who will speak out," he said. "That's what they need."

John Sokolich can be reached at 876-2526 or jsokolich@aztrib.com.

VF HOME OWNERS ASSOC. (HOA)

HOA committee assignments made

By **Mike Russo**
Independent Newspapers

Sun City Home Owners Association committee assignments for 2003 were announced by HOA President Floyd Brown during a Jan. 7 work session.

Paula Hitzeman was named to head the charter amendments committee. She will be assisted by Gerry Unger, the immediate past president.

The environmental and consumer protection committee will be chaired by Marge Murphy. She will also lead the transportation and safety and beautification committees.

Tom Stolt will serve as chairman of the governmental affairs committee.

Jim Corcoran will chair the land use and elections and nominations committees. Rita Roddy will assist him with both committees. Mrs. Roddy will chair the insurance committee.

The long-range planning committee will be led by Bob Kortright. The committee's assistant chairperson will be Mrs. Murphy.

Chairing the public relations committee will be Phyllis Roach.

Director Alan White refused two committee assignments and just prior to the conclusion of the meeting, tendered his resignation, which was accepted by Mr. Brown. The resignation was to be considered by the full board during its Jan. 14 meeting.

He did not offer a reason for his resignation.

Mr. White declined to chair the water resources committee and rejected an appointment as assistant chairman of the environmental and consumer protection committee.

VF HOME OWNERS ASSOC. (HOA)

High costs stall Agua Fria pollution study

HOA: $7,000 tab would cripple budget

JOHN SOKOLICH
DAILY NEWS-SUN

A $7,000 budget increase for environmental testing was killed at the Sun City Home Owners Association meeting Tuesday.

A request to fund testing in the Agua Fria River for pollutants from sand-and-gravel mining operations in the area was shot down because the expenditure would cripple the HOA's budget. Instead, it was moved that outside funding be explored.

"The request for the budget change for the project suggested is not prohibited by our bylaws, but it would really drain our financial status," said HOA President Floyd Brown. "The executive committee suggests that we get some help from outside interests for the test."

That suggestion was voted on by the board and passed.

Explaining the need for the testing, Director Jim Corcoran said it is to satisfy local interests in the assumption that dust created by the gravel plants is harmful to Northwest Valley residents.

"We are looking for our own testing to satisfy our own concerns," he said. "But very simply, we need some help to get the testing funded."

The importance of the testing is something Director Bob Kortright said expands well outside of Sun City, therefore getting other interests to kick in some money shouldn't be a problem.

"This is a Northwest Valley, no, a Valleywide problem," he said. "We should get support on that. This is not just a Sun City problem."

Trying to get the pollution problem outside of Sun City's borders is something current environmental committee chairwoman Marge Murphy has been trying since last summer.

At that time, she sent letters to surrounding elementary schools to inform school officials of the amount of mining in the immediate area and the pollutants associated with the sand and gravel mining operations. Specifically, the letter stated that there are trace amounts of asbestos and mica in dust from Agua Fria mining operations. Any exposure to such elements has the potential to be harmful, according to the Environmental Protection Agency.

"If we turn away now, it will give the impression that we are not concerned about the environmental problems in the area," Murphy said at the meeting Tuesday. "We are concerned. We need support. We need to do this for the health of our own city and those nearby, if not the entire Valley."

The HOA has been battling sand-and-gravel mining operations in the area for more than two years. The fight to control the mining operations in the area has led to recognition by county, state and federal oversight committees that have heard complaints from the HOA and have promised more testing in the river bed. The problem is that the time frame for the testing is years away because of budget problems.

Tom Lowry, spokesman for Vulcan Materials Co., which was represented at the HOA meeting, said he welcomes directors to tour the El Mirage facility. He said since HOA complaints started a couple of years ago, the plant has made adjustments in its operations.

HOA officials have confirmed that Vulcan has met HOA demands for better dust, noise and light control, but reported that there are 23 other sand-and-gravel mining operations in the Agua Fria River bed that contribute to pollution problems in the area.

Other business was limited at Tuesday's meeting, with committee reports taking up the bulk of the session. The HOA is under a new policy to limit the time at regular board meetings and save discussion for work sessions.

The next HOA work session is scheduled for 10 a.m. Feb. 4 at the HOA offices at Coggins and 105th avenues. The next regular board meeting is scheduled for 10:30 a.m. Feb. 11 at the HOA offices.

John Sokolich can be reached at 876-2526 or jsokolich@aztrib.com.



JOY LAMBERT-SLAGOWSKI/DAILY NEWS-SUN

Listening to Allen White, a former Sun City Home Owner's Association director, address the board are, from left, Ione Boynton, executive secretary, and board members Gerry Unger, Phyllis Roach and Rita Rodd. White took issue with the board's decision not to fund a study of pollution in the Agua Fria River bed.

DAILY NEWS-SUN WEDNESDAY, JAN. 8, 2003

New HOA president institutes ground rules

JOHN SOKOLICH
DAILY NEWS-SUN

Floyd Brown took the helm of the Sun City Home Owners Association board of directors Tuesday and set some ground rules.

Appointed at the end of last month to take over for outgoing President Gerry Unger, Brown accepted the position and Tuesday morning went over some procedural changes for the rest of the directors.

"One of the things I would like to see is having committees take charge of keeping minutes of their meetings and only reporting issues that are pertinent to the board during the regular meetings," he said. "The committee chairmen should also bring up any motions they are recommending to the board."

Brown said for the last few years, the regular monthly meetings have been getting longer and longer as committee reports have led to roundtable discussions among board members. Brown said he would like this practice to end so the board can spend more time on business at the regular meetings.

"The discussions can take place at our work sessions that are open to the public," he said.

Brown said he also would like to make sure HOA meetings are run according to rules set forth in the organization's bylaws.

"This is something that we will work to do," he said. "We have procedures, and we will follow the procedures."

Most of the directors at Tuesday's work session agreed with the new procedures and that time limits needed to be set for regular meetings.

There were no actions taken at Tuesday's meeting, but committee appointments were discussed. In addition, directors went over some goals for the year.

Unger said community medians are in the process of being redesigned to conserve water, and Marge Murphy, chairwoman of the environmental committee, requested an undisclosed amount of money be allocated for pollution testing in the community.

Allocation of the money will be voted on at the HOA's regular monthly meeting, scheduled for 10:30 a.m. Tuesday at the HOA offices, 105th Avenue and Coggins Drive in Sun City.

John Sokolich can be reached at 876-2526 or jsokolich@aztrib.com.

VF HOME OWNER"S ASSOC.

DAILY NEWS-SUN WEDNESDAY, JAN. 8, 2003

Environmentalist vacates HOA seat

MINING OPPONENT: Departure represents 3rd midterm resignation

JOHN SOKOLICH
DAILY NEWS-SUN

After declining committee nominations at the Sun City Home Owners Association meeting Tuesday, Director Alan White quietly resigned his post.

Barely speaking for nearly two hours, White said he had an item to bring before the board. He stood up, carried his notebook to HOA President Floyd Brown, and walked out.

"I have a letter from Alan White," Brown then told the board. "It says, 'Effective this date, Jan. 7, 2003, I hereby tender my resignation.' "

White's departure from the board is the third midterm resignation by an HOA director in as many months. In October, then-Vice President Gordon Rosier resigned for personal reasons, and a month later Director Arne Bidstrup followed suit.

After Tuesday's meeting, White said he had no regrets about leaving the HOA, and is disappointed in the direction the organization was heading.

"They took me off the environmental committee," he said. "The whole committee resigned, and now there is nothing being done to protect the community from the pollution problems that have been facing us for the last several years."

White was third in line, behind Rosier and Bidstrup, of the most vocal advocates in the HOA fighting the pollution problem, who brought the issue of pollution from sand-and-gravel mining operations in the area to the

See HOA, A5

From A1

forefront of HOA policy.

After Rosier announced his resignation, Bidstrup left the organization, saying he could get more done fighting the problem as a resident than he could as a director. After last year's two resignations were tendered, White said he was ready to take over where Rosier and Bidstrup left off.

At a November meeting between the Maricopa County Department of Environmental Services and the Vulcan Materials Co. about expanding Vulcan's mining operations in the Agua Fria River bed, White took center stage refuting claims that the mining expansion would have no effect on the health of community residents. At the time, he said he was prepping himself to take the chairmanship of the environmental committee.

However, at the start of Tuesday's HOA work session, Brown went over the nominations for various HOA committees, and appointed Marge Murphy to head the environmental committee. From that point on, White refused nominations to other committees.

White's resignation was accepted by Brown Tuesday morning, but a formal vote on the departure will be taken at HOA's regular monthly meeting, scheduled for 10:30 a.m. Tuesday at its offices at 105th Avenue and Coggins Drive in Sun City. The meeting is open to the public.

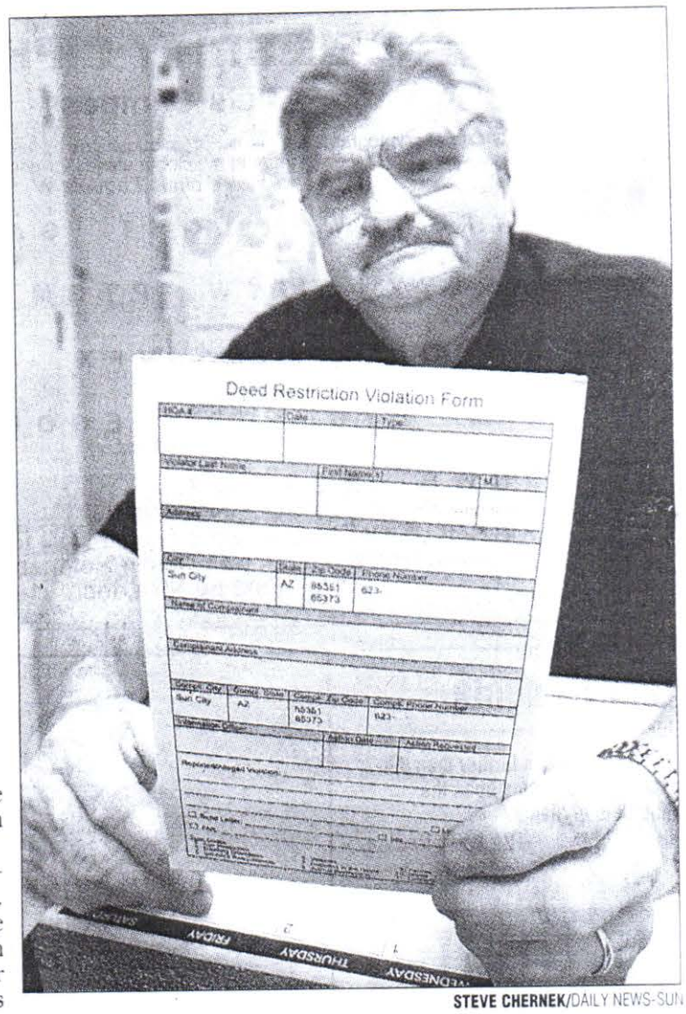
Murphy, who accepted her appointment to the environmental committee, said she plans to get more public input about pollution to urge state legislators to upgrade the issue's priority.

"I think that it is an important issue, and we should get everyone informed and involved in it," she said.

John Sokolich can be reached at 876-2526 or jsokolich@aztrib.com.

VF HOME OWNERS ASSOC. (HOA)

DAILY NEWS-SUN SATURDAY, JAN. 4, and SUNDAY, JAN. 5, 2003



STEVE CHERNEK/DAILY NEWS-SUN

Daryl Wimer is the information officer for the Sun City Home Owners Association. His job duties include handling deed restriction complaints.

HOA tackles deed disputes

JOHN SOKOLICH
AND KATY O'GRADY
DAILY NEWS-SUN

When a deed restriction violation comes into the Sun City Home Owners Association office, it hits Daryl Wimer's desk first.

Wimer, an information officer for the HOA, investigates and works with the county on deed restriction violations ranging from messy yards to age-overlay complaints. Of the latter, he has about 20 he's pursued in his career.

"We pursue all age complaints vigorously," he said. "We do this because if we allowed children into Sun City, we would have higher taxes among other things. As advocates of Sun Citians, we investigate and pursue all the complaints that we get."

See HOA, A5

From A1

Wimer investigated and HOA pursued legal action against the family of a 10-year-old girl who was living in Sun City this summer in violation of the community's age-restriction. But despite all of his investigation and county help in enforcing deed restriction violations, he said, the ultimate decision still comes down to the courts.

Case in point is the Prescott Canyon Estates Homeowners Association. In a unanimous ruling, the Arizona Court of Appeals has rejected efforts by that homeowners association to block some residents from housing their 26-year-old son despite a rule that no one under age 35 be permitted to live in the community. The judges ruled that the son's disability transcends the association's legal right to discriminate.

The case of 10-year-old Brittney Shields in Sun City this summer was similar. She was found to be in violation of the community's age-restrictions while living with Mary Scott after her 23-year-old brother was involved in an automobile accident that left him in a wheelchair.

Under Sun City's Covenants, Conditions and Restrictions, Shields was not allowed to live in Sun City for more than 90 days in any calendar year.

Wimer said if the court ruled otherwise, making Shields the exception to the rule, the community's age overlay would still be intact.

"It is up to the courts to decide no matter how much we pursue these cases," he said. "If that's the exception to the rule, I don't have a problem with it. That would be the part that fits into the 20 percent we are allowed."

