

ARTICLES OF INCORPORATION
OF
SUN CITY
CIVIC ASSOCIATION, INC.

ARTICLES OF INCORPORATION
OF
SUN CITY CIVIC ASSOCIATION, INC.

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, having associated ourselves together for the purpose of forming a non-profit corporation pursuant to Article 16 of Title 10, Arizona Revised Statutes, hereby adopt the following Articles of Incorporation:

ARTICLE I

The name of the corporation shall be SUN CITY CIVIC ASSOCIATION, INC. and its principal place of business shall be in Sun City, Maricopa County, Arizona, but such other offices may be established and maintained within or outside of Arizona at such places as the Board of Directors may designate where meetings of members and directors may be held.

ARTICLE II

The objects and purposes of this corporation and the general nature of the business it proposes to transact are:

(1) The corporation is organized and shall be operated exclusively for scientific, literary, educational, recreational, civic or charitable purposes.

(2) In furtherance of such purposes, it may promote, establish, conduct and maintain activities on its own behalf or it may contribute to or otherwise assist other corporations, organizations and institutions carrying on such activities or any thereof. For such purposes it may solicit and receive funds and other property, real, personal and mixed, and interest therein by gift, transfer, devise or bequest, and invest, re-invest, hold, manage, administer, expend and apply such funds and property, subject to such conditions and limitations, if any, as may be expressed in any instrument evidencing such gift, transfer, devise or bequest.

No part of the income or principal of the corporation shall inure to the benefit of, or be distributed to any member, director or officer of the corporation, expenditures or the payment of reasonable compensation for services rendered shall not be deemed to be a distribution of income or principal.

The corporation shall not:

- (1) Advocate the election or defeat of any candidate for public office;
- (2) Participate or intervene directly or indirectly in any political campaign;
- (3) Advocate the adoption or rejection of any legislation save incidentally, if such may affect its overall purposes;
- (4) Discriminate in its activities among individuals, organizations, institutions, firms, associations or corporations on the basis of race, religion, region or Country of national origin, or
- (5) Encourage support nor aid in any way individuals, corporations, organizations or institutions that discriminate in their activities on the basis of race, religion, region or Country of national origin.

ARTICLE III

The commencement of this corporation shall be the day these Articles are filed and recorded, and the termination thereof shall be twenty-five (25) years after, with the privilege of renewal as provided by law.

ARTICLE IV

The corporation formed hereby shall have no capital stock and shall be composed of members rather than shareholders. Each resident home owner of Newlife, Unit Number 1 and Sun City, Unit Number 1 (Subdivisions of Sun City, Maricopa County, Arizona) may become a member. All other memberships shall be non-voting. The qualification of additional classes of non-voting members, the manner of their election and terms of their admission to memberships and the rules relating to all members shall be designated in the By-Laws.

ARTICLE V

The affairs of the corporation shall be conducted by a Board of Directors and such officers as the directors and voting members may, from time to time, elect or appoint. The number of directors shall not be less than three (3) nor more than twenty-five (25). The directors shall be elected by the members entitled to vote at the annual meeting of the corporation to be held on the first Tuesday in December of each year beginning in 1960, or the next succeeding business day if such day be a holiday. Directors need not be voting members and shall hold office for such terms and shall be elected in such manner as shall be designated in the By-Laws. Until the first meeting of the members and until their successors have been elected and have qualified, the following named persons shall constitute the Board of Directors:

Name	Address
_____	Sun City, Arizona
_____	Sun City, Arizona
_____	Sun City, Arizona
_____	Sun City, Arizona
_____	Sun City, Arizona
_____	Sun City, Arizona
_____	Sun City, Arizona
_____	Sun City, Arizona
_____	Sun City, Arizona

The By-Laws may be amended, modified or revoked by the Board of Directors and by the members. In the event of any conflict between the By-Laws as amended, modified or revoked by the members and the By-Laws as amended, modified or revoked by the Board of Directors, the action of the members shall prevail.

ARTICLE VI

In the event of the dissolution of the corporation for any reason, the assets of the corporation shall be distributed to an organization qualifying for tax exemption under the Internal Revenue laws of the United States and the State of Arizona, whose purposes are in accord with the purposes of this corporation, which shall be determined at a special meeting called by the Board of Directors. Should a majority of the voting members fail to agree upon such distribution, then application shall be made to any Judge of the Superior Court of Maricopa County, Arizona, whose name shall be chosen by lot who shall then decide how the assets should be distributed in accordance with these Articles, and such decision shall be binding upon the directors, members and the corporation.

ARTICLE VII

The private property of the incorporators, members, directors and officers of the corporation shall be forever exempt from its debts and obligations.

ARTICLE VIII

The highest amount of indebtedness or liability, direct or contingent, to which this corporation shall be subject at any one time shall be Seven Thousand Dollars (\$7,000.00).

ARTICLE IX

The Board of Directors shall have the power to appoint such officers, agents and committees as it may deem necessary with such powers and duties as it shall authorize or prescribe.

ARTICLE X

The Articles of Incorporation of this corporation shall not be amended, supplemented or modified except by a written, affirmative vote of ninety percent (90%) of all eligible voting members. In the event any term or provision of the By-Laws may conflict with these Articles of Incorporation then these Articles of Incorporation shall govern.

ARTICLE XI

This corporation does hereby appoint _____, who has been a resident of the State of Arizona for the last three (3) years and whose address is _____, _____, Arizona, lawful agent in and for the State of Arizona, for and on behalf of this corporation to accept and acknowledge service of, and upon whom may be served all necessary process or processes in any action, suit or proceeding that may be brought against this corporation in any of the courts of the said State of Arizona, such service of process or notice, or the acceptance thereof by said agent, endorsed thereon, to have the same effect as if served upon the President and Secretary of this corporation.

IN WITNESS WHEREOF, we hereto affix our signature this _____ day of October, 1960.

Name	Post Office Address	Residence
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

STATE OF ARIZONA
COUNTY OF MARICOPA } ss.

On this the _____ day of October, 1960, before me, the undersigned officer,
personally appeared _____,
_____, _____,
_____, _____,
_____, and _____,
known to me to be the persons whose names are subscribed to the within instrument and
acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public in and for said
County and State

My commission expires:

BY-LAWS

ARTICLE I

Section 1: There shall be nine members on the Board of Directors.

Section 2: The members of the Board of Directors are one and the same as the members
of the Board of Trustees of the SUN CITY CIVIC ASSOCIATION.

THE SUN CITY CIVIC ASSOCIATION

TO ALL HOMEOWNERS OF SUN CITY

Enclosed is a copy of the proposed Constitution and By-Laws for The Sun City Civic Association. Also enclosed is a copy of the proposed Articles of Incorporation for The Sun City Civic Association, Inc., a non-profit corporation which could accept conveyance of the Community Center area and facilities when offered by the Del E. Webb Development Company. The Articles of Incorporation are drawn in accordance with Federal and State laws covering non-profit corporations.

These proposals were prepared by this committee as directed by you in the meeting of September 30, 1960.

It is requested that you give these proposals serious consideration and that you attend an organizational meeting of the citizens of Sun City to be held at 6:00 p.m., October 26, 1960 at the Community Center. Please come prepared to vote for acceptance or rejection of all or part of these proposals so that the forming of a civic organization can be finalized.

RUSSELL E. WING
Chairman
Sun City Civic Committee

CONSTITUTION
OF
THE SUN CITY
CIVIC ASSOCIATION

CONSTITUTION
OF
THE SUN CITY CIVIC ASSOCIATION

PREAMBLE

Sun City, Maricopa County, State of Arizona, is a community conceived and implemented by the Del E. Webb Company as an active new way of life for America's senior citizens and reserved exclusively for those retired or semi-retired, of fifty years of age or older.

The people of this community desire association in a general way with others of like interests and ambitions in acquiring an independent mode of living in absolute freedom of personal expression and individuality and a wide choice of civic and recreational activities.

With the above purposes in mind, The Sun City Civic Association is organized to promote and to provide necessary democratic measures, controls, rules, and regulations which will insure the proper conduct of business and civic procedures and safeguard the individual rights of the citizens of Sun City.

ARTICLE I

Section 1: The name of this association shall be: The Sun City Civic Association.

ARTICLE II

Section 1: Any resident home owner of Sun City may become a member, whose name is approved by the Association and upon payment of his annual dues.

ARTICLE III

Section 1: The officers of this Association shall be:

President
Vice-President
Secretary-Treasurer
Six Trustees

Section 2: The Board of Trustees shall consist of the President, the Vice-President, Secretary-Treasurer and six other trustees, all of whom shall be members in good standing.

ARTICLE IV

Section 1: Officers shall be elected as provided in the by-laws.

Section 2: In the case of a vacancy of office, the Board of Trustees shall appoint a member, in good standing, to serve until the next annual election.

ARTICLE V

Section 1: Amendments to this constitution and to the by-laws of this Association shall be made only at a meeting thereof, by a two-thirds vote of the members present:

Section 2: No proposition to amend shall be acted upon unless written notice has been given to the Secretary-Treasurer at least thirty days prior to the meeting.

Section 3: A copy of such proposition shall be embodied in the call for the next meeting, and a copy sent to every member of the Association at least ten days before the date of the meeting at which the amendment is to be voted on.

ARTICLE VI

Section 1: Any officer may be removed from office for cause by a two-thirds vote of the members present at any association meeting.

Section 2: Procedures for submitting such a proposition and for publicizing it, shall be the same as those provided in Article V.

BY-LAWS

ARTICLE I

THE PRESIDENT

Section 1: It shall be the duty of the President to preside at all meetings and to enforce all rules and regulations relating to the administration of the Association.

Section 2: The President shall call meetings of the Association or of the Board of Trustees, when he deems it necessary, or when requested to do so by the Board of Trustees, or an Association meeting upon written request signed by at least twenty-five members in good standing.