The 20-percent rule allows some leeway for people under retirement age to live in an age-restricted community. Communities maintaining age-restrictions must have at least 80 percent of their residents be 55 or older.

Although Wimer said he would accept a court's ruling on the matter, HOA executive secretary Ione Boynton said she would not.

"I think it is ludicrous," she said. "When people move into these communities, they know the rules. They know that if tragedy strikes, there are still rules to follow. I don't know what judge made the ruling in Prescott, but I am sure they have a part of the city very upset with him right now."

In Sun City West, age-restriction violation allegations first go to the Property Owners and Residents Association, which investigates and tries to resolve any problems. If PORA cannot resolve the issue but still believes there is a violation, it turns the case over to the Sun City Home Owners Association, said PORA President Randy Fuller.

Fuller said PORA will abide by the court decision, and he doesn't believe it will affect the community's compliance with age-overlay requirements.

"We're a law-abiding organization and if that's a (ruling) that's passed, it wouldn't surprise me at all," he said. "I don't see a problem with it anyway because we're allowed 20 percent."

Fuller said 90 to 95 percent of Sun City West's residents are 55 or older. He also said if the community housed a handicapped youngster as required under the appeals court's ruling, he doesn't believe that would count in the 80-20 requirement.

"If we went over because of that, it's my opinion that these numbers wouldn't count against us," he said.

Even if those cases were factored into the 80-20 equation, Fuller said, the community's 17,000 residences could accommodate thousands of handicapped individuals before going over the limit.

"You would have to have 3,401 theoretically," he said.

Fuller said he believes most Sun City West residents would understand if the community accepted a handicapped resident younger than 55 to comply with the court ruling.

"I think our argument would be that we have to accept federal law and abide by it," he said. "I really do not believe that any resident in Sun City West would insist that we pursue something like that."

DAWN LAKE HOMEOWNERS ASSOCIATION, INC.
PO BOX 1472
SUN CITY, AZ 85372-1472

NOTICE OF ANNUAL DUES ASSESSMENT

December 28, 2007

Dear Dawn Lake Homeowner,

The Dawn Lake HOA Board of Directors, at the December 5, 2007 meeting, set the 2008 annual dues at $300.00. This is an increase of $12.00 over the fee that has been in effect for the last few years. These dues are due and payable by January 20th. Please make your check payable to Dawn Lake HOA and use the form at the bottom to mail it to:

Dawn Lake HOA
Reita Malm, Treasurer
13845 N. Driftwood Pt.
Sun City, AZ 85351

If you have any questions please call the Dawn Lake Secretary, Rhea Talley, at 974-9212 or the Treasurer, Reita Malm, at 566-2410.

_____Cut Along This Line _____

Dawn Lake Homeowners' Association, Inc.
Annual Dues Assessment

Name: _____

Address: _____ Dock # _____

Enclosed is a check for $300 payable to Dawn Lake HOA.
Dues must be received by January 20, 2008.

Send to: DLHOA Treasurer, Reita Malm, 13845 N. Driftwood Pt., Sun City, AZ 85351

DAWN LAKE HOMEOWNERS ASSOCIATION. INC.
ANNUAL ASSESSMENT NOTICE

TO: Dawn Lake Homeowners
FROM: John Thiel, President, 623-815-7429

Your Board of Directors voted to establish a permanent reserve to maintain the infrastructure of the lake. They then increased the annual homeowners' association dues for 2006 by 20% to build up that reserve.

The new annual assessment is: $288.00.

Pursuant to the Association's CC&Rs, "Assessments shall be collected on an annual basis and shall be due and payable in advance by January 10th of each year. Assessments not paid within 15 days after due date will be subject to a late charge and interest."

HOA to raise membership dues

BY RICK GONZALEZ

Effective Jan. 1, 1988, yearly dues for members of the Sun City Home Owners Association (HOA) will be going up.

At the HOA board of directors monthly meeting, Nov. 10, President William Herron announced that members will be paying dues of $3 per year instead of the current $2 fee.

Herron points out this is the first time HOA has increased its dues.

One reason for the increase, he says, is to help cover the cost of a newsletter which HOA has been publishing and distributing to Sun City residents.

According to Mr. Herron, the newsletter is sent out by HOA to help keep residents aware of current issues which are of particular interest to the community.

"The board feels it (the newsletter) is serving its purpose," he says.

HOA has taken an active part in the water conservation issue and, says Mr. Herron, the dues increase will help cover the cost of any legal expenses the organization receives from that and other projects.

Mr. Herron adds that HOA has a few part-time employees. The increase, he says, will also help pay those employees as well as any employees who may be hired in the future.

Mr. Herron points out that HOA's budget "for the first time ever, went over $100,000 this year.

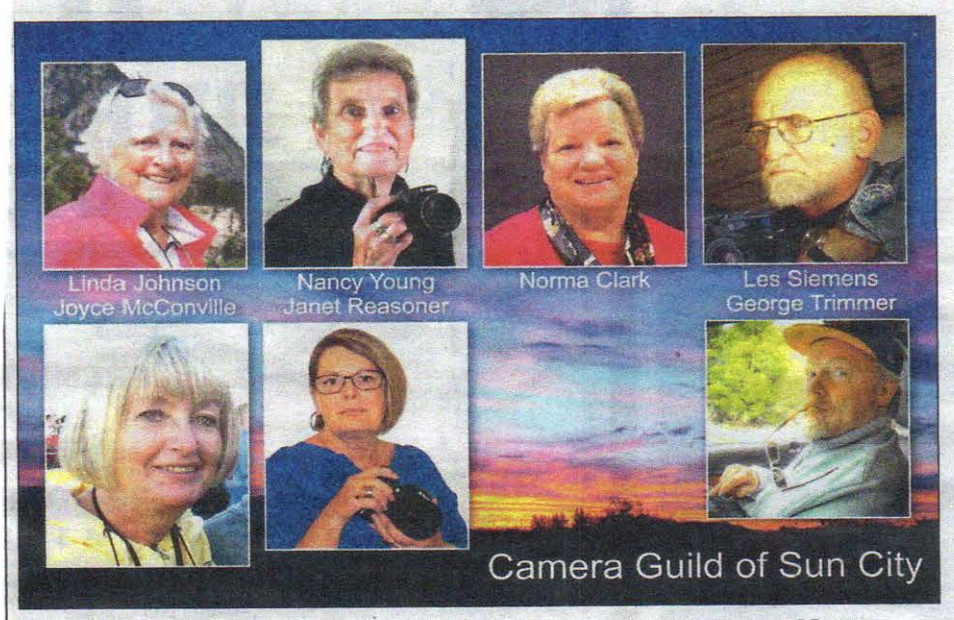
"Activity (at the HOA office) is slowly going up," he says, in explaining the increases.

The board also discussed the recent election held to elect next year's HOA board members.

Mr. Herron says the board is very pleased with the voter turn-out as well as the number of volunteers who helped tabulate the votes.

"We had over 100 people who volunteered to help count the ballots, which came out to about 10,000 ballots," he says.

VF 32 HOA



Contributors to the Sun City Home Owners Association/Camera Guild of Sun City 2018 calendar are Norma Clark, Linda Johnson, Joyce McConville, Janet Reasoner, Les Siemens, George Trimmer and Nancy Young. [Submitted photo]

SCHOA, Camera Guild partner for calendar

Highlights resident photography

By Carole Studdard
SPECIAL TO INDEPENDENT NEWSMEDIA



The calendar cover featured a sunset behind the SCHOA office taken by Les Siemens. [Submitted photo]

For the past four years, Sun City Home Owners Association and the Camera Guild of Sun City partnered to prepare a calendar with photographs provided by the guild, and they are doing it again.

This year's theme is "Sunrises and Sunsets." Many of the calendar images were taken in Sun City.

One of the features of the Camera Guild of Sun City's website, www.cameraguildsuncity.com, is a page titled "Member Images." On this web page, guild members can upload their photographs in response to any stated theme, trip or request. One such request this year came from the SCHOA officials to provide Sun City sunrise or sunset photographs for the 2018 calendar.

This has been a year of some vividly colorful skies, but being in the right place and time for a great sunset photo is generally no accident. On the other hand, if a Camera Guild member goes about their day with their camera close at hand, the chances of a good sky at a picturesque location increases. But, sometimes one simply must take a chance and head out to a favorite location and hope the sky con-

» See New year on page 7

VG SC Home Owners Assn. SC Independent January 10, 2018

New year

» From page 4

ditions cooperate.

The photos for the calendar were made in all three manners.

Of the 25 photographs submitted to the club's website for this project, SCHOA officials chose 13, produced by seven of the club's photographers — Norma Clark, Linda Johnson, Joyce McConville, Janet Reasoner, Les Siemens, George Trimmer and Nancy Young. The selection of only 13 photographs was difficult as they were all beautiful shots, according to SCHOA officials.

Mr. Trimmer's photograph for the May calendar page is of a familiar entrance to Sun City landmark, a place he passes by nearly every day.

"It reminds me of when I was younger and the neighborhood was new," he said.

Others who are relatively new have never experienced Arizona's unique weather patterns.

"Coming from upstate New York, the monsoon sky was a new revelation for my camera to capture," said Ms. Johnson.

She and Ms. Clark and Ms. Young have some favorite places to walk and photograph, such as on the paths near Lakeview Recreation Center's Viewpoint Lake, 10626 W. Thunderbird Blvd.

"I do this frequently and I always bring my camera," Ms. Young said.

When Mr. Siemens learned SCHOA officials wanted a sunset or sunrise photo of their office, 10401 W. Coggins Drive, for the calendar's cover, he realized that could present a challenge for anyone to capture.

"When you see the right colors in the sky, but are two miles away from the subject, you have to move quickly and are frequently disappointed," he explained.

He planned the cover shot and stuck pieces of black gaffer tape on the street pavement so he could reposition his camera's tripod in the exact same spot several nights in a row.

Ms. Reasoner summed up the resulting photography perfectly.

"Truly, the sunsets here are so varied in color, composure and intensity I am constantly amazed," she said.

Copies of the calendar are available at the SCHOA office, 10401 W Coggins Drive.

Editor's Note: Ms. Studdard is SCHOA executive director.

VFSC Homeowners Assn.

Wednesday, Aug. 30, 2017

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1 Section 40 Pages

SUN CITY INDEPENDENT

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EPCOR

Going to court over sewage

SCHOA plans lawsuit to overturn consolidation

By Rusty Bradshaw
INDEPENDENT NEWSMEDIA

Sun City Home Owners Association officials plan to file a lawsuit against the Arizona Corporation Commission to overturn a decision that brought Sun Cities residents higher sewer rates.

The ACC ordered in June EPCOR Water Co. to consolidate its five wastewater districts — Sun City, Sun City West, Agua Fria, Anthem and Mohave. That decision also changed rates for customers in the respective separate districts, establishing an across the board rate of $38.59 per month phased in over five years.


Greg Eisert

However, the structure means higher rates for Sun Cities customers and lower rates for those in the other formerly separate districts. The new rates became effective July 1.

Following the ACC's June order, SCHOA officials filed a request for a rehearing. They received no reply from ACC officials by the Aug. 18 deadline.

"They could have accepted, rejected or ignored our request," Greg Eisert, SCHOA board member and Governmental Affairs Committee chairman. "We assume we were ignored, which means a rejection."

The lawsuit is expected to be filed in early September, according to David Weinzweig, the attorney handling the case for SCHOA officials.


Bill Pearson

"We want Sun City sewer customers to be treated as they always have been," Mr. Weinzweig said. "In other words, we want those Sun City customers to be charged a rate equal to what it costs EPCOR to provide the services."

That means district consolidation would have to be reversed, affecting not only Sun City and Youngtown EPCOR customers but those in Sun City West and the other districts.

"The next step after consolidation would be to make those rates equal for all customers in the consolidated districts," Mr. Weinzweig explained.

EPCOR officials claim their consolidation requests stems from an order from

» See EPCOR on page 7

EPCOR

» From page 1

the ACC, dating back as far as 2009.

"As it relates to water consolidation, EPCOR is required under an existing order from the Arizona Corporation Commission to file a water consolidation rate case for all its Arizona districts by July 2018," Rebecca Steinholm, EPCOR spokeswoman stated in an email.

The ACC order came in December 2009 and was followed up by orders in January 2011 and September 2015.

Sun Cities wastewater district customers are the oldest and poorest of EPCOR's wastewater customers, according to SCHOA's initial brief arguing against consolidation.

In the rehearing request, Mr. Weinzweig claims the ACC's decision was arbitrary and unreasonable, unlawful and unsupported by substantial evidence. It also claimed the ACC decision went against its constitutional mandate to "prescribe just and reasonable classifications to be used and just and reasonable rates and charges to be made and collected."

The lawsuit is expected to mirror the rehearing request, according to Mr. Weinzweig.

Water rates

EPCOR officials planned to file a rate review, to include consolidation, for its five water districts — Sun City, Sun City West, Agua Fria, Anthem and Mohave — shortly after the ACC's decision on the wastewater case. EPCOR officials did not return a call for comment by press time to determine whether that review has yet been filed.

While estimates are not yet available, Mr. Eisert maintains water district consolidation will mean more substantial increases for water use than wastewater for Sun Cities customers.

Consolidation arguments

Corte Bella resident Norman Hershfield believes the ACC's decision to consolidate the wastewater districts was equitable. He believes because all customers use the same sewage treatment plant all customers should pay the same rate.