Section 3: The President shall appoint all standing committees.

ARTICLE II

THE VICE-PRESIDENT

Section 1: In the absence of the President, the Vice-President shall have the powers, prerogatives and duties of the President.

ARTICLE III

THE SECRETARY-TREASURER

Section 1: The Secretary-Treasurer shall enter in proper books all resolutions and proceedings of meetings of the Association, and of the Board of Trustees.

Section 2: All monies payable to the Association shall be paid to the Secretary-Treasurer.

Section 3: All disbursements by the Association shall be made by checks signed by the Secretary-Treasurer and countersigned by the President.

Section 4: The Secretary-Treasurer, who shall be bonded, shall receive, keep an accurate account of and be responsible for all Association funds.

Section 5: He shall disperse Association funds only on directive of the Board of Trustees.

Section 6: He shall deposit all Association funds to the account of the Sun City Civic Association in a bank designated by the Board of Trustees.

Section 7: He shall make a report of the Association financial standing at each meeting of the Board of Trustees, and at each Association meeting.

Section 8: He shall submit his records on July first and January second of each year to the Board of Trustees for audit.

Section 9: He shall post a statement of financial conditions, after approval of the audit by the Board of Trustees, on the Association bulletin boards.

Section 10: The Secretary-Treasurer shall conduct all correspondence relating to the Association, maintain necessary files, issue all notices of meetings, and keep a register of members of the Association.

ARTICLE IV

THE BOARD OF TRUSTEES

Section 1: It shall be the duty of the Board of Trustees to execute the policies of the Association.

Section 2: It shall be their duty to take care of, control, and manage all the assets of the Association.

Section 3: They shall keep a record of their proceedings and make a report thereof in writing at the annual meeting.

Section 4: They shall audit the Secretary-Treasurer's accounts semi-annually.

Section 5: They shall supervise the finances of the Association.

Section 6: The office of a member of the Board of Trustees may be vacated by his absence from two consecutive meetings of the Board without good and sufficient reason satisfactory to the other members of the Board of Trustees.

Section 7: The members of the Board of Trustees are also the Board of Directors of The Sun City Civic Association, Inc.

ARTICLE V

STANDING COMMITTEES

Section 1: Standing committees shall be appointed as follows: membership, utilities, nominating, streets and parks, public relations, political action, grievance, and other committees as determined by the Board of Trustees.

Section 2: Standing committees shall prepare themselves to report fully at Association and Board of Trustees meetings.

ARTICLE VI

MEETINGS

Section 1: An association meeting shall be held the first Tuesday of each November for presentation of annual reports and for nomination of candidates for office.

Section 2: An Association meeting shall be held the first Tuesday of each December to report the results of the election and to install incoming officers.

Section 3: Special meetings shall be held as outlined in Article 1, Section 2 of the by-laws.

Section 4: Board of Trustees meetings shall be held monthly.

ARTICLE VII

QUORUM

Section 1: One hundred members in good standing shall constitute a quorum at all Association meetings.

Section 2: Five Board members shall constitute a quorum at all Board of Trustees meetings.

ARTICLE VIII

PROCEDURE

Section 1: All meetings shall be conducted in accordance with this constitution and by-laws, and Robert's Rules of Order, as revised.

ARTICLE IX

NOMINATION AND ELECTION OF OFFICERS

Section 1: The nominating committee shall present a list of candidates for each office at the November meeting.

Section 2: Any member, in good standing, may make additional nominations from the floor at the November meeting.

Section 3: All officers are elected for a term of one year as of January first each year.

Section 4: Elections shall be held by secret ballot during the day of the first Tuesday of December, supervised by tellers appointed by the President. They will receive and tabulate the results in the presence of the Board of Trustees.

ARTICLE X

INITIATION FEES AND DUES

Section 1: The dues for each fiscal year ending December 31, shall be established by the Association at each November meeting.

Section 2: Such dues shall be due and payable annually in advance of November 30 of each year or at the date of member's admission to the Association and until such payments thereof, no certificate of membership shall be issued.

DECLARATION OF RESTRICTIONS

P.O. 539

Directory

1960

NEW LIFE

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Arizona Title Guarantee & Trust Company, an Arizona Corporation, as Trustee, being the owner of the following described real property, situated in the County of Maricopa, State of Arizona, to wit:

Lot One (1) to Five Hundred Fifty-Eight (558) inclusive of Newlife, Unit I, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona in Book 85, of Maps, Page 10, thereof;

in desiring to establish the nature of the use and enjoyment thereof does hereby declare said real property subject to the following restrictive covenants as to the use and enjoyment thereof, all of which are and shall be construed as restrictive covenants running with the title to said premises, and with each and every lot, part and parcel thereof, to-wit:

1. No building except a single family residential dwelling and a private garage, carport or servants quarters, for use in connection with such dwelling shall be erected, maintained, or permitted on any lot or portion thereof. No dwelling shall be used except as a single family dwelling.

2. No dwelling shall be erected upon any of lots One (1) to Five Hundred Fifty-Eight (558) inclusive, of Newlife, Unit I, unless such dwelling contains at least Eight Hundred (800) square feet of enclosed living area floor space. The term "living area floor space" is exclusive of floor space in porches, pergolas, garages, carports and servants quarters. All buildings shall be constructed of brick, cement block or other substantial masonry construction, or insulated frame construction. No more than one dwelling shall be built on any one lot.

3. The front line of any building erected upon any lot shall not be closer than Twenty (20) feet to the front lot line, and the side walls of any building shall not be closer than Five (5) feet to the side lot line and not closer than Ten (10) feet to the side lot line if such lot line is adjacent to a street, except that any garage or carport detached from the dwelling may be erected on either side or back lot line if such garage or carport is located entirely within the rear one-half of said lot. The carport and storage room attached to the walls of the dwelling may be placed not closer than Five (5) feet to an interior side lot line and not closer than Ten (10) feet to a side lot line adjacent to a street. In the event an owner acquires a portion of any adjoining lot or lots, the foregoing measurement shall be made from such owners side property lines rather than from the side lot lines indicated on said recorded map or plat. No portion of the buildings erected on lots bordering the golf course shall be placed closer than Twenty-five (25) feet to the boundary line of said golf course.

4. No house trailer, and no temporary or permanent building of any nature, detached from the dwelling, shall be built, erected, placed or maintained on any lot; Provided, however, that a detached garage or carport, limited in size to three-car capacity, or a detached garage or carport with servants quarters attached, may be erected upon any lot, but such servants quarters shall be used only by servants who are employed in the dwelling erected upon the same lot where such servants are located. No garage, carport or servants quarters shall be commenced or erected on any lot until construction of the dwelling, complying with these restrictions shall have been commenced by a responsible contractor pursuant to a bonafide building contract, and all buildings shall be of the same or similar style as of the dwelling erected or being erected on the lot on which said buildings are located.

5. No store, office, or other place of business of any kind, and no hospital, sanitorium, or other place for the care or treatment of the sick, physically or mentally, nor any theatre, saloon or other place of entertainment shall be erected or permitted upon any lot, and no business of any kind or character whatsoever shall be conducted in or from the building located on any lot or from any lot.

6. No swine, horses, cows or other livestock, no pigeons, chickens, ducks, turkeys or other poultry shall ever be kept upon any lot. All dogs and cats shall be confined to the owner's lot and shall not be permitted to run free in this subdivision.

7. No solid wall, fence or hedge shall be erected or maintained nearer to the front lot line than the walls of the dwelling erected on such lot, and in the case of any lots on which no residence has been erected, no solid wall, fence or hedge shall be constructed or maintained closer than twenty (20) feet to the front lot line of any lot. No side or rear fence or hedge and no side or rear wall other than the wall of a building constructed on any of said lots, shall be more than six (6)-feet in height. Lots bordering the golf course shall not erect or maintain a fence, wall, rail or hedge at a greater height than three (3) feet within twenty-five (25) feet of the rear property line. Landscaping shall be planned for lots bordering the golf course so as to avoid undue obstruction of the view of the golf course from said lots.

8. No prefabricated building or structure of any nature whatsoever, permanent or temporary, shall be moved or placed upon or assembled or otherwise maintained on any lot, provided, however, that a temporary office, tool shed, saw shed, lumber shed and sales office may be maintained upon any lot or lots by any building contractor for the purpose of erecting and selling dwellings on any lot or lots but such temporary structures shall be removed at completion of construction or selling of dwellings, whichever is later.

9. All clothes lines, equipment, service yards, wood piles or storage piles shall be kept screened by adequate planning so as to conceal them from view of neighboring lots, streets, or golf course property. All rubbish, trash or garbage shall be removed from the lots and shall not be allowed to accumulate thereon, and shall not be burned except by use of incinerator and then only during the hours so specified by the governing authority.

The foregoing restrictions and covenants run with the land and shall be binding on all persons owning any of said lots or any part or parcel thereof in Newlife, Unit I, until January 1, 1990, at which time said covenants shall be automatically extended for successive periods of ten years each, unless by a vote of a majority of the then owners of said lots to change the said covenants in whole or in part. Deeds of Conveyance of said property, on any part thereof, may contain the above restrictive covenants by reference to this document, but whether or not such reference is made in such deeds or any thereof, each and all of such restrictive covenants shall be valid and binding upon the respective grantees. Violation of any one or more of such covenants may be restrained by any court of competent jurisdiction and damages awarded against such violator; provided, however, that a violation of these restrictive covenants or any one or more of them, shall not affect the lien of any mortgage now of record, or which hereafter may be placed of record, upon said lots or any part thereof.

Should any of these restrictive covenants be invalidated by law, regulation or court decree, such invalidity of any such restrictive covenant shall in no way affect the validity of the remainder of the restrictive covenants.