"We pay more than twice what residents of Sun City and Sun City West pay for the same service," he stated in a June 14, 2017 letter to the editor.

However, Mr. Eisert said Sun Cities rates are lower because initial infrastructure installation in those communities was paid for by the developer. Infrastructure is still being paid for by residents in the other districts, and at higher costs because those systems are more state-of-the-art, he added.

Sun City resident Bill Pearson believes the ACC's decision to consolidate EPCOR's wastewater districts was the state agency's way of moving away from higher land costs and then sticking unsuspecting buyers with the run-away costs of delivering utilities to those in more rural areas.

"To put it in perspective, when Webb built Sun City in the 1960s and 1970s, we were in the middle of nowhere," he stated in a June 7, 2017 letter to the editor. "We were using holding ponds for our sewage and the state was forcing us to take action."

Del Webb was preparing to build a sewage treatment plant when the Tolleson plant was built and Sun City and Youngtown were invited to use its services, according to Mr. Pearson.

Because the Sun Cities and Youngtown make up the majority of customers in EPCOR's five wastewater districts, Mr. Pearson believes the ACC's decision is the minority dictating to the majority.

Residential Wastewater Consolidation

FIVE-YEAR PHASE-IN

City	Present Rate	Step 1	Step 2	Step 3	Step 4	Step 5
Sun City	$22.11	$27.13	$29.74	$32.36	$34.98	$38.59
Sun City West	$32.46	$37.59	$37.59	$37.59	$37.59	$38.59
Anthem	$60.33	$59.15	$55.39	$51.63	$47.89	$38.59
Agua Fria	$71.16	$62.44	$56.50	$50.53	$44.55	$38.59
Mohave	$71.07	$57.28	$52.36	$47.44	$42.52	$38.59

Litigation funds

SCHOA officials are asking Sun Cities residents to contribute to a litigation fund to pay the legal costs of the lawsuit. They continue the general call for contributions, but plan to do a fundraising campaign, possibly including door-to-door, later in September, according to Mr. Eisert.

Because the lawsuit will benefit Sun City West and Youngtown residents, they are also asked to contribute, he added.

Call 623-974-4718.

Rusty Bradshaw can be reached at 623-445-2725 or rbradshaw@newszap.com. Continue the discussion at www.yourwestvalley.com.

VF SC HomeOwnersAssn.

WALLS

Blue signs acknowledge completion

More funds needed to keep project going

By Lloyd Maple
SPECIAL TO INDEPENDENT NEWSMEDIA

Blue signs are strategically placed by the walls that have been recently repainted and the wording says it all.

"Let's keep Sun City beautiful."

The Sun City Resident Action Program continues its efforts to clean and paint common walls throughout the community. Walls targeted are those along major thoroughfares. While the project was ahead of schedule and below the projected costs so far, more funds are needed to keep this prect on

» See Walls on page 11



Sun City resident Lloyd Maple, Sun City Residents Action Program Walls Committee chairman, shows one of the new signs used to show which walls are repainted and encouraging donations to the project. [Submitted photo]

UFSC Homeowner's Assn.

CLEAN-UP

SCHOA wants code compliance

Will work for stronger county ordinances

By Rusty Bradshaw
INDEPENDENT NEWSMEDIA


Jim Stark


Pam Schwartz


Tom Wilson

Sun City Home Owners Association officials want to find a way to work with Maricopa County code enforcement personnel to clean up areas behind commercial properties.

The problem exists throughout the community in varying degrees. Jim Powell, SCHOA board member, brought to the agency pictures he took of the areas behind a series of thrift stores in the Sun Bowl Plaza on the southwest corner of West Peoria and North 107th avenues. The area contained a wide variety of discarded items, including mattresses and boxes.

"I sent these pictures to the county code enforcement department and they opened a case," Mr. Powell said.

However, there may be little county officials can do as county ordinances currently read.

"I was told there is not a whole lot they can do except tell them (businesses) to clean it up," Mr. Powell said. "There is really no teeth in the county ordinances."

The trash Mr. Powell photographed was cleaned up within two days of businesses being notified, but in the past other trash collected in the area within days. However, a visual inspection by the Independent May 24 found areas behind three major shopping centers in the community — Sun Bowl Plaza; Greenway Terrace, northwest corner of 99th Avenue and Greenway Road; and Bell Camino, northwest corner of Bell Road and Del Webb Boulevard — clear of debris, except for a broken and discarded entertainment center at Sun Bowl Plaza.

Mr. Powell said some of the items came from the businesses, but the majority of it appears to be items people dump there.

"This has been that way for years," said Ritchie Miller, SCHOA board member.

While the county may not have existing ordinances to obligate businesses to clean the areas behind their stores, that is something that can be changed, according to Greg Eisert, SCHOA board member and Governmental Affairs Committee chairman.

"There may be no ordinances at this moment, but we can start a conversation with our county supervisors to get some in place," he said.

Mr. Eisert agreed to be the point man for starting that conversation.


The area behind thrift store in the Sun Bowl Plaza on the southwest corner of Peoria and 107th avenues was clogged with discarded items prior to a cleanup after Maricopa County code enforcement officials opened a case on the issue. [Submitted photo/Jim Powell]

Pam Schwartz, SCHOA board president, wondered if there were other options to discourage trash being left in those areas.

"I wonder if motion lights would be a deterrent," she said.

If that were undertaken, it would have to be done by the business property owners, according to Tom Wilson, SCHOA compliance manager.

Neither SCHOA or Maricopa County has enforcement jurisdiction in commercial areas. SCHOA's focus is on residential areas and the county's is on public rights-of-way. However, SCHOA officials want to do whatever they can to help keep the entire community clean to help maintain good property values, according to Carole Studdard, SCHOA executive director.

Collecting debt

SCHOA officials remain focused on CC&R compliance from residential property owners.

So far in SCHOA's fiscal year, compliance officials opened 2,128 violation cases and closed 1,891 of them. In April, SCHOA had 414 cases opened and closed 313 of them.

"The more than 100 percent closure rate includes cases that were rolled over from the previous month," Mr. Wilson said. "So we are getting these things taken care of."

SCHOA's progress is also evident in its efforts to collect property owner debt from cost recovery charged by SCHOA. Jim Stark, SCHOA board member and Collections Committee chairman, said there are 12 vacant properties the group is targeting for foreclosure to collect past due debts.

"Our policy is to never foreclose on an occupied property," he said. "We are now working with the Compliance Department to make sure these are not occupied before we proceed."

The SCHOA board gave the committee the authority to begin foreclosure proceedings on unoccupied properties without going to the board for a formal vote.

The committee also wants to move forward with collection on 14 property owners who owe SCHOA $1,000 or more.

"We have been fairly successful in getting money," Mr. Stark said. "When we started this (aggressive collection) there was about $250,000 owed to SCHOA."

The committee's efforts are focused on continuing to decrease the outstanding debts from property owners.

"It may seem that we are not getting anywhere, but we have collected some monies, but new property debts get created," he explained.

Rusty Bradshaw can be reached at 623-445-2725 or rbradshaw@newszap.com. Continue the discussion at www.yourwestvalley.com.

VF SC Homeowners Assn

WORKSHOP

Age overlay applies during summer

Visitor stays are limited

By Carole Studdard
SPECIAL TO INDEPENDENT NEWSMEDIA

When initially moving to Sun City, many new residents are not aware of the Sun City Home Owners Association and most likely do not know the value of the covenants, conditions and restrictions.

Having moved from other areas where there may or may not have been CC&Rs, residents may have known what they are, may have become more knowledgeable as they learned more about their new community.

Over the years, one SCHOA goal has been to assist residents in understanding these guidelines by providing ongoing education. This outreach continues with a dedicated compliance staff available to provide clarifications when needed as well as ongoing CC&R workshops. This information is readily available on the website, www.suncityhoa.org, as well as in print. Copies of the CC&Rs are available at the SCHOA office, 10401 W. Coggins Drive.

From its 1960 inception, beginning with Phase 1 between Olive and Grand avenues, Sun City rapidly grew as two additional phases were added, completed in the mid to late 1970s. Phase 2 is between Grand Avenue and Bell Road and Phase 3 is located from Bell to Beardsley roads. Most recently, the last section of Sun City was opened in 2015 as The Manor, developed by the Hovnanian Development Company, was started adding approximately 140 additional homes to Sun City. That brings the total number of physical residences to about 27,640 homes, including single family homes, planned unit developments and a small number of condominiums.

IF YOU GO:
What: SCHOA/COA CC&R workshop
When: 10 a.m. Thursday, July 13
Where: Fairway Recreation Center, 10600 W. Peoria Ave.

Even though new people from across the country, Canada and other countries continue to move to Sun City to enjoy its amenities, there will not be any additional building.

During all these years, the CC&Rs have remained in place. There are 20 declarations, each having value, and designed to support the overall community. Based on Sun City designation as a 55 and older community, the most important covenant is the one identified as "Age Overlay." That term can be confusing and may be more accurate as "Age Restriction."

This is particularly important during the summer months when residents have family visiting. Grandchildren and visitors under 19 are welcome, but not for more than 90 days. This CC&R protects Sun City for all residents. Enforcing the age restriction is a responsibility of the SCHOA Compliance Department. There can be no more than 20 percent of Sun City residents under 55 living in a home. The percentage was determined in an effort to protect husbands and wives who may have lost their spouse. The percentage allows the remaining spouse to remain in their homes if they may not yet be 55. This does not restrict other family members and others to visit, but those visits are limited to 90 days in one calendar year.

While all new residents should receive copies of the CC&Rs, over the years some new buyers were not provided clear information. When purchasing a home through a title company, it is the responsibility of the title company to be sure each buyer has this information.

SCHOA will continue to provide education and support for residents assisting them in understanding the benefits the agency offers.

Even though the CC&Rs are basically the same for a single-family dwelling as PUDs and condominiums, there are differences. As a result, Sun City Condominium Association officials joi those from SCHOA to sponsor quarterly wo shops discussing CC& The next workshop is sch uled 10 a.m. Thursday, Ju at Fairway Recreation C ter, 10600 W. Peoria A The event is open to all r dents and will feature a p el of speakers who are abl address questions pertain to the CC&Rs, including F istrar of Contractors, M icopa Planning and Deve ment Department, a real insurance agent and me bers of the SCHOA Com ance Committee and sta

SCHOA membership encouraged as this supp allows the organization continue to meet the ne of the community. Memb ship continues to be vol tary for $20 per year. How er, resident adherence to CC&Rs is mandatory.

Call 623-974-4718, en Marketing@suncityhoa. or visit www.suncityhoa.

Editor's Note: Ms. Studdard i SCHOA executive director.

Sun City Walls Project is moving forward – join in

By Carole Studdard
Special to the Independent

The Sun City Walls Project, managed by the Sun City Residents Action Program, in conjunction with SCHOA, has had a busy month.

Following several months of planning, the Walls Committee decided on a pilot program to "kickoff" this important project that is needed to maintain property values and the attractiveness of the Sun City Community. Some of the Sun City walls are now more than 50 years old.

Following the decision to address sections of walls in each phase of Sun City that are in greatest need of painting, it was decided that an area on 99th Avenue north of Union Hills in Phase 3 would be painted due to the degree of its condition. Once the decision was made in April to address this area, the work was completed in a couple weeks. The appearance is like "night and day" compared with before the work was done.

The next area to be addressed is on the north side of Olive Avenue between 99th and 111th avenues in Phase 3. The last area of the pilot program will be in Phase 2 on the south side of Bell Road between 98th and Burns avenues.

The project is being supported by community donations and is a multi-year project involving $250,000 over a period of ten years. The goal is not only to keep the walls in good repair, but also maintained attractively to support the value of Sun City as a whole. There are 37 miles of walls; not all of them need immediate painting. Initially, members of the Walls Committee personally inspected all of the perimeter walls to determine which ones needed attention. Inspections will continue to be done over time. SCRAP is invested in continuing to "move forward" with this initiative and invites residents to "Join In" a project that will protect property values for years to come for the entire Community.

Donations may be made payable to the Sun City Residents Action Program's Wall Project and mailed to the SCHOA office at 10401 W. Coggins Drive. All donations, regardless of the amount, are needed and appreciated. Donors will be recognized for their support and generosity to the project. For information, call 623-974-4718, ext. 211.

Editor's Note: Carole Studdard is marketing and public relations coordinator for the Sun City Home Owners Association.

VF SC SCHOA

SUN CITY
INDEPENDENT
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Independent Newspapers/Rusty Bradshaw

The Sun City Home Owners Association wall project is designed to eliminate patches such as these along Olive Avenue, and clean or paint all 37 miles of walls surrounding the community.

The writing is on the walls

SCHOA program designed to clean-up perimeter

By Rusty Bradshaw
Independent Newspapers

After years of research and debate, Sun City's perimeter walls are getting some real, hands-on attention.

The Civic Foundation of Sun City, then a part of the Sun City Home Owners Association, raised funds to paint all the walls in the community. But only a small section was completed and nothing more has been done to them since, according to Ben Roloff, SCHOA board member.

"The foundation, originally called the SCHOA Foundation, got a poor start, but got enough money to do a demo section so people could see what could be done," he said. "After that, contributions came in more frequently."

However, nothing more than the demo section was completed and the foundation, under a new name and then split from SCHOA, dissolved in 2014 with the remaining funds donated to the Sun City PRIDES.