LEGAL NOTICES (Reprinted from Youngtown Record)

ARTICLES OF INCORPORATION
OF
SUN CITY HOME OWNERS
ASSOCIATION
NOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, having associated ourselves together for the purpose of forming a non-profit corporation under and by virtue of Article 16 Chapter 1 Title 10 of the Arizona Revised Statutes, do hereby adopt the following articles of incorporation:

ARTICLE I

The name of this corporation shall be SUN CITY HOME OWNERS ASSOCIATION and its principal place of business shall be at Sun City, Maricopa County, Arizona, but the board of directors may designate other places within the State of Arizona where other offices may be established and maintained and corporate business transacted.

ARTICLE II

The names, residences and post office addresses of the incorporators are, as follows.

Name	Residence and Post Office Address
Louis R. Inwood	11228-110th Drive Sun City, Arizona
W. Phillips Campbell	10740 Sun City Blvd. Sun City, Arizona
John W. Corbin	10902 Greer Avenue Sun City, Arizona

ARTICLE III

The general nature of the business in which the corporation is engaged is, as follows:

To do anything and everything lawfully necessary in the interest of the members of the corporation including, without limitation, the following:

1. To promote and provide for the general improvement of Sun City, Arizona; to provide for general scenic improvement of such community, including, but not limited to, the erection of street lights, planting of shrubbery and landscaping on common or park areas and the establishment and maintenance of park areas; to promote and provide for the general cleanliness and maintenance of the neighborhood; to promote and provide for all types of recreational facilities for such neighborhood and to manage and maintain the same; to act on behalf of the members of the corporation so as to protect and further the development of such community as a residential area; to promote, assure and facilitate public service to and for the community; and to do all other things necessary or desirable to protect the health and well-being of the members and the welfare of the community as a residential area.

2. To gather information and data for the benefit of the members of the corporation with respect to:

- (a) The proposed incorporation of Sun City as a municipal corporation.

- (b) The acquisition and operation of public utilities.

- (c) All questions concerning assessments, taxation, rates and charges for public utilities, and other matters of interest to the members of the corporation.

3. On behalf of its members to take appropriate action to correct any overcharge or other inequities for public utility services.

4. To engage the services of accountants, engineers, chemists, lawyers and other professional and lay people to assist in carrying out the purposes of the corporation.

5. To contract, coordinate or operate with other organizations, associations, corporations, or individuals in carrying out and conducting the activities and endeavors for which this corporation is formed and in effecting the benefits and results sought to be gained.

6. To purchase, lease, option, contract for or otherwise acquire, take, own, hold, exchange, sell or otherwise dispose of, pledge, mortgage, hypothecate, encumber any and all classes of property necessary to the fulfillment and furtherance of the objects and purposes of the corporation within the limits prescribed by law.

7. To issue such notes, bonds, debentures, contracts or other security or evidence of indebtedness upon such terms and conditions and in such manner and form as may be prescribed or determined by the Board of Directors.

8. To purchase, acquire, own, hold, sell, assign, transfer mortgage, pledge or otherwise to acquire, dispose of, hold or deal in the shares of stock, bonds, debentures, notes or other security or evidence of indebtedness of this or any other corporation, association or individual, and to exercise all the rights, powers and privileges of ownership, including the right to vote thereon, to the same extent as a natural person might or could do.

ences of indebtedness of this or any other corporation, association or individual, and to exercise all the rights, powers and privileges of ownership, including the right to vote thereon, to the same extent as a natural person might or could do.

9. To lend or invest its funds, with or without security, upon such terms and conditions as shall be prescribed or determined by the board of directors.

10. To borrow money and to issue bonds, debentures, notes, contracts and other evidences of indebtedness or obligation, and from time to time for any lawful purpose to mortgage, pledge and otherwise charge any or all of its properties, property rights and assets to secure the payment thereof.

11. To act as surety or guarantor, agent, trustee, broker or in any other fiduciary capacity.

12. To make and to perform contracts of every kind and description, and in carrying on its business, or for the purpose of attaining and furthering any of its objects, to do any and all things which a natural person might or could do, and which now or hereafter may be authorized by law, and in general to do and to perform such acts and things, and to have and exercise all the powers and to transact such business in connection with the foregoing objects as may be necessary and required.

ARTICLE IV

This corporation shall have no power to issue capital stock, and no dividends or pecuniary profits shall be declared or inure to any member, director, officer of the corporation, or any private individual (except that reasonable compensation may be paid for services rendered to or for the corporation affecting one or more of its purposes), and no member, director, officer of the corporation, or any private individual, shall be entitled to share in the distribution of any of the corporate assets on dissolution of the corporation.

ARTICLE V

The time of the commencement of this corporation shall be the day the Arizona Corporation Commission shall issue to the corporation a certificate of incorporation and the termination shall be twenty-five years thereafter with the privilege of renewal as provided by law.

ARTICLE VI

No membership or certificate of membership shall be transferable and no assignee or transferee thereof, whether by operation of law or otherwise, shall be entitled to membership in this corporation or to any property rights or interest therein, except as shall be provided in the by-laws of the corporation. Any person ceasing to be a member voluntarily, by expulsion or by death, shall forfeit all rights and privileges of membership and all rights or interest in the corporation absolutely, except as shall be provided in the by-laws of the corporation.

ARTICLE VII

The affairs of the corporation shall be conducted by a board of directors and such officers as the members may elect or appoint. The number of directors shall be not less than three (3), nor more than twenty-five (25), and shall be elected by the members at the annual meeting of the members of the corporation, to be held on the first Thursday in December of each year, beginning with the year 1963; provided, however, that such date may be changed from time to time by the board of directors. The directors shall hold office for the term of one (1) year and until their successors are elected and qualified.

The following persons were, on the sixth day of December, 1962, at Sun City Civic Center, Sun City, Maricopa County, Arizona, duly and regularly elected to serve as directors of the corporation, and shall act as such directors until the first annual meeting of the members and until their successors have been elected and qualified:

Louis R. Inwood - President	11228-110th Drive Sun City, Arizona
W. Phillips Campbell - Vice Pres.	10740 Sun City Blvd. Sun City, Arizona
Jesse R. Conner	11837 Hillcrest Dr. Sun City, Arizona
John W. Corbin	10902 Greer Ave. Sun City, Arizona
H. Wirt Acker	10725 Alabama Ave. Sun City, Arizona
Herbert R. Merman	10931 Sun City Blvd. Sun City, Arizona
August W. Lass	10649 Crosby Dr. Sun City, Arizona

Sun City, Arizona
Michael P. Bross
10701 Cherry Hills Dr. W.
Sun City, Arizona
Henry F. Kleemeyer
10722 El Rancho Dr.
Sun City, Arizona

Thereafter the following persons were appointed and qualified as directors:

Mrs. Edward (Kathleen) Austin
10747 Hope Dr.
Sun City, Arizona
John T. Finley
12020 Hillcrest Dr.
Sun City, Arizona

The directors, subject to approval or veto by the members, shall have the power to adopt by-laws for the corporation. The by-laws may be amended, modified or revoked by the directors or by the members. In the event of any conflict between the by-laws as amended, modified or revoked by the directors, the action of the members shall prevail.

The directors shall have power to fill vacancies, subject to approval or veto by the members, occurring in the board or in any office. The board may appoint from its own membership an executive committee and vest such committee with such power as may be approved by the members.

The by-laws of the corporation shall prescribe the qualifications of members, the mode of election and the terms of admission to membership, provided that the voting rights of all active members shall be equal and all active members shall have equal rights and privileges and be subject to equal responsibilities. Such by-laws shall also provide the fees of admission, dues and assessments to be paid by members and the grounds and the manners in which members may withdraw, be suspended or expelled.

ARTICLE VIII

The highest amount of indebtedness or liability, direct or contingent, to which the corporation may at any time subject itself is twenty-five thousand dollars.

ARTICLE IX

The private, property of the members, directors and officers of this corporation shall be forever exempt from the debts and obligations of the corporation.

ARTICLE X

In the event of the dissolution or winding up of the corporation, all assets not otherwise disposed of and not subject to any trust, shall be transferred as the board of directors may then decide for carrying out the purposes or similar purposes of this corporation.

ARTICLE XI

These Articles of Incorporation may be amended at any meeting of the members called for that purpose, by the affirmative vote of a majority of the members of the corporation present at the meeting. Notice of any proposed amendment or amendments shall be given by written notice to the members at least ten (10) days prior to the meeting.

ARTICLE XII

ALLEN K. PERRY, whose address is Suite 212, 222 West Osborn Road, Phoenix 13, Arizona, and who has been a bona fide resident of the State of Arizona for more than three (3) years last past, is hereby appointed and designated statutory Agent of the corporation for the State of Arizona, upon whom service of process may be had. This appointment may be revoked at any time by filing the appointment of another agent.

IN WITNESS WHEREOF, we have hereunto set our hands this 5th day of April, 1963.

s/ Louis R. Inwood
s/ W. Phillips Campbell
s/ John W. Corbin

STATE OF ARIZONA)
County of Maricopa) ss.

On this the 5th day of April, 1963, before me the undersigned officer, personally appeared Louis R. Inwood, W. Phillips Campbell and John W. Corbin known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.
(SEAL)

s/ Marian Donner
Notary Public

My commission expires:
December 29, 1963

PUBLICITY AND PROMOTION Committee

Duty: To keep HOA members and the rest of Sun City informed about all HOA matters of public interest.

Activities: Preparing and producing informative material about HOA activities, plans, accomplishments, policies, appointments and related matters. This work includes —

—Issuing news releases on membership meetings and other events.

—Working with HOA officers, Directors and committee chairmen in preparing information and statements for transmittal to the news media.

—Planning and writing brochures, reports, advertising material and other printed matter, and handling or supervising mechanical production (“getting them into print”).

BYLAWS Committee

Duties: To make and keep the HOA Bylaws and any supplementary publication(s) accurate, complete enough and readable enough to serve 2 purposes: (1) to provide detailed knowledge of this Association’s goals, policies and operations to anyone who wants this information, and (2) to help prevent or eliminate misunderstandings about these matters.

Activities include —

—Keeping informed about changes in HOA goals, policies and operations.

—Revising the above-named publications as these changes require.

If you’d like to know more about HOA, just phone and ask — or drop in for a chat. We’re open Monday through Friday from 9:00 to 3:00 and will be glad to meet you.



**What we do
and
how we do it**

1977
**to serve
Sun City
residents**

**SUN CITY
HOME OWNERS ASSOCIATION**

10401 W. Coggins Drive - Tel. 974-4718

**SUN CITY
HOME OWNERS ASSOCIATION**

10401 W. Coggins Drive - Tel. 974-4718

THE OVER-ALL JOB of this Association

is to promote the protection of Sun City residents as regards their safety and well-being, their homes, and the desirability of Sun City as a retirement community.

To most readily tell you how we DO this job,

this booklet gives an inside view of the HOA work groups: committees of highly-qualified men and women, serving as unpaid volunteers and assisted as needed by a small paid staff.

These committees are responsible for everything we do, from community services to internal operations. Their areas of service are shown at right, and each committee's duties and activities are named on the pages that follow.

We will cordially welcome all Sun City residents who might like to become involved in this work. Our Checklist of Interests and Abilities will help you make yourself known to us. Want a copy? It's yours for the asking.

To meet immediate needs —

- For help on civic matters, we invite you to contact our Complaint Section — by phone, by letter or, best of all, by a visit.
- Our Membership Office will be glad to accept your membership application or renewal.
- At the Directory Registration Office, you may enter or change your listing in the next edition of our free Sun City Directory.

—Promoting efficiency and cost reduction through studies of appropriate business methods and equipment.

—Keeping current all job descriptions and a staff organization chart.

—Promoting greater use of volunteer workers in handling overloads and special assignments.

MEMBERSHIP Committee

Duties: To gain new members for HOA and retain present members.

Activities include —

—Participation in craft fairs, newcomers' coffees, HOA membership meetings and other events where Committee members may distribute printed matter and take membership applications.

—Manning and supervising telephone campaigns to obtain new members and membership renewals and to learn how residents feel about HOA.

—Seeing that membership records are kept current.

—Review of membership renewal letters and related items of printed matter, to keep them current.

BUILDING Committee

Duties: To see that the HOA building, grounds and furnishings are kept in top condition at reasonable cost, and to supervise use of that building's Community Room by Sun City groups.

Activities include —

—Giving vigilant attention to the condition of the property.

—Consulting with HOA members and employees who are experts in maintenance of buildings, grounds and furnishings.

PUBLIC RELATIONS Committee

Duties: To build good will for HOA among Sun City residents, and to interest non-members in joining.

Activities include —

—Establishing and maintaining friendly relations with Sun City groups of all types and sizes.

—Providing qualified men and women speakers for such groups' programs, to tell them of HOA accomplishments, aims and current activities.

ADVISORY Committee

Duties: To provide input to the Board of Directors from each Sun City precinct on matters of concern to residents.

Activities: This committee consists of 1 or more HOA members in each Sun City precinct. At its monthly meetings, the members report on matters of concern to people in their respective areas, and recommend courses of action. Following group discussion of these matters, the chairman presents selected items to the Board of Directors for consideration.

NOMINATING Committee

Appointed by the Board of Directors, this committee's duty is to recruit, interview and evaluate prospective nominees for the annual election of 5 new Board members, and from these to select a slate of at least 10 candidates. Full details are given in Article IV of the HOA Bylaws, available on request to all Sun Citians without charge.

PROGRAM Committee

Duties: To obtain authoritative speakers for membership meetings on topics of concern to Sun Citians, and to determine the times and places of such meetings.

Activities include —

—Counseling with many people about the topics and speakers that would be most interesting to Sun Citians.

—Seeking and obtaining such speakers for HOA membership meetings, and arranging for meetings to be held at desirable times and places.

OFFICE PERSONNEL AND OPERATION Committee

Duties: To aid HOA in serving its members and the community through adequate office staffing, personnel training, and efficient methods and equipment.

Activities include —

—Observing the office staff in operation.

—Reporting any need for additional personnel, or for training to sharpen job skills and update procedures.

Home owner service committees

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The following material, as far as practical, tells what each committee does and how it does it. It does NOT give a rigid "job description" for any committee or set a limit on working methods, for each committee is free to adjust to changing conditions.

Home owner service committees

STATE LEGISLATIVE Committee

Duties: To propose, support or oppose legislation that may affect the desirability of Sun City as a retirement community.

Activities include —

1. Developing an annual plan of action for approval by the Board of Directors —

—By reviewing the previous year's program to determine what unpassed legislation should continue to be supported.

—By work-session analysis and discussion of ideas for legislation solicited from HOA members and from legislative chairmen of AARP, AAUW, the League of Women Voters and other Sun City organizations.

—By consultation with legislators from Sun City's 3 districts to learn of prospective new legislation that would be undesirable for Sun Citians.

2. Supporting or opposing legislation —

—By presenting the HOA legislative program at an annual workshop of HOA Directors and legislators representing Sun City, before the start of the legislative session.

—By frequent personal contacts with legislators, urging them to draft and introduce bills favorable to Sun City home owners.

—By reviewing each week the Legislative Digest, Weekly Progress Report and Committee Hearings Schedule, and by interviews with key legislators, to know the current status of legislation of concern to HOA and to plan action as needed.

—By having selected registered lobbyists or other qualified HOA members testify at hearings of committees of the State Legislature on bills favorable or unfavorable to Sun Citians.

—By requesting Sun City home owners to write or make phone calls to legislators urging their action in desired directions.

3. Cooperation with other Sun City organizations that have similar interests and are willing to work with HOA toward specific legislative objectives.

services for Sun City and to determine the costs, operation, advantages and disadvantages of various forms of municipal self-government in use in the United States.

Activities: As required to properly carry out each assignment.

INSURANCE Committee

Duties and activities: To make available to HOA members a comprehensive group medical benefits program through an insurance company representative, and to see that the HOA and its officers, Directors, employees, building and equipment have adequate protection against losses.

Internal affairs committees

EXECUTIVE Committee

This committee consists of the HOA officers: the President (serving as chairman), First and Second Vice Presidents, Secretary, and Treasurer. All Directors and committee chairmen may attend this committee's meetings — with free exchange and free discussion of ideas, information, questions, proposals and decisions between this committee and any of the persons concerned.

Duties: To implement the policies established by the Board of Directors, and to guide and manage HOA operations between meetings of the Board.

Activities include —

—Providing guidance and counsel to the Board of Directors, committee chairmen and staff in planning and executing programs approved by the Board.

—Acting on behalf of the Board of Directors in emergencies between Board meetings.

—Evaluating the effectiveness of all committee programs and activities with respect to the HOA's objectives.

Further details are given in the HOA Bylaws booklet, which is available to all Sun City residents without charge.

directing them to the proper authorities regarding their questions on assessments and tax bills.

—Cooperating with the HOA State Legislative Committee in reviewing tax bills introduced in the Legislature and in making recommendations regarding legislative action on such bills.

DEED RESTRICTIONS Committee

Duties: To take the steps necessary to achieve enforcement of the deed restrictions that govern the use and enjoyment of property in Sun City.

Activities: Residents' complaints about deed violations are usually resolved by HOA staff procedures. This committee examines all cases that are not resolved in this way, and recommends legal action to the Board of Directors where appropriate. When a case is selected for trial, the committee assists the HOA attorney by obtaining witnesses and relevant information.

UTILITIES Committee

Duties: To work toward protecting Sun City residents with regard to utility rate increases.

Activities include —

—Attending rate case hearings of utilities serving Sun City residents — (1) to determine the basis of utilities' claims for rate increases, and (2) as far as possible, to learn whether the facts fully justify the requested increases.

—Serving as individual intervenors at such hearings at the Arizona Corporation Commission office, with the right to consult with that Commission and its staff, question witnesses, and present views and evidence.

—Maintaining contact with the Corporation Commission — (1) to learn the nature and scope of the Commission's examination of rate-case exhibits and testimony, and (2) to provide any input that the committee considers helpful, such as assistance in securing adequate staff for the Commission to properly evaluate rate cases.

—Referring as needed to utilities' monthly and annual reports to the Corporation Commission to verify exhibits and testimony.

ENVIRONMENTAL PROTECTION Committee

Duties: To monitor and intervene in all environmental matters of importance to Sun City residents, including air, water and noise pollution, flood control, and general appearance.

Activities: This committee is concerned with all such matters as objectionable airborne dust, smoke and odors — the quality of Sun City drinking water, and pollution of lakes and ponds — proper disposal of solid wastes from homes and commercial establishments — reduction of excessive noise — flood control — and over-all appearance. Its activities include —

—Obtaining enforcement of existing covenants, laws and regulations regarding the above and related matters, working directly or through other HOA committees.

—Promoting legislation as needed to prevent or remedy environmental problems, in collaboration with the HOA State Legislative Committee.

—Monitoring the findings of federal, state and county agencies as regards the quality of Sun City's environmental air and drinking water.

WESTERN MARICOPA SEWER AND SEWAGE DISPOSAL SYSTEM Committee

Duties: To ensure satisfactory sewage disposal for the area, and for Sun City in particular.

This committee's concern is a sewage-handling system to adequately supplement the facilities serving Sun City, Peoria and Glendale in 1977. The many agencies involved have developed an over-all plan for the system; and proper steps must be taken in proper sequence to assure the timely completion of facilities that will adequately serve the area's growing needs.

Committee activities include —

—Evaluating plans and checking on progress with all agencies involved, and suggesting better plans or procedures where appropriate.