But after two years of research, discussion and trying to work with other agencies, including Recreation Centers of Sun City, the Sun City Home Owners started last week with a program to spruce up the community's 37 miles of common walls.

"Some walls have been ignored for too long," said Lloyd Maple, SCHOA board member and chairman of its walls working committee, which is a joint venture with the PRIDES.

Neither SCHOA or the PRIDES have the money to fund all the painting and pressure washing that is needed. Mr. Maple approached Recreation Centers of Sun City

See Walls — Page 7

UF SC HOA

Walls

Continued From Page 1

officials in 2014 about a joint project to take care of the walls. They were interested at first, but then backed away, according to Mr. Maple.

Jim Brasher, RCSC liaison to SCHOA, told HOA board members during their April 28, 2015 meeting that RCSC officials planned to review their long-range plan that week. But he added RCSC officials had some concerns about the walls that could make the project quite expensive.

"Some of them have inadequate foundations, that is why they collapse after it rains," he said.

Wall painting or repair was never added to the RCSC long range planning budget.

SCHOA's project will be funded by donations, and those contributions will determine the schedule of work. The project will be limited to cleaning up and painting walls and will not include extensive repairs, including those caused when vehicles crash into the walls or they collapse on their own. Those repairs will be the responsibility of the homeowner on whose properties they rest.

The joint wall committee identified three areas that seem to need work the most. There are funds to do the first, a 599-foot section in the area of 99th Avenue and Union Hills Drive, Mr. Maple explained. The other areas are on the south side of Bell Road between 98th Avenue and Burns Drive, and Olive Avenue from 99th to 111th Avenue, he added.

The committee's selected contractor, TKS Solutions, was expected to begin pressure washing then painting the 99th Avenue and Union Hills Drive section late last week and it was hoped it would be completed by the end of this week, according to Mr. Maple.

"We hope to have enough money to do the next section in May," he said.

Mr. Maple added the SCHOA officials will use the best paint they can find, and have been working with Sherwin Williams so far.

"We don't want to use some cheap paint that won't last long," he added.

Pam Schwartz, SCHOA board president, said the aim of the program is to upgrade the appearance of Sun City and enhance the positive impression for those who visit. Property owners will also benefit because the upgraded appearance will help maintain good property values for all residents.

"I don't live next to a wall or anywhere near a wall, but I have already written a check for the program," she said.

Not all the Sun City walls are the same, according to Jim Powell, former SCHOA board member and co-chairman of the agency's Transportation Committee. Some are painted, some are bare bricks and some have a smoother texture, he explained. Ms. Schwartz said the program would not paint unpainted walls. Those would be cleaned up with pressure washing.

SCHOA officials plan for a 10-year program to refurbish the walls' appearance. They project it would cost $25,000 per year, according to Ms. Schwartz. However, any walls that are not in need of work will not be included in the ongoing process.

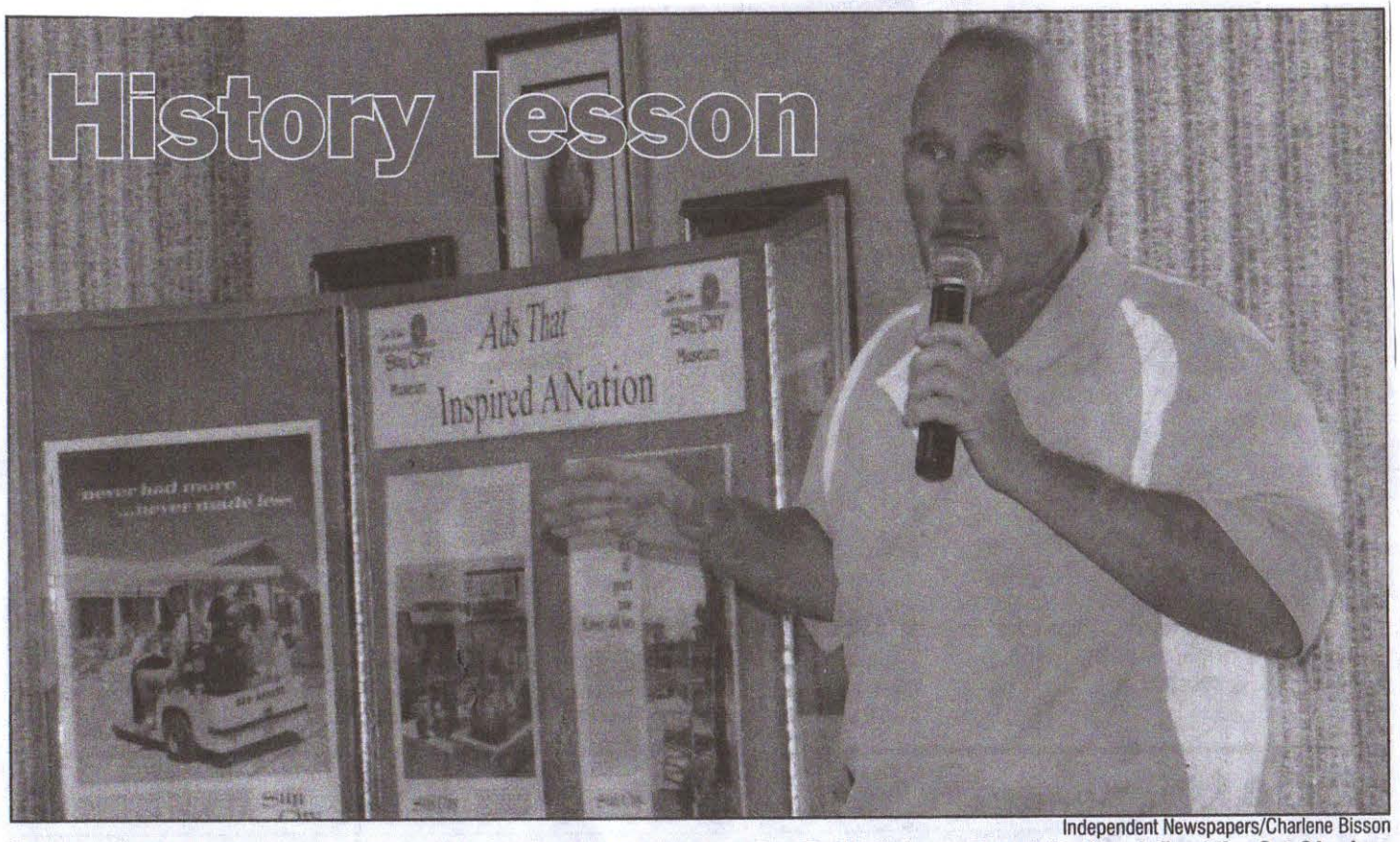
The support of residents, organizations and businesses can make this project successful, according to Carole Studdard, SCHOA marketing director. Donations can be made to the Sun City Residents Assistance Program and mailed to the SCHOA office at 10401 W. Coggins Drive, Sun City, AZ 85351.

Call 623-974-4718, ext. 211.

In 1960, part of Del Webb's Sun City design was to include perimeter walls around the community beginning on the south at Olive Avenue continuing to the north to Beardsley Road as Sun City was developed and grew, according to Ms. Studdard. Once Sun City was completed, there were 37 miles of walls incorporating 10,000 sections of various lengths. However, there was no plan to maintain the walls' appearance, Ms. Studdard added.

"Many of the walls are over 50 years old," she said.

History lesson



Independent Newspapers/Charlene Bisson

Bill Pearson, RCSC board member, shares insights into Sun City history during a Sun City Home Owners Association town hall meeting Oct. 24, where Bret McKeand, Independent Newsmedia, Inc. USA, president, also spoke on the subject. The monthly events provide a wide variety of topics for community residents.

SCHOA speeds concerns about intersection plans

JEFF DEMPSEY
DAILY NEWS-SUN

The Sun City Home Owners Association Board of Directors continued to raise concerns Tuesday over plans to overhaul the intersection of Oakmont Drive and 107th Avenue.

The plan is being proposed by the Maricopa County Department of Transportation and would come at an estimated cost of $300,000, which would include numerous changes, most notably the creation of a lighted intersection.

Jim Powell, the board's vice president and chairman of the Transportation Committee, said MCDOT representatives were present at the committee's last meeting and provided further details of their proposal.

"One thing they told us is that this plan is going to close off one of the exits from Fry's," he said. "So that's going to cause real problems."

SEE INTERSECTION, A4

INTERSECTION

FROM A1

Board President Jim Stark, who voiced his concerns and the concerns of his neighbors when the project was first brought up last month, said what he has heard so far has only increased his wariness.

"If anyone went out there to Fry's Wednesday, the day before Thanksgiving, and saw what it was like out there," he said. "This is going to — well, it's going to make people shop at Safeway is what it's going to do."

Stark said he attended the last Transportation Committee meeting to bring up some of the questions his neighbors have been asking.

"I asked them, what do the Fry's people think about this project?" he said. "What do the KFC people think? They got that 'deer in the headlights look.' They hadn't asked them."

Still, there are those who welcome the project and the creation of a lighted intersection. Dan Stacks, who manages Sun City Cleaners on the northwest corner, said he has personally witnessed numerous accidents.

"It will save lives. It's about time they did this. Absolutely, it will save lives," he said.

The Transportation Committee meets today, and Powell said MCDOT representatives will again be in attendance.

Jeff Dempsey may be reached at 623-876-2531 or jdempsey@yourwestvalley.com.

WEDNESDAY, JAN. 27, 2010

CC&Rs mum on 2nd-story additions in Sun City

JEFF DEMPSEY
DAILY NEWS-SUN

Sun City Home Owners Association board members may find second-story additions to homes unsightly, but they said Tuesday that the cost of banning them would be too high and potentially pointless.

The issue arose at Tuesday's meeting after a Sun City couple spoke about a neighbor who built what they described as a garish addition to their home, a second story they felt was tasteless. When asked about the rules against such additions, compliance manager Bill Szentmiklosi said there are none.

"There is no provision in our CC&Rs that allows us to prohibit the height of buildings in Sun City. Those additions fall under Maricopa County code," he said. "The only way we could prevent them would be to change our rules."

And that process, he said, would cost a great deal of money.

"Start to finish, we're talking somewhere in the neighborhood of $500,000 to $600,000," Szentmiklosi said. "And even going beyond the expense, it would be time-consuming."

Szentmiklosi said the expense of mailing information to the home-

SEE CC&RS, A5

CC&RS

FROM A1

owners, then working with attorneys to craft the language of the changes, would all add up quickly.

"Just for the mailers, to send out one piece of mail to all 29,000 residences, we're talking about $14,000," he said. "And we would be sending something like 10 to 12 mailings throughout the process. Add in attorneys fees, even just to look at our proposal, and it all adds up."

Pete Granucci, board president, said he sympathized with the couple who raised the concern.

"I don't like it, either," he said. "But most of the people in Sun City have never seen the home we are talking about, and they never will," Granucci said. "So they might not see this as a big problem. I think if you put the CC&R change before them it might be soundly defeated."

And if that happened, the board said, the whole process and the costs incurred would be for nothing.

The board did agree, however, that something should be done, with one proposal in particular gaining traction. Director Jim Stark suggested the board adopt an official stance recommending against vertical additions to homes and publicize that information.

"Perhaps a general policy statement, where we let people know the board recommends against it," he said. "It would not be an official CC&R change, but just a statement so people know before they set out to remodel their home how SCHOA feels about this."

Director Ben Roloff said SCHOA also could strengthen the statement with "historical perspective."

"Del Webb tried to sell two-story homes, and he couldn't. Why? Because people here are too old to get up and down the stairs," Roloff said. "And those that did sell initially were almost impossible to resell down the road. The resale prices were lower than the original sale price."

Knowing that, Roloff said, might convince people against second stories.

Jeff Dempsey may be reached at 623-876-2531 or jdempsey@yourwestvalley.com.

VF - HOME ERS ASS'N.

Community Events

Home Owners Association (HOA) Explains Sun City's Senior Overlay

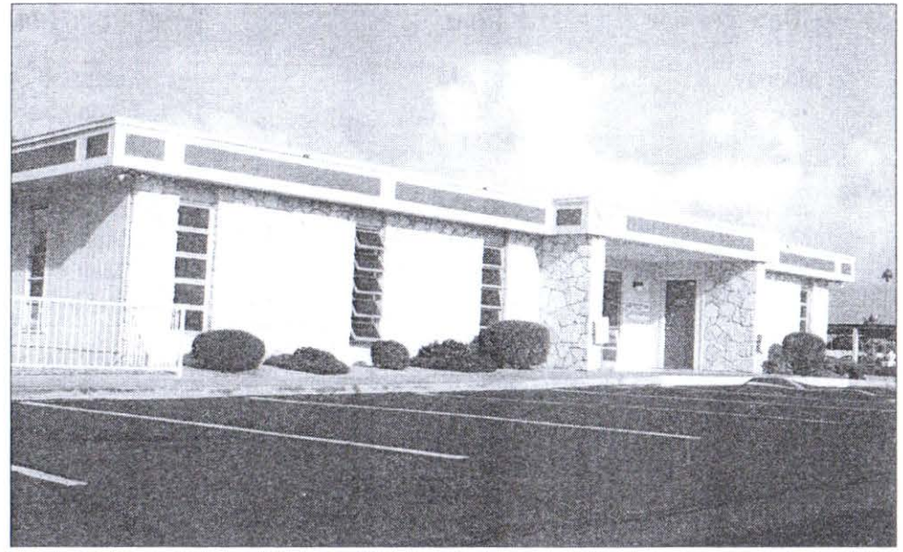
Ever wonder about the Sun City Senior Overlay?