—Promoting prompt action in desired directions — (1) by attending and testifying at public hearings and writing letters to the various agencies, and (2) by encouraging Sun City home owners to do the same.

—Contacting communities and land developers in the area to urge their support in obtaining needed action.

TRANSPORTATION Committee

Duties: To determine and report on the public transportation needs of Sun City and suggest ways of meeting those needs.

Activities include —

—Obtaining facts, figures, ideas and opinions on municipal transportation systems: from professional journals, government publications, state agencies — from transportation departments of other cities — from conferences with the local Red Cross, Handi-Capables, Sun City bus company — by making surveys of Sun City residents — and from the committee members and other Sun Citians who have information or thoughts to contribute.

—Studying that material to define Sun City's problems and arrive at possible solutions.

DIRECTORY Committee

Duties: To make each yearly edition of our Home Owners Directory of maximum value to Sun City residents through completeness and accuracy of the listings and informational sections.

Activities include —

—Keeping in touch with the Directory publishing company personnel in the HOA building, who prepare all Directory listings -- and with the company itself, which handles all advertising matters and annual distribution of Directories.

—Writing material for the informational pages at the front of the Directory, and editing such material submitted by agencies listed there.

—Handling mechanical production for the introductory pages, including type selection, proofreading, and making pasteups as needed.

LONG-RANGE PLANNING Committee

Duties: To consider, evaluate and report on possible new or modified community-service or internal-affairs activities proposed by the Executive Committee or Board of Directors.

From March, 1977 to completion, its principal assignment is to investigate means of maintaining necessary

COUNTY SERVICES Committee

Duties: To establish and maintain close contact with Maricopa County Supervisors and Departments regarding police protection, street maintenance and all other civic services provided to Sun City by the County.

Activities include —

—Handling non-routine complaints of Sun City residents that are beyond the scope of the HOA staff — (1) by requesting desired action of the proper County Department, and (2) where such action is not forthcoming, by referring the matter to the County Manager or to appropriate members of the County Board of Supervisors. (The HOA staff keeps complainants informed as to progress regarding their complaints.)

—Keeping informed and taking action when indicated as regards current and proposed County activities that may affect Sun City residents.

—Supervision of files maintained by the staff for the information of residents regarding the performance of the County Sheriff's Office, Highway Department, and Planning and Zoning Department in meeting Sun City's needs.

TAXATION AND ASSESSMENTS Committee

Duties: To work for a reasonable and equitable level of property, income and sales taxes for retirees in Arizona.

Activities include —

—Seeking ways of reducing property taxes by a direct credit or a reduction in assessed valuation, particularly for senior citizens.

—Working for valuation of *all* taxable real estate (not just dwellings) at fair market value, thereby reducing taxes for home owners.

—Keeping informed of the actions of taxing authorities.

—Making recommendations and presenting arguments to the County Assessor.

—Discussing these and related matters with other Arizona retirement communities, with a view to taking combined action when appropriate.

—Keeping Sun Citians updated and informed about changes in property valuations and assessments — and

HOA liability insurance dropped; replacement elusive

THE SUN CITIES INDEPENDENT—April 16-22, 1986—Page 1

The Sun City Home Owners Association's has run out of liability insurance and the organization is having a tough time finding new coverage.

At the April 8 HOA meeting, directors learned that the company which had been providing liability insurance for the directors and officers of HOA, has refused to renew the organization's insurance.

As of April 8, HOA has been operating without liability insurance for their officers and directors.

According to Director Van Cromwell, the organization has been frantically examining other possibilities, but as of yet have not been able to find a company willing to provide the insurance.

"We don't like to run without liability insurance," says Cromwell. Two insurance companies have already turned us down."

Cromwell says there have never been any "real problems" regarding the liability of officers and directors. He says it may take another six to eight weeks before HOA receives an answer from potential insurers.

HOA was paying \$1,400 a year for the liability coverage.

Ken Powers, president of HOA, is concerned that a lack of insurance may affect the way officers and directors do their jobs.

"I hesitate to see any wholesale resignations of board members," says Powers.

Director William Herron, however, is concerned about being held personally liable for actions taken by the organization.

"I am very concerned about whether or not any of my income is capable of being garnished if a suit were to be brought up against us (HOA)," says Herron.

Also discussed at the April 8 meeting:

— HOA will again be providing transportation to the Maricopa County Board of Supervisors meeting April 21.

The Board of Supervisors are expected to discuss the Pacific Springs request for a zoning change.

The meeting is scheduled for 10 a.m. in Phoenix, and a bus will leave from the HOA parking lot at 9 a.m. All Sun City residents are welcome to reserve a spot on the bus regardless of whether they support or oppose the Pacific Springs project.

Call HOA, 974-4718, for further information.

— Carole Carpenter, District 4 County Supervisor, who was the guest speaker at the meeting, was asked if she was aware that her name was being used by a local organization in favor of incorporation.

The organization is opposed to the Pacific Springs project and had stated in their promotional newsletter that Carpenter, too, was opposed to the project.

"I feel that you (Carole Carpenter) have been done a grave injustice," stated Kay Sentes, a resident of Sun City. "I feel you have already been influenced by the group to oppose Pacific Springs."

Carpenter responded by saying she does not wish to become involved with the issue of incorporation of Sun City.

"Incorporation is a local issue, not a county issue. I do not support Pacific Springs, however, I want to judge each issue on its merits.

"I have no position on incorporation and I would appreciate both sides leaving my name out of their issues."

Two New Insurance Plans Approved By HOA Directors

Sun City Home Owners Association directors recently approved a New Group Hospital Money Plan of Insurance and Medicare Complement Plan of Insurance for their members.

Directors explained the Continental Casualty Company, which has been providing insurance protection for HOA members, proposed the new programs to provide

benefits more in line with today's needs.

Insurance committee chairman Hubert Osborne pointed out that increasing loss ratios on several of the plans under the program along with escalating administrative costs and the increase in Medicare deductibles, medical, and hospital expenses made it necessary for the company to consider other programs.

The new programs, he said, will be offered as replacements for present ones to members. A policy will be offered to members under age 65, and a separate policy will be offered to members over age 65, with automatic progression from one to the other as the insured reaches 65 and qualifies for medicare.

Osborne told directors the executive insurance committee requested an effective date on the new programs no later than September 1. He said promotional and descriptive material will be sent by the company to members.

SUN CITY CITIZEN

June 22, 1977 -

HOA insurer proposes revisions in medical benefit programs

The insurer for the Home Owners Association's group comprehensive medical benefit programs has proposed revisions in the programs.

About 800 HOA members participate in the medical benefits programs.

Increasing loss ratios on several of the plans under the programs, rising administrative costs, continuing increases in Medicare deductibles, and mounting cost of hospital and medical expenses were cited as factors prompting the revisions.

CONTINENTAL Casualty Co. has written the benefit programs for HOA since 1963.

The new programs will replace current ones and include a plan for members under age 65 and one for members over 65.

The new plan for persons under 65 will pay \$30 or \$50 a day for hospital confinement and half the amount for confinement in a convalescent home following a hospital stay.

THE SURGICAL schedule will have a \$300 maximum reimbursement instead of the previous \$250, but the new plan will not cover 80 per cent of the hospital extras cost or include a major medical supplement option as was offered in the past.

The monthly cost will be \$13.35 for the \$30 plan and

\$20.60 for the \$50 plan. The previous cost was \$12 for \$40 a day coverage and an additional \$7 or \$10 for the supplement option with \$250 or \$100 deductible.

For persons over 65 the plan will pay Medicare Part A deductibles for hospitalization and the \$15.50 per day deductible for the 21st through 100th day of skilled facility confinement, plus benefits beyond Part A, to a lifetime maximum of \$50,000, at a monthly charge of \$10.10.

The payments are in lieu of paying supplemental daily income for hospital confinement.

FOR THE complementary to Medicare Part B to be added, the

monthly charge will be \$17.45.

Previously, the charges were \$7, \$14, and \$19 a month for the supplemental income plan with options for extended hospital care and medical services and supplies.

The HOA board accepted the proposed revisions on the recommendation of insurance committee chairman Hubert Osborne and asked for a date no later than Sept. 1 for conversion.

The company is preparing information brochures to explain the new plans.

Wives get their due in directory

By RICHARD MOORE
Daily News-Sun staff

SUN CITY — Lorraine Falkenburg said she was a little disappointed a few years ago when she first saw her name in the Sun Cities Homeowners Directory.

"I remember my husband's full name was listed, then mine followed in parentheses," she said. "I wasn't angry or anything. And I'm not a feminist. But I just felt like I wasn't equal or as important."

The retired teacher was even more astonished to see that the annual directory, published by Mast Advertising in Phoenix, doesn't routinely include the occupations of women as it does for the area's male population.

"I taught both grade school

and high school in Plainfield, Ill., for a number of years," Falkenburg said.

"After we moved to Arizona in 1974, I taught in schools in Glendale and Avondale before I retired," she said. "In all, I spent more than 25 years in the classroom. And I believe that my contribution in the working world is equally significant."

Laurel Cooke agreed.

"One reason retired working women here might want their full names as well as their occupations published is because their professional contacts may not know them by their married names," she said.

"You're finding that more women are keeping their maiden names for business purposes," Cooke said. "And you're seeing

more couples here in which both husband and wife worked outside the home."

Cooke, who also lives in Sun City, has been a consultant for the directory, which has been published for about 30 years.

The directory is sponsored by the Sun City Home Owners Association, the Sun City Taxpayers Association and the Sun City West Property Owners and Resident Association.

Cooke said she doesn't believe the previous publisher or past volunteers and consultants gave much thought to the absence of data on women.

"I know there hasn't been an active campaign to add this information," she said.

A spokeswoman for the publishing company said that will

all change, at least for some people, beginning with the 1990 directory.