Most of us understand that Sun City is covered by a residential "Senior Overlay" which restricts residency to persons or families with at least one resident of 55 years of age or older and no permanent resident of less than 19 years of age. Details of this overlay restriction can be found in the "Declaration of Covenants, Conditions and Restrictions" (CC&Rs) published by the Sun City Home Owners Association (SCHOA) and available from their office in Sun City. SCHOA is responsible for monitoring these restrictions and for reporting compliance to Maricopa County.

What many of us may not understand, however, is that the senior overlay, as applied to Sun City, covers only residential property. It does not restrict occupancy of commercial properties. When residential development is proposed on commercial property within the confines of Sun City (such as with the new housing units proposed on Sunland Drive) senior overly must be applied by the County on the new residential units in order to preserve the integrity of the community overlay. In such instances, the Sun City Home Owners Association has taken the initiative with Maricopa County in assuring application of the senior overlay when such zoning changes are approved.

This is just one example of the many civic activities undertaken by the Sun City Home Owners Association as advocate for Sun City. SCHOA has only a voluntary membership. Home owners and residents of Sun City are not required to join the Association. It is through this voluntary membership with its modest annual dues that it is able to pursue community representation with governing bodies and with political organizations of nearby communities.

If you're interested in learning more about SCHOA or getting involved in one of the community enhancing activities, call 974-4718 or stop by the HOA office at 10401 W. Coggins Dr. Your membership dues in the Sun City Home Owners Association will give you an opportunity to financially support many community services.



Above: The Sun City HOA is located at 10401 W. Coggins Drive. Please feel free to stop by any time to learn more about what the Home Owners Association offers.

July 20, 2005 SUN CITIES INDEPENDENT

SC HOA explains role in community

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Those interested in learning more about SCHOA or who would like to get involved, should call 974-4718, stop by the office at 10401 W. Coggins Dr., Sun City, or visit www.suncity-hoa.org.

EDITOR'S NOTE: This article was submitted by the Sun City Home Owners Association.

SUN CITIES INDEPENDENT May 4, 2005

HOA reform bill passes House

Proxies out, majority can remove board member?

By Jill R. Goodman
Independent Newspapers

A homeowners association reform bill to get rid of proxies and give homeowners statewide a uniformed way to oust board members was due for a Senate floor vote this week before heading to the governor's desk.

House Bill 2154, sponsored by Rep. Chuck Gray (R-Mesa), is one of the few surviving measures of the 50 HOA reform bills introduced this legislative session.

"The House bill certainly without a doubt will change the way we do business," said Ray Caldwell, president of the Recreation Centers of Sun City West Governing Board. "To what extend we don't know. It's a poorly written document. It doesn't clearly define who the parties subject to the bill are. There are parts pertaining to time-sharing and condos."

He added the bill was con-

See HOA — Page 3

What do you think?

Are Arizona HOAs in need of reform? What kind of changes would help? Is the requirement to amend governing documents in your association too cumbersome? You can post comments at newsblog.info/0310, e-mail JGoodman@newszap.com, write 10220 W. Bell Road, Suite 116, Sun City, 85351 or call our anonymous Speak Out line at (623) 445-2891.

●www.azleg.state.az.us

OVER

HOA

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fusing.

"I think it will be a great source of income for attorneys for years to come," Mr. Caldwell predicted.

Rep. Gray's bill also outlines homeowner payments and modifies the disclosure statement given to new homeowners.

The Mesa lawmaker's goal is to give homeowners a voice in how their community operates, rather than the Arizona Legislature passing dozens of bills micro-managing HOAs.

If the bill becomes law, a simple majority vote of homeowners can recall a board member. In numerous HOA bylaws, the procedure requires close to a two-thirds vote of the membership.

"If you don't like what your board does, then go remove your board," Rep. Gray said. "We've given you the tools to do that."

The latest version of the bill requires homeowners to first submit petitions with enough signatures and then the board must call a special meeting within 30 days.

In associations with 1,000 homeowners or fewer, a recall petition is valid if signed by 100 homeowners or 25 percent of homeowners — whichever is less.

In associations with more than 1,000 homeowners, a recall petition is valid when signed by 1,000 homeowners or 10 percent of homeowners — whichever is less.

At the special recall meeting, 20 percent of homeowners must vote to establish a quorum.

District 4 Sen. Jack Harper, (R-Surprise), believes homeowners should be able to remove overzealous board members.

"It would go a long way toward having HOA board members listen to the members of their HOA," he said. "I hope it heads off the need for any further legislation."

Anne Randall Stewart, who often clashes with the Recreation Centers of Sun City Board of Directors, applauds the bill.

"Our group, the Sun City Formula Registry is backing that bill," said Ms. Randall Stewart, the group spokeswoman and publisher of the annereport.com. "We believe it is a step forward to giving homeowners control over their boards, particularly power-crazy ones that believe by being elected they have absolute power over the homeowners."

She expected the governor to sign the bill because legislative conference committees hashed out the objections.

Glendale resident Donald Guthridge, who recently graduated from Glendale's HOA Academy, said new board members could do their jobs better if they were educated about how to manage an association.

"It ought to be mandatory for board members; it's that good," he said.

Mr. Guthridge believes other HOA reform is necessary. Board members should have term limits and management companies should be licensed by a state agency, he said.

The bill also aims to prevent frivolous recalls by permitting only one petition drive to remove a board member per term.

Not included in this measure is a uniform way for homeowners to amend governing documents, a big hurdle in many HOAs that require two-thirds of members to vote in any change. This was initially in House Bill 2722, another Rep. Gray proposal dubbed the "power to the people" bill.

HOA lawyer Curtis Ekmark said HB 2154 is a "watered down" version of the "power to the people" bill.

"I'm a big believer that people should be able to change their association documents if they don't make sense," he said. "We just have developers blocking it because they've drafted sweetheart deals and they don't want to give them up."

Proxies?

Rep. Gray's bill also rids associations of the proxy-voting system, which allows homeowners to submit a vote without attending the annual meeting when most elections occur. Traditionally, a proxy can be given to another homeowner or submitted to the board to use as they wish.

Although Ms. Randall Stewart of Sun City used proxies in a 2003 election, she supports elimination of the procedure.

In November 2003, she collected 929 proxies, opposing a change to the Articles of Incorporation to allow board members to run for a second, consecutive term, which passed. She said she was forced to use proxies because the board refused ballots and issued only proxies with a "yes" vote.

"I'm a 100 percent in favor of getting rid of proxies because that was an awful lot of work for me to do," she said. "I can't see myself at 100 years old going through what I went through to get people heard in the community."

She said absentee ballots is a more effective way to vote, especially for snowbirds and shut-ins.

Most Arizona HOAs use proxies but under the proposal, voting is done in person or through the mail. Currently RCSCW bylaws ban mail-in votes.

Rep. Gray said a single person should not sway the outcome of an election by controlling a large chunk of votes, as is the case in many communities with lackluster involvement.

"There was a lot of abuse," he said.

However, concerns exist that a vote-by-mail system would not allow for nominations from the floor and potentially discourage homeowners from attending annual meetings.

Rep. Gray believes the benefits outweigh these concerns and the change would encourage HOAs to better organize elections.

"There's always going to be an association that has a problem in and of themselves," he said. "For the most part, it's going to be a better situation."

Other bill provisions require "reasonable" collection fees and would dictate where payments are designated first. Money would go first to unpaid assessments, then late fees, followed by collection fees and unpaid attorney fees.

The bill also requires management companies — in communities larger than 50 units — provide incoming homeowners with the association's bylaws, rules, declaration, contact phone numbers and other information, such as reserve balances and HOA insurance coverage. It also requires the new buyer be notified of any litigation involving that unit and the HOA.

"(Prospective buyers) have the right to know the bad news if it's something coming down the road that's going to hurt them," Mr. Guthridge said.

Part of the required disclosure statement was omitted, including this statement, "I also understand that by accepting this contract, I may be giving up my rights to the homestead exemption protection regarding a lien of the association."

The new statement reads, "As a matter of Arizona law, if I fail to pay my association assessments, the association may foreclose on my property."

Lien authority?

Measures to prohibit HOAs from implementing a lien against a homeowner for unpaid assessments failed this session. Last year, legislators took away lien authority in the cases of unpaid fines, such as leaving trash cans out too long or ignoring Covenants, Conditions & Restrictions.

Rep. Eddie Farnsworth, (R-Gilbert), backed House Bill 2630, among other similar bills, that proposed taking away lien rights against homeowners, except those with more than $150,000 of equity in their home.

An assistant in Rep. Farnsworth's office acknowledged the bill was stalled but the legislator did not return the Independent's phone calls.

Mr. Guthridge believes a small claims court could better handle collecting unpaid assessments.

"They're using this lien thing as more leverage," he said. "To take someone's house for a $241 obligation is ridiculous."

Some activists agree HOAs should not have authority to foreclose on homes while HOA advocates say they need an enforcement tool to ensure all homeowners contributes their fair share of assessments.

"The HOA does need some teeth to collect," said Steve Gauer, HOA board president in Arrowhead Lakes, a Glendale community. "We just want people to comply. They moved in, they know there are CC&Rs."

Last year, nearly a dozen HOA reform bills passed, but Mr. Gauer said these laws had little affect on how most associations operate. For example, he said most associations were already holding open meetings.

Post your comments on this issue at newsblog.info/0310. Arrowhead Ranch News Editor Jill Goodman can be reached at (623) 972-6101 or jgoodman@newszap.com.

April 27, 2005 SUN CITIES INDEPENDENT

RCSC, HOA iron out issues

Door of communication opened?

By Cecilia Chan
Independent Newspapers

Sun City's two governing bodies failed to see eye-to-eye on issues brought up in a joint meeting meant to foster good will and communication.

The Sun City Home Owners Association Board of Directors, which has publicly complained about a lack of cooperation, sought a meeting with the Recreation Centers of Sun City. RCSC does not agree a problem exists with the two entities.

"Sun City was built as a whole entity, not half and half," HOA Director Anne Corcoran said. "What we are asking you to help us with, we are getting negative responses. I don't hear compromises...I'm just tired of it. We need to work together."

The two organizations finally met April 15 at the behest of the HOA, which brought three agenda items to the table.

HOA wants a non-voting seat on the RCSC board and vice-versa. It proposed to pay a service fee to RCSC to collect HOA non-mandatory membership dues when it collects the mandatory rec fee dues each year and it asked for a "quarter column" of space for HOA news to be included in the monthly RCSC publication "Sun Views."

HOA and RCSC should appoint a representative, not an elected director, to sit on a permanent non-voting seat on each other's board, HOA President Tom Stolt said. And, he said, each organization should change its bylaws to reflect the new positions to ensure they continue.

"I have a little problem with this," RCSC Board President Norm Dickson said. "It's a complete surprise to me and the board."

RCSC President Dickson referred to an HOA letter, which indicated each organization would invite a board member from the other side to participate

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in its monthly meetings as a non-voting member.

RCSC President Dickson said what HOA proposed at the meeting was more complex and significantly deviated from what was presented on the agenda. HOA President Stolt disagreed.

"We've had difficulties in the past communicating with each other," HOA President Stolt said. "I can't think of a better way than for members to be sitting on a board and reporting back what transpired."

RCSC President Dickson again insisted the proposal was not what was worded in the agenda.

"I didn't miss your point," HOA President Stolt said. "It is on the agenda. In our opinion it is."

HOA Director Phyllis Roach said the concern should not be that every detail be specific but for mutual board participation, which would bring the two groups closer.

RCSC President Dickson said newly appointed RCSC Director Jean Buck will do just that in her liaison position.

RCSC Director Gene Zylstra noted he sits on the HOA's Long Range Planning and Water committees.

There are plenty of opportunities of communication between the two groups, said RCSC President Dickson, who added he, too, served on the HOA Long Range Planning Committee last year.

HOA's two final proposals were basically shot down.

If RCSC were to add a line or two about HOA membership dues to its annual dues notices mailed to residents, it would save HOA time and expense, HOA President Stolt said.

"It doesn't seem like a workable thing," RCSC Director Ken Fold said.

He said residents would write one check out for both dues, which would result in a co-mingling of funds and if HOA were to dispute its membership dues, that would force RCSC to audit its books to show proof.

RCSC Director Jim Frederick also said it might be a little "deceitful" because residents may look at the bottomline and pay both dues, without intending to pay the non-mandatory HOA due. He also said it would cause RCSC to change its billing procedure.

"Why do you want to do it. To increase your membership?" questioned RCSC Director Gayle Schmidt.

HOA President Stolt said yes and it would save HOA a considerable expense. He asked for a one to two years trial run.

"Should we be the vehicle to help you get more members?" RCSC Director Schmidt said. "I can see where it's good for the HOA and more problems for RCSC."

"Do you have the infrastructure to do it?" HOA President Stolt said.

"That's not my point," she replied.

HOA Director Roach chimed in.

"Are you against us getting more membership?" she said. "That's a funny question. You are set up to do it. Just add a line or two."

RCSC President Dickson questioned the legality of co-mingling funds of two separate agencies.

"I'll sum it up by saying is it going to solve more problems or create more problems," he said. "I'll come down on it's going to create more problems."

When it came to "Sun Views," RCSC has printed articles for HOA when room was available, RCSC President Dickson said. Even with 16 pages, RCSC has to turn down clubs each month because there is no space.

HOA President Stolt pointed to its neighbor to the west, where the Recreation Centers of Sun City West prints a full page for free in its monthly publication for PORA, HOA's counterpart.

"If we put on an extra page in 'Sun View' for HOA, your position would be then RCSC members should pick up that cost," RCSC President Dickson said. "To ask us to put out an extra page at extra cost is asking a lot."

He also said he thought RCSCW and PORA were connected in some legal way, which accounted for the pubication.

PORA President Chuck Ullman, contacted later, said there were no legal ties between the two and a mutual agreement with RCSCW provided the free service to PORA at this time.

RCSC Director Zylstra said he didn't mind running news for HOA if room was available.

RCSC Director Schmidt acknowledge HOA was a "wonderful organization and yes we need it."

But it "seems to me HOA has a problem it can't solve and is looking at RCSC to solve it," she said.

"If you have a problem would you come to us for help? HOA Director Anne Corcoran said.

"I doubt it," RCSC Director Schmidt said.

"I rest my case," HOA's Corcoran said.

HOA Director Marge Murphy asked RCSC directors if they did not feel that HOA news would benefit residents.

Yes, it does but so do news from the Sheriff's Posse of Sun City, PRIDE, the library and other community groups that help people, RCSC President Dickson said.

RCSC Director Zylstra asked if the legality issue of co-mingling of funds could be resolved so RCSC can help HOA but was told too many other problems existed for the rec center to collect HOA dues.

RCSC Director Schmidt suggested a few members from each board meet to come to some sort of agreement.

RCSC President Dickson said the two organizations have worked successfully together, including holding joint board elections and the residents orientations and should build upon the positives.

"What we are going through is not an adversarial, confrontational discussion," he said, directing his comments to the audience and media. "Each organization has different goals, needs and objectives and each of us has to be responsible to the group we represent. I don't want a negative connotation put on this. We can disagree with dignity."

Gerry Unger, who sat on both boards and currently serves as an HOA advisor, recommended RCSC seriously consider the suggestion of creating a non-voting seat on the board for HOA.

"It would be a real advantage," he said.

Art Williams, who served as RCSC President in 1994, blasted the directors.

"I was disappointed at this meeting at the expression of animosity by both sides," Mr. Williams said. "I didn't think it was necessary and not conducive to getting anything resolved."

He said as RCSC president he often held lunch meetings with the HOA president.

"We didn't accomplish very much," said Mr. Williams, who also was an HOA director. "But we had thoughtful conversation on how to cooperate for the betterment of the entire community because both boards affect every member of the community. Your clientele are the same people. You should not be fighting. You should agree once in awhile"

He said both groups needed to get their houses in order.

HOA Director Jim Corcoran was hopeful after the meeting.

"If it opens the door to further discussions and better communication not only I but I'm sure many others on the Home Owners Association Board would be in favor of that."

Post your comments on this issue at newsblog.info/0302

News editor Cecilia Chan can be reached at 972-6101 or cchan@newszap.com

SUN CITIES INDEPENDENT February 16, 2005

HOA, PORA pull together

Joint group reviews legislation

By Cecilia Chan
Independent Newspapers

More than a dozen bills regulating homeowners associations apparently would bypass the governing entities of the two Sun Cities.

Sun City West PORA's and the Sun City Home Owners Association's government affairs committees held their first joint meeting last week and focused on pending state legislation introduced in the House. The two entities agreed to join forces for more political clout.

"Both PORA and HOA are really not homeowners associations addressed in these bills," said PORA Director Bill Hafeman, who spent two days studying 20 House bills. "Not sure PORA and HOA should be too concerned about the bills except to be more aware if someone calls up with questions."

The bills include everything from mandating an HOA operates under open meeting laws to its right to foreclose on certain liens.

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"Do you feel any one of these bills are applicable to PORA or HOA," HOA 2nd VicePresident George Davis asked twice to be sure.

Mr. Hafeman replied no, but said the bills would apply to many condominium associations, which are in both communities.

Mr. Hafeman said his concern was the plethora of HOA-related bills coming out of the Legislature. PORA President Chuck Ullman noted 10 more such bills are expected to be introduced.

"What are they trying to do," Mr. Hafeman said.

Group members also discussed state legislation carried by 4th District Sen. Jack Harper that attempts to ease jury service for senior citizens.

A new state law that took effect last year includes a provision that makes it more difficult to be excused from jury duty. Seniors in droves complained to representatives the new law caused them undue hardship.

Senate Bill 1003 as originally proposed would have allowed seniors who reached 70 years old to permanently opt out of serving on a jury without giving an excuse.

However, the bill was amended, raising the age to 75 years old and allowing a temporary or permanent waiver for just cause — the service would cause undue or extreme hardship or no transportation.

"I tried to fight off the amendments," Sen. Harper said.

He said he was reluctant to have the jury commissioner decide on whether to grant an excuse.

"If a jury commissioner looks at how many jurors he let out that day, he may decide not to let more off despite (legitimate) excuses," Sen. Harper said. He also said he added an emergency measure to the bill, which means once the governor signs it, it becomes effective immediately instead of 90 days after the legislative sessions ends.

District 9 Sen. Bob Burns said his colleague tried to hold the line at 70 years old.

"Some people didn't even want the bill," he said. "Many of the members don't' understand the health problems of the elderly, how difficult it is to get to the doctor's office. We will continue to work on the age number but at this point it looks like the 75 number may prevail."

Sen. Burns said members needed to be more educated about the plight of seniors when they are summoned to serve.

"It's a big change on Harper's bill," Mr. Hafeman said. "You don't have to prove anything (under Harper's original bill), your age was the determining factor, not your handicap."

HOA Director Mary Jane Gibson said she understood why legislators would raise the age requirement given scientific studies showing people are living longer.

"We will always have people at 70 who act like they are in their 50s and people in their 70s who act in their 90s," Mr. Hafeman said. "Let there be a choice."

Mr. Davis, who believed jury service should be optional for seniors, said they can still lobby for changes next year.

"For the present, the issue is settled," Mr. Davis said. "But it's not settled permanently."

The joint group decided to meet 9:30 a.m., the first Monday of each month with locations alternating between the two Sun Cities.

DAILY NEWS-SUN WEDNESDAY, FEB. 9, 2005

HOA looking at median sign

ANNIE BOON
DAILY NEWS-SUN

The unsightly median sign on Peoria and 107th avenues is still without an owner, but its fate may now rest in the hands of the Sun City Home Owners Association.

At the HOA's board meeting Tuesday, a motion passed to allow the HOA's Beautification Committee to explore options for the sign's future.

A series of three letters will be sent to the Recreation Centers of Sun City, asking its leaders to claim ownership of the sign and to make repairs to it or take it down.

Jim Wellman, RCSC director of centers operations, responded to the first letter by maintaining the sign doesn't belong to the RCSC.

The HOA board brainstormed ideas on how the sign would best serve Sun City. Tom Stolt, HOA president, reminded the board that the Maricopa County Department of Transportation has already agreed to tear down the sign at no charge.

Once it's gone, he said, it may be up to the HOA to decide what will replace it.

"I'm for having a sign there, looking good and telling people about Sun City," Pritchett said. "I think it can be redesigned to look great, so why not use it to better advertise Sun City?"

Director Jim Corcoran suggested that RCSC and the HOA join forces and funds to build a new and improved sign.

Phyllis Roach, Beautification Committee chair, suggested going a step further by involving more of the community.

She suggested approaching local art clubs, like the woodworking club, the craft clubs and the metal clubs, and asking their help in designing a new sign that would communicate a positive message about Sun City and its amenities.

The idea was received by board members, who toyed with the idea of creating a friendly competition for the best design for the sign.

No plans for the sign were finalized at the meeting, but the Beautification Committee will report back to the board within the next couple of months with recommendations.

Annie Boon can be reached at 876-2532 or aboon@aztrib.com.

SUN CITIES INDEPENDENT January 19, 2005

HOA, PORA to join hands

Focus is on common concerns

By Cecilia Chan
Independent Newspapers

The Sun Cities want to protect their interests at the county and state levels by combining their voices.

The Property Owners and Residents Association of Sun City West and the Sun City Home Owners Association boards are looking to merge their government affairs committees.

"The Sun Cities have a lot of commonalties," said HOA Director George Davis, who asked board members for their input at last week's meeting.

Floyd Brown, a non-voting advisor to the HOA, voiced concerns based on his past experience sitting on a joint committee with PORA board members over water issues.

"We tried to have joint meetings and it seemed like they always wanted to meet there," Mr. Brown said. "And lot of their meetings, they discussed their problems and we didn't have too much chance to discuss ours."

Gerry Unger, another non-voting advisor, said a successful meeting can occur if an agenda is in place and discussion stays on topic.

HOA President Tom Stolt said the PORA board changed directors since Mr. Brown's experience and he expressed "a very good chance" of the two entities working on common issues.

"We got hurt last year with 12 laws passed in regard to HOAs signed by the governor," said Mr. Stolt, who reminded them they lost power when they could no longer afford a lobbyist. "We need to protect ourselves and I feel by joining together if we can do it successfully, is preferable."

Mr. Brown advised the merged committee be co-chaired by one director from each of the two communities.

Mr. Davis agreed to the ideas of co-chairs and an agenda. The meeting locations would alternate between the two communities.

"We will try it and give you a report next month," he told HOA directors.

After the meeting, Mr. Davis said common issues that affect both communities include water and transportation.

"I think the clout with the Legislature of 70,000 voters is better than 40,000 and 30,000 separated, fractionalized," said PORA President Ullman, who suggested the merger.

Post your comments on this issue at newsblog.info/0302
News editor Cecilia Chan can be reached at 972-6101 or cchan@newszap.com

DAILY NEWS-SUN SATURDAY, OCT. 23, AND SUNDAY, OCT. 24, 2004

Rift grows between HOA, RCSC

ANNIE KARSTENS
DAILY NEWS-SUN

When Sun Citians move into the community, they know they aren't only buying a house, but buying into a lifestyle.

Now, the two quasi-government organizations that govern that lifestyle — the Sun City Home Owners Association and the Recreation Centers of Sun City — find themselves unable to communicate effectively, at least according to HOA.

After years of working alongside of but separate from each other directors say the relationship between the two boards is suffering, though the HOA board members declined to give specific examples of their problems with RCSC.

HOA Director Bob Arthur expressed the HOA board's frustration in a letter to the Daily News-Sun.

"I simply say that in recent years, this much needed cooperation has eroded to the point that it is time for the public to start asking questions of the new candidates if they are willing to cooperate with each other for the benefit of Sun City. In recent years, the opposite seems to be true and the cooperation has declined."

Adding to the confusion are a dozen new laws governing Arizona homeowners associations that went into effect in August. Whether those laws apply to HOA or RCSC, or neither, remains unclear.

HOA Vice President Tom Stolt said the laws don't clearly relate to Sun City's unique design, but they apply more to the RCSC than the HOA, as the Legislature identifies an association as a fee-collecting entity that owns common ground.

Stolt said the HOA lawyers advised HOA's board members that the laws don't apply to their organization at all. Norm Dickson, RCSC vice president, said he is aware of the laws and that the RCSC attorneys have been

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examining them, but he declined to say whether they apply to RCSC or HOA.

As the lines between what laws apply to whom continues to blur, tension is building between the HOA and the RCSC. However, Dickson said, the tension is unfounded and unnecessary.

Jim Corcoran, HOA president, said the two boards in their entirety have yet to meet on the issues, and the HOA directors' frustration with RCSC stems from a meeting between only himself, Stolt, Dickson and RCSC President Jim Kuchler.

According to Dickson, Corcoran and Stolt approached the two RCSC leaders with one item, which he declined to detail.

"They brought up one thing, and Jim and I decided it was improper," Dickson said. "That's the only incident we're aware of."

Stolt also declined to explain what was discussed in the meeting, but said the specifics will be revealed to the public in the coming weeks.

Many newcomers and even some longtime residents are unaware of the roles the HOA and the RCSC play in overseeing the community. Additionally, some have never heard of the Sun City Condominium Owners Association or aren't informed of the function it serves in the community.

While COA does not function in a governing role, it serves in an advisory capacity for individual condominium associations. The HOA has not mentioned any problems in its communication with COA.

This year has seen some turbulent times for the HOA. Its membership, which is voluntary, has slipped to a little over 9,000 from about 12,000 in 2002, said Lone Boynton, HOA executive secretary.

The RCSC board has also seen its share of controversy this year, as Anne Stewart, who started Sun City Formula Registry, constantly battles its decisions and a new group, Sun Citians For Fairness, continues to fight the shift from per-person to per-lot assessment fees.

Some residents confuse membership in the HOA with mandatory membership in the RCSC and the annual $330 assessment fee that RCSC charges. The HOA frequently receives comments from residents wondering which group governs what.