"We're now able to accommodate listings for both the husband's and the wife's occupation and we did it in the 1990 directory — at least for those people who let us know," said Mickey Kelly, Mast Advertising enumerations coordinator. "But the deadline for next year's resident listings is in a few days and it is impossible to make thousands of additions at this time."

Residents will have the opportunity to make changes for the 1991 directory, though.

Kelly said the 1990 Homeowners Directory will be distributed the first week of November.

News Sun Sept 24 89

SC directories due out in November

1990 edition marks 30 years

By JACQUE PAPPAS
News-Sun staff

SUN CITY — As area residents received their Homeowners Directories in January, some people were already preparing the telephone and information book's next edition.

Since more than 55,000 copies of the 1989 directories were distributed, revisions for the 1990 edition have been in the works in the hope of issuing the books earlier in the year.

Laurel Cooke, chairman of the directory committee for the Sun City Home Owners Association, said the estimated time of arrival for the 1990 edition is Nov. 14 — about three months earlier than usual.

"We've been doing this for a long time, but this time the publishing company decided to get the directory out a little early. They feel it will help out everybody," Cooke said. "We got started on the 1990 edition right after the first of the year. We got a proof from the publishing company in June and will submit the corrections to them this week."

Next year marks the 30th year of continuous publication for the Homeowners Directory.



News-Sun photo

LAUREL COOKE — Directory committee chairman says, "We are making a lot of corrections and constantly adding to its original format."

which is also sponsored by the Sun City Taxpayers Association and Property Owners and Residents Association of Sun City West.

Originally there were two directories distributed by the Homeowners and the Taxpayers, but the two groups decided to combine their efforts in 1979.

The free directory is now published by Mast Advertising & Publishing.

While the publishing company takes care of all advertising and

resident phone numbers and addresses, the local groups are responsible for the so-called "gray pages" of the directory, Cooke said.

The 1989 edition had 52 such pages containing information ranging from emergency and frequently called numbers to listings of churches, synagogues and service groups.

"We get a good many comments from people who say it's valuable to them. If people want to know about anything from educational facilities, retirement centers, transportation or health services, it's all there for them," Cooke said. "We do urge people to become familiar with the directory because they will find a good deal of information there."

Cooke, who is serving her last term on the HOA board, said correction notices were mailed out to organizations so changes could be made for the 1990 edition.

"We are making a lot of corrections and constantly adding to its original format," Cooke said. "The directory gets fine-tuned every year."

Mickey Kelly, enumerations coordinator for the publishing company's Phoenix office, said the company also determines the directory's cover and color.

She said the company oversees more than 500 publications throughout the country.

"This year we decided to dis-

tribute the directory a little earlier to better serve the winter visitors and others in the community," Kelly said. "Now people will be able to use the directory from November instead of waiting 'til after the first of the year."

Kelly said each directory contains a card that residents may fill out if they want their name and address to be listed in the white page listing.

Residents may also have their occupations and hometowns listed if they wish.

Kelly said that next year, the directory will be able to list two occupations, for both the husband and wife, instead of just one, as in the past.

"We have different ways of finding out about people, but whether names and information are printed in the directory is strictly up to the individual," Kelly said. "A lot of people assume that if they have a phone number, they will automatically be in the directory. We can't do that because there could be some reasons why some may not want to be listed."

Kelly said she anticipates the 32,000 resident listings from 1989 will increase next year because of growth in Sun City West and the Westbrook Village subdivision in Peoria.

She said the company is working to eliminate unused and

wrong numbers from the directory in the area," Kelly said. "We're getting to the bottom of this problem, but it takes time."

"The hardest thing is when someone moves away or passes away and we are not notified that the person is no longer living in the area," Kelly said. "We're getting to the bottom of this problem, but it takes time."

For more information on the Homeowners Directory, call the directory office at 977-8011.

SUN CITY HOME OWNERS ASSOCIATION

NEWS **HOA** BULLETIN

SERVING SUN CITY

10401 W. COGGINS DRIVE

• SUN CITY, ARIZONA 85351 •

PHONE 974-4718

MARCH 1987

*What Does
a Membership in
the Sun City
Homeowners
Do for Me?*



*Hey, I'm Glad
You
Asked That
Question!!*

(Continued on page 3)

PRESIDENT'S MESSAGE

SUN CITY has 43,000 residents and though unincorporated, is the 8th largest community in the State of Arizona. While there are many worthy special purpose organizations in Sun City, HOA is the only one that serves the overall interests of our citizens.

Since our inception in 1960 HOA has grown to a membership of 27,000, has its own building, an elected Board of Directors of 15, and a paid working staff of 7.

HOA provides many services to Sun City. A few are as follows: publishing and distributing the Home Owners Annual Directory, the first 55 pages of which are invaluable in describing every conceivable service in Sun City; maintenance of a file of registered contractors in the field of home improvements, repairs and landscaping, assistance in filling out medical and income tax forms; voters registration; and representing our citizens in correcting zoning, health, or deed violations. Over 2,000 phone calls a month are fielded by our staff.

(Continued on page 2)

**A PAMPHLET STATION
CONTAINS A GREAT AMOUNT
OF INFORMATION**

An important service rendered by HOA is an information station loaded with pamphlets, leaflets and booklets supplied by the many organizations functioning in the Valley. All types of information are represented from Drivers License Manuals to Home Care agencies. Included among these are several detailing the services of HOA. A recent addition were two leaflets on safety tips for Golf Carts and bike riding.

The leaflet on golf carts is called, "Safety Tips for your Companion, the Golf Cart", and the one on bicycles has the title of "Safety Tips for your Buddy, the Bike". Both of these stress that these vehicles are subject to all road use regulations. These are highlighted in a series of "Does" and "Don'ts".

Listed under the "Don'ts" which all too often is violated, is that of fond grandpa permitting the visiting grandchild to take the wheel of a golf cart. No matter how sweetly he or she may plead be firm and say, "No", and mean it.

**OFFICERS ABS DIRECTORS
OF HOA**

President
William J. Herron
1st Vice-President
Julius M. Balick
2nd Vice-President
Elmer Biel
Secretary
Ted Hoyt
Treasurer
E. Van R. Cromwell

DIRECTORS

Julius M. Balick	2 years
Elmer Biel	3 years
Isabelle M. Boyer	2 years
John P. Byrne	1 year
Laurel Cooke	3 years
E. Van R. Cromwell	2 years
David T. Des Biens	1 year
Edmund E. Deuss	1 year
William J. Herron	1 year
Ted Hoyt	2 years
Ruth McDonald	3 years
Helen Hart Morgan	1 year
John F. Thomas	3 years
Edwin A. Thompson	2 years
Robert C. Smith	1 year

RETIRING DIRECTORS

Mildred C. Berge
Frank Pethick
Kenneth P. Powers
Lawrence G. Pray, M.D.
Mabel Ross, M.D.

The meetings of the Board of Directors are open to the public and conducted on the second Tuesday of the month convening at 9:30 A.M., in the Community Room of the HOA Building, 10401 West Coggins Drive (one block south of Grand and a half block west of 103rd).

PRESIDENT'S MESSAGE
(Continued from page 1)

At present, we are actively engaged in preserving our residents' water rights, and insuring that safe and adequate access to the proposed change of Grand Street to an Expressway will be achieved.

For these latter reasons we need your total support, both in your service on committees and to show State and County agencies that HOA truly represents a strong majority of the citizens of Sun City. If you do not belong to HOA we urge you to join now. There is a membership application form in this bulletin.

**REMINDER REGARDING
RV PARKING VIOLATIONS**

Attention is called to a ruling by the Superior Court of Maricopa County limiting parking of mobile homes to 48 hours. In other words, the parking of an RV longer than 48 hours is a deed restriction violation and is subject to a contempt citation.

The Sun City RV storage facility is north of Bell Road at the rear of the Art Museum. To avail oneself of the storage facility an RV owner must show his or her Rec card. For information call, Compound Director, George Carlyle, 974-5571.

**HOA STAFF HANDLES
HUNDREDS OF CALLS**

Exemplifying the services rendered by HOA are some 2,000 phone and personal calls received by the Association in an average month. These represent just one facet of the on-going activities conducted by the officers, directors and staff people.

While no single type of calls dominate--requests for information on trades people and artisans, plumbers, carpenters, landscapers; for example, may be the most numerous. Complaints of campers which have been parked in the street or on a driveway longer than the 48 hour limit, erection of prefabricated sheds, for rent and for sale signs placed in the median, and businesses conducted in a private residence, run second in the record. Others are reports of unkempt yards with oleander bushes growing higher than the 6 feet permitted.

Harold Henry and Betty Van Fredenberg are on the receiving end of these calls. Their procedure is to call the person in violation and request that he or she correct the condition. Sometimes a follow-up visit is in order. If the violation warrants such action a report is made to a designated bureau or agency of Maricopa county.

(Continued from page 1)

**WELL—Among Other Things...
Your Membership Gives You—**

A VOICE in Civic Affairs
(and a Powerful One).

A SOURCE of names of
service men or organizations
that have been reported
as reliable by other
HOA members.

AN EAR to listen to your
complaints on neighborhood
problems or nuisances.

—AND—

A STAFF to do something
about them

INFORMATION on
everything going on in
Sun City from
Sport Schedules to
Driver's License Manuals.

HOA ISSUES THOUSANDS OF PHOENIX BUS I.D. CARDS

With the issuance of some 3,000 I.D. cards for senior citizen reduced bus fares during the past few weeks by the Sun City Home Owners Association, it has been decided to set up Mondays only for this service.

Together with the I.D. cards, bus schedules were also issued. Sun Citians generally, and HOA members in particular, together with residents of adjacent communities were among those served.