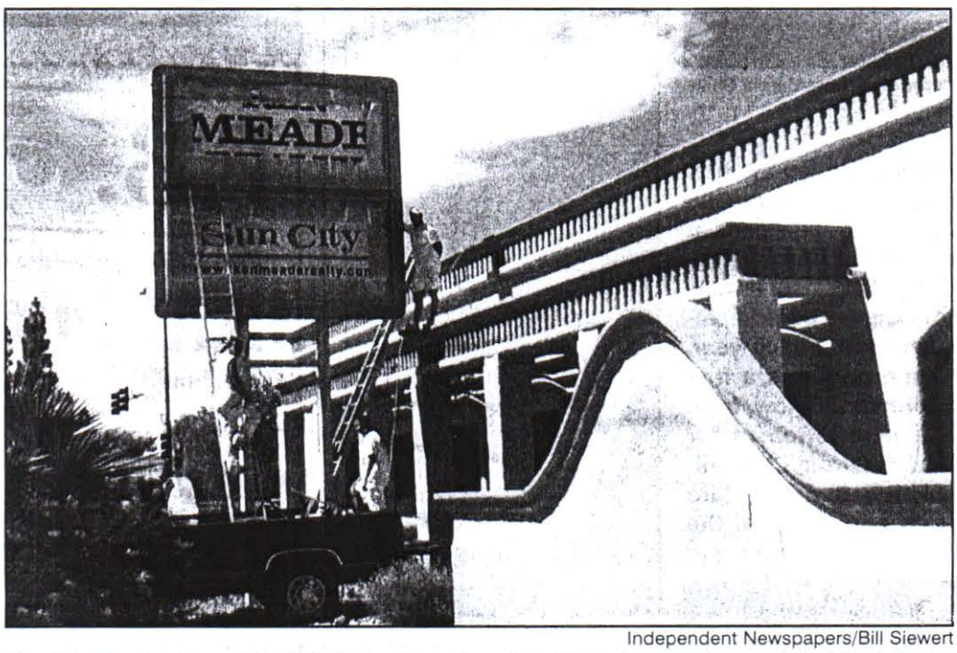
Stolt promises that the HOA directors will continue to lodge complaints against the RCSC as long as they believe there is a lack of cooperation. The specifics, he said, will come to light soon.

Annie Karstens can be reached at 876-2532 or akarstens@aztrib.com.

VF HOME OWNERS ASSOC. (HOA)

SUN CITIES INDEPENDENT October 6, 2004

Trend: Improvements will attract future residents



Independent Newspapers/Bill Siewert

Ken Meade Realty on Del Webb Boulevard and Bell Road recently repainted its interior and exterior, helping make Sun City a more desirable place to live.

Aging SC spruces itself

By Cecilia Chan
Independent Newspapers

At 44 years old, Sun City may be the oldest of the 15 Del Webb retirement communities in the country, but it is doing its part to stay attractive.

Throughout the community — especially in the area south of Grand Avenue, known as Phase I — homeowners are sprucing up their residences.

"Younger folks are coming in and buying the homes for less money and fixing them up," said resident Eleanor Marshall-White, whose parents also once lived in Sun City.

Ken Meade Realty on Del Webb Boulevard and Bell Road recently underwent an exterior makeover that transformed the late-1970s building from a dull white to a more eye-pleasing caramel. McDonald's restaurant on Boswell and Bell roads also just completed a facelift.

President Steve Meade said the newer commercial buildings in the area made his building look outdated.

"That's where the idea hatched," he said. "If we repainted the building, how much more attractive it might look and it occurred to us it was good for the community and good for people who drive by and for visitors who drive by. It's one of the most visible buildings in Sun City."

To make a tax-deductible donation to the Sun City Homeowners Assocation for its beautification projects, contact the HOA at 974-4718.

So far, he has heard nothing but positive responses from employees and residents. The fresh coat of paint also got them thinking about improving the landscaping on the property.

He said plans are to paint the firm's other sales office in Sun City and two sales offices in Sun City West.

"It is good when we remember as owners to take a look at our buildings and do whatever we can to make it look a bit more attractive," he said.

Mr. Meade said he also noticed homeowners fixing up their properties.

"Certainly a lot of homeowners have renovated their buildings over the year," he said. "We see that especially with some of the larger homes around the lakes and golf courses."

The Recreation Centers of Sun City Board of Directors in 1999 realized the importance of maintaining the appearance of its eight golf courses and centers by establishing a Capital Preservation Fund. The fund, which comes from a one-time fee of $1,600 imposed on all new homeowners, pays for major improvement or construction projects.

"We believe that is necessary to upgrade our facilities to continue to provide the recreational needs of our members because we have old facilities that are deteriorating," said Jim Kuchler, board president.

"And the second purpose is with improved recreational facilities, the property values are more attractive to homebuyers."

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Sun City

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Mr. Kuchler said he has noticed especially in the last year or two, homeowners making improvements to their houses.

"People are upgrading their private homes, either the current residents or rehab businesses buying the homes, fixing them up to selling to other people," he said.

"All throughout our community you will see Dumpsters out front. I have three in my neighborhood. To continue to promote that, we feel we need to upgrade our rec centers to make the whole community of Sun City attractive to new homebuyers."

And a new program kicked off this year to help low-income seniors in the oldest area of the community make improvements to their homes.

The program, Volunteers for Sustained Senior Living in Sun City, is sponsored by a number of community groups such as the Lake Pleasant Regional Association of Realtors, Inc. in Sun City.

Marge Murphy of the Sun City Homeowners Association Board noticed residents remodeling their homes.

"It's much better and a real improvement for the city, which I think attracts more people," she said.

Ms. Murphy also is chairwoman of HOA's Beautification Committee that seeks to improve the community's appeal.

One of its efforts is to repair or renovate the walls surrounding Sun City - walls that have been damaged over time because of automobile accidents.

The committee works with the driver's insurance company to pay for the repairs but if the damage is caused by an unknown person, the work is paid out of a fund from residents' donations.

The committee also has a clean-up fund, which pays for any needed sprucing of vacant homes if the owners cannot be located. And for more than one year, the committee has worked on a project to upgrade medians throughout the committee.

Post your comments on this issue at newsblog.info/0302

News editor Cecilia Chan can be reached at 972-6101 or cchan@newszap.com

HOME OWNERS ASSOC. (HOA).
VF

DAILY NEWS-SUN MONDAY, AUG. 23, 2004

HOA laws don't make waves in Sun Cities

LE TEMPLAR
and KATY O'GRADY
DAILY NEWS-SUN

Some homeowners associations and their management companies are getting nervous about a new round of state laws going into effect Wednesday, but those reached in the Sun Cities are fairly comfortable with the changes.

Reform advocates have argued that the Legislature is restoring balance between associations and individual homeowners.

Association members have been granted new rights to demand access to financial details about their associations and to speak out at board meetings.

But many in the association industry worry that the changes will create headaches for volunteer boards and, in some cases, escalate feuds between factions.

"It's difficult to make these laws apply to every association when you have so many different types of associations out there," said Curtis Ekmark, a Valley lawyer who represents boards and management companies. "Some are 30,000 units, and some are 12 townhouses."

A dozen new laws adopted by the Legislature this year

For a list of new laws affecting homeowners, as well as some other laws taking effect Wednesday, please turn to Page A5.

mark the most significant reform for homeowners associations since their powers were greatly expanded by state lawmakers in 1986.

David Ronald, lawyer for the Recreation Centers of Sun City West and the Property Owners and Residents Association, said the new laws will apply to Sun City West, although he's not sure how much of an impact they'll have.

"We may not have to make any changes at all because the way we do things now is pretty equitable and pretty fair," he said.

After studying the legislation closer, he said, he will make any needed recommendations to the organizations' boards. The laws likely wouldn't affect PORA, however, because membership in that organization is voluntary for residents.

"Obviously the rec center is involved because of its enforcement power over people who are delinquent," he said.

Although PORA CC&R investigator Hy Golding looks into complaints about code violations, and PORA tries to resolve any problems with residents, the rec board is the one to take any enforcement action.

Ronald said he doesn't believe foreclosures have been or will be an issue for Sun City West. "I think they give homeowners every chance to comply," he said.

"This isn't directed at the rec board," Ronald added. "It's directed at the small boards that have done some egregious things."

The laws also will affect the hundreds of condominium and homeowner associations in the Sun Cities, said John Mahoney, chairman of the Association of Condominiums and Homeowners of Sun City West. But those associations already have been doing most of what the laws now require.

Mahoney said one change the associations will have to get used to is filing new contact information each year with the recorder's office. Each filing is $10, he said, which adds up when you

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OVER

HOA: Boards in Sun Cities don't expect much impact from new laws

From A1

consider Sun City West alone has 106 associations.

"It's just a cash cow," he said. "You're going to get 10 bucks a year from each of them," not to mention the hundreds of other associations throughout the Valley.

As for the other laws, Mahoney said he's worked with the Legislature during their crafting and is comfortable with them. "It's not going to hurt us that much," he said.

Tom Stolt with the Sun City Home Owners Association said the laws wouldn't affect HOA, but would affect the Recreation Centers of Sun City.

Harvey Noteboom, president of Sun City Grand's Community Association Management board of directors, said he believes the board already has been following most of the regulations, and residents there likely won't see much change in the way CAM does business.

"The ones that affect us, I think we've probably been following in the past anyway," he said. "I think the one thing the developer has done is set us up to be squeaky clean."

The sweeping changes include ending the authority of associations to foreclose on houses for unpaid fines, requiring annual budget audits and guaranteeing members a right to speak at board meetings on specific issues.

Noteboom said one change that could affect Grand involves board members declaring conflicts before voting on issues that may benefit them financially. Whether that becomes an issue depends on the interpretation, he said, since the developer-members inherently vote in ways that protect the developer.

Another change that may come into play later in Sun City Grand involves limits on the use of proxies in ballots, Noteboom said.

"Once we become private, away from the developer, and have annual meetings ... that might affect us," he said.

Overall, however, life will continue as usual in Grand. "The biggest problem you will have, and you will always have this, is people who don't ask questions and complain because they don't understand," Noteboom said.

Reform advocates contend that homeowners can now be better watchdogs of their boards to prevent bad choices that have brought negative attention to the industry. In general, the reforms should force boards to act more like local governments instead of their traditional role as private corporations, said Pat Haruff, president of the Mesa-based Coalition for Home Owner Rights and Education.

Ekmark said the hottest issue is the loss of associations' ability to foreclose for unpaid fines. A new law does allow them to file liens for unpaid fines and related legal costs, and require payment, with interest, when the property is sold. The new law doesn't affect the ability of associations to foreclose on liens for unpaid monthly or annual dues.

Savvy homeowners will quickly realize they don't have to pay association fines, Ekmark said, forcing associations to spend more money on attorneys as they seek to get those homeowners to comply with rules.

Ekmark said some of the other laws are likely to have unintended consequences. For example, the law that guarantees a member's right to address a board also allows boards to set "reasonable" time limits for speeches.

But unlike the Open Meetings Law that covers Arizona governments, association boards are now required to allow anyone to speak on every issue on the agenda, Ekmark said.

"If you've got nine issues on your agenda and three or more people who want to speak, suddenly you're adding three hours to your agenda," Ekmark said. "I don't think that's going to happen in a lot of communities, but I think communities are anxious to see how that plays out."

Nearly everyone involved in homeowners association issues predicts additional reform efforts next year. Resident activists such as Haruff want a state agency to be granted specific enforcement and arbitration powers over associations.

New laws affecting homeowners

HB2177 — Requires board meetings to be open to all members or their representatives, and creates a right to address the board at appropriate times. Also requires financial records and most other records to be available for inspection by members.
HB2374 — Limits the use of voting proxies to only those spelled out in writing by the member approving the proxy.
HB2377 — Allows a homeowner to challenge fines of more than $250 before a justice of the peace instead of filing suit in Superior Court.
HB2379 — Requires associations to conduct a financial review or audit of its accounts within six months after a fiscal year ends, and to make that review available to association members.
HB2380 — New members must sign a form that says their contract with the association includes waiving the state homestead exemption so liens can be placed on their property for failure to pay dues or fines.
HB2381 — Requires board members to declare a conflict of interest before voting on any issue that could financially benefit them or their families.
HB2402 — Forbids foreclosure on homes and condominiums for unpaid fines levied by an association. Liens can be filed, but fines, interest and legal fees are paid when the property is sold. Also requires a court judgment before foreclosure on liens for unpaid membership or assessments.
HB2478 — Ended the ability of associations to forbid any display of political signs; went into effect July 4.
HB2492 — Overrides any parking restrictions to allow public safety vehicles to be parked on streets and driveways.
SB1105 — Changes the definition of a "common area" to apply when association membership is offered to all residential property owners in a development, instead of only when such membership is mandatory. Property taxes on "common areas" are substantially discounted.
SB1125 — Requires associations to file contact information with a county recorder's office, and to update the listing within 90 days of any changes.
SB1137 — Allows any member to file a court challenge against the board. Prior law required at least 50 members or 10 percent of the total membership to join in a challenge.
Source: Arizona Legislature

Some other laws that go into effect Wednesday:

HB2116 — Provides law enforcement with new tools for cracking down on identity theft and forbids all use of Social Security numbers as account identification by 2009.

HB2209 — Classifies recording a film being shown in a movie theater as a Class 1 misdemeanor.

HB2277 — Requires state agencies to make every effort to use waterless urinals in new buildings.

HB2368 — Increases the homestead exemption from $100,000 to $150,000.

HB2557 — Requires more disclosure and better documentation when family members authorize organ and tissue donations.

HB2570 — Allows liquor to be sold until 2 a.m.

HB2573 — Makes stealing a pet to train for dog fighting a Class 6 felony.

HB2680 — Grants great-grandparents a legal right to adopt.