The Senior Citizen I.D. Card entitles the holder to a 35¢ fare as compared to the 75¢ fare. The Sun City turnaround boarding station is on the parking lot of the Sun Bowl on 107th and Clair Drive.

Boarding the bus at this point will transport the passenger to Metrocenter

and on to Scottsdale with intermediate stops along the way. A bus shelter is scheduled for installation early in March. To be constructed without charge, the structure will be fabricated of aluminum, 14 x 20 ft. and have a capacity for 16. Michael Walters, president of Sun Living Designs, Peoria, a patio design and installation company, has volunteered to contribute his services as a gesture of appreciation for the business he has enjoyed from Sun Citians since he has been in business for the past seven years. The Sun City Water Company will do the excavation.

HOA will assume the cost of the materials and coordinate the securing of the Building Permit and the shelter site location with the Recreation Centers. The ride count provided by SCAT was 400 per week, which all concerned felt was most gratifying.

MEMBERSHIP APPLICATION

Your new Membership Card will be mailed to you. Just fill out and return with your check. ☐ New Membership ☐ Renewal

Mr. _____ Mrs. _____

Street _____ Phone _____

City _____ State _____ Zip _____

Former Occupation _____ Moved from _____

MEMBERSHIP FEE: \$4.00 PER COUPLE—\$2.00 PER PERSON

SUN CITY HOME OWNERS ASSOCIATION

10401 West Coggins Drive • Phone 974-4718

JOIN HOA
and give your support to Sun City's oldest, busiest organization. Annual membership dues are \$4.00 per couple, \$2.00 single. Apply by mail, phone or come to the office, 10401 W. Coggins Drive.

Directory deserves top rating as data resource

Reprinted with permission of the *NEWS SUN* January 16, 1987

If it were a painting, I'd call it a masterpiece.

If it were a song, I'd call it a classic.

And if it were a soup, I'd call it superb.

As it is, the official Homeowners Directory for 1987 must be described in more mundane terms as a data resource.

It's a comprehensive, reliable repository for almost all the information residents of Sun City, Sun City West, Youngtown, Country Meadows, Sun-Air Estates and Westbrook Village need to call a neighbor or take advantage of the many services available to them.

The directory, published by Blake Publishing Co., a subsidiary of Southwestern Bell Publications, is in its 27th year.

I can remember when it was a thin little thing; now it has 400 pages, including community information, residential listings, residents' former cities, maps and the classified "yellow pages".

Publication of the directory is sponsored by Sun City Home Owners Association, Sun City Taxpayers Association and Sun City West Pro-

perty Owners and Residents Association as a community service.

They deserve applause.

I'd be willing to bet 25 cents, though, that a lot of people who use the directory to look up telephone numbers don't pay any attention to the reference section.

I know that when reporters come to work for the News-Sun, they don't realize how valuable the directory is for contacting news sources.

But sooner or later they find out that emergency information, community service organizations, social services, churches and synagogues, clubs—even Sun City's deed restrictions—can be found in its first 55 pages.

Even the residential listings give more information than usual: name of homeowner; wife's name, if married; address; former city of residence; occupation, either present or before retiring.

You may not be able to contact some people by using the directory; they can choose not to be listed.

But I really can't see why

they wouldn't.

The 1987 directories were delivered this week by the Lions clubs. Take a good look at yours; check out the sections, especially that first information section.

HOA ADDRESSES ISSUE OF WATER MANAGEMENT

The 1980 Arizona Ground Water Management Act passed by the State Legislature will impact Sun Citizens in many ways—including a requirement for a drastic reduction in the amount of water we use.

A first step in the water management process is the determination (adjudication) of the right to use water. The HOA Board have had consultations with the Rec. Center Board, and with the advice of an experienced water resource engineer and attorneys, has filed for Sun City groundwater rights on behalf of its members or users; i.e., all residents of Sun City.

HOA realizes that filing is only the first step in water conservation, and has established a water resource sub-committee.

Home Owners services nourish city growth

By WILLIAM FORMAN
HOA President

The Sun City Home Owners Association, more commonly known as HOA, adds its congratulations to everyone who has had a hand in the 25th Anniversary celebration and to all Sun City residents.

HOA will play a prominent role in the 25th anniversary celebration with a decorated "Molly Trolley" in Wednesday's parade.

ON BOARD will be past presidents of HOA and the current officers and directors of the association.

HOA was formed early in 1963 as an outgrowth of the Civic Association originally conceived and created by Devco.

That was at the time of Sun City's inception in 1960. HOA counts itself as the oldest community organization.

THE PAST years have seen our membership grow from 2,500 to more than 22,000—almost 50 percent of the Sun City population.

The Sun Cities Official Homeowners Directory now being distributed is a free service that dates back to 1961.

This latest directory was put out by the Blake Publishing Co. and is co-sponsored by HOA, Sun City Taxpayers

Association (SCTA) and the Sun City West Property Owners and Residents Association (PORA).

THE INTRODUCTORY section for this 1985 directory has been expanded by HOA's Directory Committee to 40 pages to cover information on health and social agencies.

The yellow pages are the guide to businesses in our vicinity and 300 pages cover all the residential listings in Sun City, Sun City West, Youngtown, Country Meadows, Sun-Air Estates and Westbrook Village.

Over the past 25 years the HOA achievements include:

—Senior Zoning: HOA provided important financial and logistical support in the successful campaign to secure Senior Citizen Overlay Zoning for the residential areas of Sun City.

(Hundreds of homes were inadvertently excluded because they are on commercial-zoned land. HOA expects complete success in its campaign to correct this situation early in 1985.)

—Traffic Safety: HOA has been instrumental in obtaining many items for improved traffic safety—the first stop light at 107th and Grand avenues, for instance.

The latest effort last year resulted in two other major improvements—left-turn signals at 99th and Grand avenues and four-lane traffic between Thunderbird Boulevard and Grand Avenue at 103rd Avenue.

HOA reports needed traffic controls as an unofficial liaison group area planners.

—Street Condition: The generally excellent condition of our streets is the result of constant attention by HOA. It works regularly with county street and highway officials. Residents usually let us know when a problem develops in their neighborhood.

—Deed Restrictions and Neighborhood Complaints: HOA is a mediator for deed restrictions and neighborhood complaints. HOA last year handled nearly 200 deed-restriction complaints and was nearly always successful without having to resort to legal pressure. HOA has an abstract of the deed restrictions available for anyone who wants to refer to it. Residents may write or phone HOA if they become aware of violations.

—Financial Assistance: HOA has provided seed money to help start organizations or projects. Such aid has been given to the Sunshine Service, SCAT and Red Cross transportation to shopping and recreation centers.

—Office Space: HOA has provided office space for such various activities as the Sun City Condominium Chairman Association, deputy adviser for Medicare and a registrar for new voters.

—BBB Arbitration: This last year HOA arranged with the Better Business Bureau for arbitration in Sun City. HOA helped train local arbitrators and it has kits on arbitration.

—Monitoring of Contractors— HOA maintains a large file of the names of hundreds of reliable contractors, handy-men and service personnel for almost every known household problem. It has daily contact with the Arizona Registrar of Contractors to provide more service. The businesses listed adhere to standards acceptable in all trades.

—Legislation: HOA proposed legislation in 1975 which ultimately placed all sewer and water companies in the state under the Corporation Commission. HOA has a legislative committee which keeps in touch with legislators and county supervisors to support proposed

legislation favorable to Sun City and to oppose unfavorable legislation.

—Land Use, Planning and Building Review: HOA keeps residents informed on proposed zoning changes and screens proposed variances. It is especially effective in limiting the number and location of signs, to keep our main streets from looking overcrowded. It reviews developers' architectural plans to keep construction design as consistent as possible with Sun City Standards.

—Civic Affairs and Environment: Standing committees of HOA monitor civic affairs and environmental matters. For example, it is represented on a county advisory committee for finding a new county landfill.

—Neighborhood Watch: HOA has worked hard to promote the Neighborhood Watch program for Sun City. We are concentrating on the precincts approach to continue the idea of neighbors helping neighbors.

All of these activities and many more are carried out by 15 non-paid directors and a part-time paid staff for this non-political, non-sectarian and non-racial organization. With the sensational

One directory to serve SC, SCW

The Sun City Taxpayers, Home Owners, and Property Owners and Residents Associations finalized contractual agreements with Blake Publishing Co. Tuesday to co-sponsor a single Sun City and Sun City West telephone directory.

Effective Jan. 1, 1980, the pact breaks a 20-year tradition of friendly competition between the Home Owners' sponsored directory and the book published by the Sun City Taxpayers.

PORA, though never an individual sponsor, signed a 10-year contract Oct. 9 assuring Jack Blake exclusive rights to act as publisher for Sun City West residents.

The cooperative spirit realized by the decision of HOA and SCTA to join forces behind Blake was not easily attained. According to SCTA President Murray Karsten negotiations began last June.

The telephone directories contribute a significant source of revenue for both organizations. Under earlier agree-

ments, both HOA and SCTA received a set percentage of money earned from advertisements placed in the books.

Both Karsten and HOA President Ed Prouty agreed that neither organization could maintain their current level of operations based on membership dues alone.

Consolidating the two books will not endanger this revenue source. Said Karsfen, "We have nothing but optimism concerning the single book. The expansion of the area included in the directory and the continuing influx of new business will assure our funding will grow, not diminish."

Echoed Prouty, "We are joining ranks for the benefit of the community. The single directory will alleviate the controversy that has long existed over the two separate books."

The mechanics of the business arrangement also stretched into the publishing side.

Blake, operating out of San Diego, Phoenix and Sun City, has long been the exclusive publisher for HOA. Frank Boone, based in Lubbock, Tex., worked under contract for SCTA. A final SCTA directory will be out by early December for the 1980 year, published by Boone.

During negotiations ending July 27, Blake and Boone agreed that Blake would acquire Boone's copyright and publishing rights and the two signed a 10-year non-competitive contract.