SB1004 — Increases the property tax exemption limit from $100,000 to $200,000 for widows, widowers and disabled people. The exemption is worth $3,000.

SB1127 — Makes impersonating a peace officer a Class 6 felony.

SB1222 — Requires judges to explain the rights of crime victims before the start of legal proceedings each day.

SB1239 — Allows surviving spouses of deceased disabled veterans to seek exemption from the state vehicle license tax until the spouse remarries or dies.

SB1269 — Requires most state agencies to provide a summary list when refusing to release public records.

Source: Arizona Legislature

HOME OWNERS ASSOC. (HOA)

VF

Legislation cuts HOAs' power

Association boards fear residents must foot deadbeat neighbors' bill

HOWARD FISCHER
CAPITOL MEDIA SERVICES

PHOENIX — People who live in townhomes, condos or just houses with homeowner associations are about to get new rights.

Legislation that takes effect at midnight Tuesday trims the powers of homeowners associations to toss residents from their homes.

The legislation repeals existing laws that permit an association to simply begin foreclosure actions on any member who owes money. Instead, if someone does not pay a required assessment, the association would have to first go to court and get a judgment.

Lawmakers also agreed to remove any ability of associations to foreclose on houses, townhomes or condominiums solely because the owners did not pay some fine or late charge. Instead, the association could only place a lien on the property, collectible when it was sold to a new owner.

The final package actually is less comprehensive than some wanted. They had sought to preclude any selling of a property due to a debt. But that drew fire from association board members who said that would make them — and other homeowners in the association — the victims of their deadbeat neighbors. They said the inability to force someone to pay an assessment for things like maintenance of common areas and road repairs means that everyone else would have to pay more.

Other association-related bills that take effect this week include:

- Requiring association meetings to be open and provide an opportunity to speak.
- Mandating an annual financial audit.
- Limiting the use of proxies for voting.
- Enacting new rules for board members to declare conflicts of interest before awarding contracts to relatives.
- Allowing an individual homeowner to challenge the power of the association to act.

Legislators also agreed to permit property owners to place political signs on their lawns and in their windows despite association rules to the contrary. That measure was crafted so it took effect July 4.

SUN CITIES INDEPENDENT August 11, 2004

HOA program successful

More revenue, members expected

By Cecilia Chan
Independent Newspapers

More than 300 businesses have so far joined a program enhanced in June to increase revenue and membership for the Sun City Homeowners Association.

For their part, merchants gain more exposure and hopefully more business.

"The program has been enthusiastically received," said Ione Boynton, HOA executive director. "It's doing very well, it's been very successful."

The HOA added two new levels to its Vendor Referral Program, which is a program where businesses pay $10 in annual dues to get on a list of proven reputable service providers.

Now, for an additional $25 a year, merchants can become a Business Sponsor and receive recognition in the HOA lobby bulletin board and a certificate of appreciation.

If merchants want to go one step further and become a Gold Business Sponsor, they commit to a 5 percent discount for all HOA card-carrying members. In return additional information about the company is passed on to callers. No additional dues other than the $25 Business Sponsor fee is needed to join.

"It was to generate not only

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To join or for more information about the Vendor Referral Program, call HOA at 974-4718.

HOA

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more vendors, it was to generate of course more money," HOA President Jim Corcoran said. "You always need to do that with any organization."

The HOA is supported by voluntary business dues and membership dues from homeowners — $8 a year for an individual and $12 a year for a couple.

"All vendors are treated equally," Ms. Boynton said. "But as word spreads about a 5 percent labor discount, members will be seeking that type of vendor.

"Obviously the direction was to increase the membership, which is only 30 percent of the community at this point," she said. "The other was to enhance the vendor program, to give it extra pizzazz."

Only a third of the Sun City's 42,000 residents are members of the HOA.

The HOA works closely with Maricopa County officials to resolve violations of county ordinances, to prevent scams and prosecute perpetrators, and to arrange for street repairs.

"If we feel there are state issues affecting senior citizens in this community we will go outside the county," Ms. Boynton said.

But HOA's most popular offering is the referral program, which includes businesses locally and in areas such as Phoenix, Mesa and Scottsdale. The HOA does all the legwork for the homeowner, checking the company's license and references before referring them. Homeowners, who do not need to be HOA members, receive the names of three service providers and advice on the best procedure for making a good choice.

HOA members vote for desert landscaping

Survey results submitted to Maricopa County

By Geno Lawrenzi
Independent Newspapers

An overwhelming number of respondents to a survey circulated by Sun City Home Owners Association have want to replace grass medians with desert landscape along the medians between Grand and Olive avenues.

At an April 15 meeting, HOA's Beautification Committee chaired by Phyllis Roach reported the recent survey results. According to the report, 21 residents voted for Option 1 to leave the medians as they are with grass and irrigation by flooding. Thirty five residents supported Option 2, a hybrid that would "redesign the medians to be part grass and part desert landscape."

But 404 people voted for Option 3, all desert. This option would redesign the median strips with a complete desert motif including gravel, stone, rocks, plants, trees and cacti — and no need for water.

The zero water usage at a time when the Sun Cities are looking at water shortages and increased water rates is a key reason for the overwhelming vote, said Ms. Roach.

Attending the meeting were Frank Urquiza and Brenda Zambelli. Both work for Maricopa County and Mr. Urquiza is a public works assistant supervisor who will take the survey results back to his bosses for possible funding.

Under the proposal, said Ms. Roach, Maricopa County will redo one fifth of the medians each year over a five-year period. The areas being considered are all in Phase I and include 107th Avenue from Peoria to Grand; Peoria Avenue from 99th to 111th Avenue; and Alabama from 99th to 111th Avenue.

When Del Webb started his construction work on a community that would grow into the Sun Cities, he designed the streets to include medians are found in Phase 1, according to a fact sheet handed out by HOA.

"Del Webb Corporation owned the water company at the time and the medians were watered free," states the sheet. "The streets were level, curbs were level, medians were flat

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Vote

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and level and the trees were watered with no cost to the county or residents."

Later when the development was transferred to Maricopa County, Del Webb Corporation sold the water company to a private firm. When owners of the new company found irrigation of the medians were not compensated for, they began charging local residents, said HOA.

"When that was discovered, meters were installed on the outlets and the County was responsible to pay the water bill (which now amounts to around $100,000 per year,

By re-doing the medians under Option 3, less maintenance will be required and water would be conserved, said Ms. Roach.

She said those opposing such a plan complain it would mean residents with pets would have to walk on hard gravel paths rather than soft grass.

"For some home owners, the absence of grass is seen as reducing the value of their property," according to the survey form.

The reasons cited against Option 1, which would leave the medians as they are, boiled down to the following: "Flooding with clean drinking water is being used and we are in a drought condition."

Since the medians are on county property, Maricopa County will pay to have the work done, said Ms. Roach. She said she hoped the County would move quickly on the request for action.

HOME OWNERS ASSOCIATION (HOA)
VF

DAILY NEWS-SUN TUESDAY, MARCH 23, 2004

Declining membership rolls cause consternation for HOA leaders

STAFF REPORT

The Sun City Home Owners Association has alerted the public to a precipitous decrease in the dues-paying HOA membership count.

"We have seen, over the last two years, a steady decrease. In January 2002, we had over 12,000 units holding membership, today there's just a little over 9,000," Executive Secretary Ione Boynton wrote in a statement. "This cannot go on indefinitely, without affecting our services to the community."

Jim Corcoran, president of the board of directors, said the board has become increasingly concerned about this issue, deciding to split public relations and membership into two committees.

"I've got a pretty good idea of what's happening. This community does not have a mandatory HOA membership and most everyone knows our services are free," Corcoran said, stressing that if non-dues paying residents call the HOA for assistance, they've never been turned away.

"As people don't renew or decide not to join, some of our services are not available. As memberships go down, how will the HOA, which is the governing body of Sun City, operate without revenue?"

Membership dues for the HOA cost $12 a year. Corcoran wondered if the HOA would benefit from a mandatory membership, like the Recreation Centers of Sun City has installed.

"Are we going to make ours mandatory? I don't know. That could be a choice the community may make, because it wouldn't be mine," he said. "If the HOA in the community goes away, you really have no governing body in your community."

The board of directors is exploring ways to entice new members to join the HOA and to boost renewals.

New membership programs have been activated for residents obtaining plot plans for building and fence permits. Mailers are also being sent to nonmembers in certain areas of Sun City and to potential business members, seeking $25 dues from businesses who directly or indirectly benefit from the HOA.

Daryl Wimer, HOA operations manager, has been studying this downward spiral and addressed the issue of enforcing the HOA's and Sun City's Deed Restrictions and age overlay. He went on to theorize that for every letter on a Deed Restriction violation, even though they are well-intentioned to keep Sun City a desirable place to live and retire, the HOA probably loses that person.

For information, to join or renew membership with the HOA, call 974-4718 or visit the Web site at www.suncityhoa.org.

SUN CITIES INDEPENDENT January 7, 2004

HOA GOALS FOR 2004

Luke AFB, water rates key concerns

By Geno Lawrenzi
Independent Newspapers

Make way for the Sun City Home Owners Association. They have big plans for 2004.

Newly-elected President Jim Corcoran, outgoing president Flayed Brown and Operations Manager Darkly Wider discussed what HOA officials hope to accomplish in the future. They also explained the governing body, its purposes and what it has done in the past.

A pamphlet issued by HOA, under the subheading "Who Are We?" describes the organization as a body that "serves a group of residents who have common needs that can be better filled by a recognized organization than by individuals. Membership may be voluntary or mandatory."

Mr. Brown suggested the last sentence may be a key to a HOA's success or failure.

"Ten years ago, Sun City was an island," he said. "We were our here by ourselves, but since then growth and encroachment by surrounding communities have entered the picture."

The main goal of HOA, he said, is to maintain a high standard for Sun City and its residents, and protect property values while enhancing the quality of life.

"We really can't do anything legally because (Sun City is) unincorporated," Mr. Brown said. "But we can talk to business owners, we can go to the county officials and we can meet with legislators to get things done."

To explain how HOA works, the men talked about a mini-mall near 99th and Grand avenues that will open in several months. They received the builder's assurance that the mall will adhere to high standards, meeting those expected by the HOA and local residents.

"It isn't so much a look, but just a feeling," said Mr. Corcoran. "People living here want to keep up the value of their property. It's something we call Sun City pride. That's an organization I belong to, and our objective is to clean up the neighborhood." He chuckled. "Some folks might call that pristine."

HOA was created in April 1963 as a place for new residents to go for answers to questions about their new homes and community. As it was then, membership is voluntary with nominal dues. HOA charges $8 a year dues for a single and $12 for a household.

On a daily basis, HOA's paid staff fields 100 to 150 phone calls from residents or visitors who are thinking of moving here. Some callers want to know the names and phone numbers of reputable providers of services ranging from mechanics to yard care. Others are worried about being swindled or having their identities stolen by criminals.

"If a person has a gripe about a referral, one of our information officers can help resolve it," states the pamphlet. "If you see a violation of Sun City's deed restrictions, report it and an information officer will investigate."

One scam that hit Sun City involved a toll-free number in the Caribbean. Local residents were told they had won a large sum of money, but they needed to call a phone number to verify certain facts. In reality, the victims were being charged $10 per minute in a fraudulent operation.

"The Arizona Attorney General has a satellite office at Fairway Recreation Center that is open every Wednesday and Thursday from 9 a.m. to noon," Mr. Brown said. "They are there to answer questions and help local home owners." He added that a representative of Sen. Jon Kyle's office also comes to the HOA office the second Wednesday of every month.

One of the 2004 issues that concerns HOA is the planned increase in water rates for Maricopa County.

"We are not against a rate increase, but we do oppose an excessive rate increase," said Mr. Brown, with Mr. Corcoran and Mr. Wider nodding in agreement. The company, Arizona American Water Co., bills local residents out of its headquarters in Illinois.

According to the HOA representatives, Sun City presently has good water rates — probably the lowest in the state. But the men are concerned about a proposed rate increase and ground water usage tax on waste water that would affect local home owners. The taxes would be used to treat water used for waste water for sewage systems, agriculture and other water uses that don't involve drinking.

Mr. Brown said he is also concerned about encroachment of Sun City by Luke Air Force Base. He met recently with U.S. Sen. John McCain to discuss the matter.

"Sen. McCain said he had a good feeling as to the solvency of Luke Air Force Base," he declared. The encroachment problem is seeing signs of progress, but more work must be done to prevent any further encroachment on Aux 1,

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which is of extreme importance to Luke's mission, said Mr. Brown. He plans to talk about the encroachment issue at a Lions Club meeting planned at noon Jan. 22 at Talisman Hall.

The encroachment problem involves an area known as the southern corridor where pilots learning instrument flying take off from the base with live ammunition and armaments. Residents complain about noise from the jet engines and worry about the possibility of a plane crash.

HOA recommends that members as well as prospective Sun City homeowners check its web site at www.suncityhoa.org.

The board holds a study session on the first Tuesday of every month at 10 a.m. at its offices at 10401 W. Coggins Drive.

Its regular meeting is held the second Tuesday of the month at 10:30 a.m. Both sessions are open to the public.



Photo by Geno Lawrenzi/Independent Newspapers

Outgoing Sun City Home Owners Association President Floyd Brown, left, meets with Operations Manager Daryl Wimer, center, and newly elected president Jim Corcoran to discuss issues of importance to HOA's members.