Once Boone's 1980 book is released, his operations in the area will cease.

Contracts signed between HOA, SCTA and Blake will affect the 1981 directory. The two organizations have promised Blake exclusive rights for 10 years to information which he requires for the directory.

"Without the sponsorship of HOA and SCTA, it would be impossible to put out my directory, which is much more than a telephone book," Blake maintained.

The co-sponsored book will retain the "Hometown" section giving residents by city and state, as well as listing spouses, previous employment and home towns in the alphabetical white pages.

The final 1981 directory will serve more than Sun City. Blake is enlarging the guide to encompass Sun City West and Youngtown residents, as well as portions of Peoria.

Blake also is planning to open a second office in the area in Sun City West. He currently maintains an office on Coggins Drive in Sun City.



Signing

Jack Blake of Blake Publishing Co., HOA President Ed Prouty and SCTA President Murray Karsten sign 10-year agreements to sponsor jointly a single, enlarged edition of the area's directory.
(News-Sun Photo)

NEWS-SUN

Friday, March 10, 1978

1C

Condominium living takes cooperation

By LYNN PYNE
Staff Writer

In the beginning, Del E. Webb Development Co. created Sun City condominiums.

People living in the condominiums looked out over their common gardens and grassy lawns and saw that they needed tending.

Condominium dwellers also saw that they needed insurance, water, sanitation, sewers and payment of taxes.

THEY ELECTED some of their own people on boards to contract for these common services and to handle shared functions for each condominium.

Each board did this on its own until one day the boards got together to solve a common problem — IRS requirements for taxes.

An idea was born. Why not have an advisory group for all the individual condominium boards that would save duplication of efforts and information?

THE SUN City Condominium Association was formed as a consulting group. The name later was changed to the Sun City Condominium Chairmen Association.

Association board president is W. L. Bloomer and immediate past president, Joseph Ryan.

There are 356 condominiums in Sun City in which 45 percent of local residents live. Actually, the term "condominium" is a general one — legally, it is referred to as "multiple dwelling living."

HERE, EACH owner of a unit or home owns the building in which he lives and the land under it, plus an interest in the common ground. If there are 42 units, each unit owner owns a 1/42 interest in the common ground.

Condominium boards of management are charged with hiring gardeners for care of the common

ground, taking out insurance for outsidings of buildings, keeping abreast of law changes that will affect condominiums, disseminating information of importance to members and creating a budget, Bloomer said.

The budget includes items that condominium owners pay for jointly, such as gardening, insurance, water, sanitation, sewers, and in many cases, property taxes.

YET MANY members of these boards, charged with making so many important decisions, may have walked into the situation with very little previous knowledge on such subjects.

For example, Ryan said he'd been an apartment dweller before moving into his condominium home. Never having owned a house, he has yet to mow his first lawn; yet he found himself in the position of vice chairman of his board of management and very soon after that, chairman.

How could he deal expertly with gardening problems?

THIS IS where the SCCA comes in.

The association has an indexed information manual in its office for use by condominium chairmen and boards. Copies are located in Sun City banks. The manual is updated continually.

The association's committee structure includes management (standard operating procedure); budgeting, banking and accounting; research; legislative; information and editing; public relations; Internal Revenue Service taxes, and property evaluation, assessments and taxes.

"Each condominium chairman is not an expert in all areas; that's why we have advisors in these areas," Bloomer said.

BECAUSE OF its size, the SCCA can arrange discount service deals for

over



Joseph Ryan, at left, and W.L. Bloomer, president, discuss function and development of Sun City Con-

dominium Chairman's Association since it was formed four years ago. (News-Sun Photo)

condominiums, but it does not do the contracting.

"We are not brokers for any service," Bloomer asserted. "Nor do we give references on our own," Ryan added.

The association sends out a regular newsletter, which is passed around condominiums to be read by all, and it holds clinics such as the recent gardening clinic in the Alco Theatre.

Association board officers, who get no salary, are elected each year.

RYAN STRESSED that the individual condominium boards act on problems that occur and the association merely gives advise and recommendations.

The two said the SCCCA attempts to avoid calls from people who expect the SCCCA to take action, something it is not authorized to do. Also, the SCCCA is trying to educate

residents to understand that it is not a political organization.

The SCCCA has been under fire recently by those who allege that it doesn't support age requirements that have been added to many deed restrictions.

"THEY CAN change any deed restrictions they want, so long as they don't contramand the laws of the state or the United States," Ryan said. "However, they must be able to be defended.

"I'm sick and tired of the sniping of other organizations at us for not being prepared to do anything, when we're not supposed to do anything like that anyway," he said. "We don't intend to go to court to defend these things. We don't have the money or the legal authority to go to court to represent condominiums."

He said the condominium boards of management have the authority for action and this authority is not invested in anyone else, including the advisory SC-

CCA.

"WE CAN advise them, but unless they give us the right to represent them, we can do nothing," Ryan said.

Bloomer added, "Do we oppose the deed restrictions? That's baloney!

We're non-political and just don't want any part of it."

Ryan said, "No, we're not against these things. We're just trying to let condominiums know what the situation is. We'll tell them the facts of life."

Deed Restrictions Interest Draws Action From HOA

By Charlene Paraniuk

Recent actions by individual Sun City residents to amend their property deeds prompted the Home Owners Association yesterday, August 30, to take a closer look at its enforcement on deed restrictions.

The review of the board's policy came after reports were made that residents who have amended their deeds to include age restrictions were advised to seek enforcement of the new provisions from the HOA.

In unanimous agreement, directors voted to not assume responsibility for the enforcement of amendments to deed restrictions without prior consultation and consent.

The board emphasized that the new policy was not intended to exclude enforcement requests. Those wanting HOA enforcement, however, would have to obtain prior approval of their new restriction from the HOA.

To amend a deed, residents in a plat must get 51 percent of the property owners in it to agree to a specific change.

"The HOA," deed restriction chairman Roland Moores explained, "does not want to renege on its responsibility. There may be one we do not think is enforceable. Each case must be judged separately."

The HOA will continue to enforce deed restrictions as they were originally written, without the amendments, directors said.

"HOA," he said further, "has agreed with the Del E. Webb Development Company to enforce the deed restrictions and a commitment to that effect is contained in all units except those in the early stages of Sun City's development."

Actual wording in the deeds recorded after 1971, Doug Morris told directors, made HOA's

(Continued on page 4)

Sun City Citizen

Deed Restrictions.....

(Continued from page 1)

responsibility to defend the codes optional.

Morris said the Webb Company actually wrote in, "HOA may, but shall not be obligated to enforce these restrictions upon a written request."

He added that the HOA could not begin to say it would enforce age restrictions. "There is not any evidence this is not unconstitutional."

Morris asserted further that DEVCO legal talent advised that

age restrictions were not enforceable, "or else they would have put them in in a minute."

Moore cautioned, "Homeowners should also be aware that the willingness of the court to enforce an age restriction, based on contractual agreement, is not at all certain."

"Obvious difficulties are bound to arise when one group of citizens attempts to determine what the living arrangements of another shall be," Moore continued.

HOA filled SC troubleshooter void

By JIM CULLISON
Staff Writer

It was only natural for the residents of early Sun City to form a civic group to act as a troubleshooter for their common interests in the unincorporated community.

That group, the Homeowners Association, still is serving the same end—working on projects aimed at benefiting residents.

That early group was known as the Civic Association, and its first board of directors, elected in December 1960, included five men who still are residents, Lynn Olson, Leo Wilson, Col. M. W. May, Robert Fisher, and Rev. E. Duane Thistlethwaite.

The Homeowners Association came into being in 1963 when president Louis Inwood suggested the name change to avoid confusion with another local organization of similar title.

THE HOA in 1963 had about 2,500 members who paid \$2 a year each in dues. The non-profit association started off 1975 with 21,000 members—who still pay \$2 a year in dues.

Since its inception, the HOA has concerned itself with issues that have been vital to residents. Police protection, utility charges, streetlighting, air pollution,

street maintenance, traffic safety, fire protection, and schools are some of issues the organization has become involved in on a continuing basis over the years.

Sun City has remained unincorporated since its birth, but the HOA has kept a watch on the feasibility of setting up a municipal government. The group has researched facts on the issue and presented them to residents in 1961, 1962, 1969, and 1971, and just last month released another updated study on the matter.

THE HOA can claim a number of offspring in the form of local organizations that blossomed from its efforts.

Sunshine Service began as an HOA sunshine committee, headed even then by Rev. Thistlethwaite. When the committee's work became so extensive that it formed an independent non-profit corporation in 1965, the HOA donated \$1,000 to help it on its way.

The need for a local community fund was seen by HOA officials as early as 1963, and HOA director Herb Martin headed a committee that laid the groundwork for the Sun City Community Fund, which was organized in 1966.

ASSOCIATION officials helped coordinate the efforts to install fire hydrants in the community in 1966 and had a hand in the formation of the Sun City Volunteer Fire District that same year. Two HOA directors at the time, who both served as association presidents in addition, were George Meade and John Prather, the first chief and secretary-treasurer respectively of the fire district.

The Sun City Sheriff's Posse, revamped Civil Defense organization, and Neighborhood Watch program all got their start from HOA efforts, mainly through an emergency services committee organized in 1973.

Etching tools in the anti-burglary Operation Identification program have been available for free loan at the HOA office for several years.

THE COUNTY'S approval of petitions to remove Sun City from the Peoria School District beginning in July this year was brought about with the help of HOA officials who readied a petition for the purpose last year.

Other services now offered in the community also were born of HOA projects and urgings.

The driver's license office in Youngtown was opened in 1965 with HOA

coordinating help, and the association paid office electric bills and partial rent to get the project on its feet.

EARLY in 1972 the mobile vehicle licensing van made its first trip to Sun City after HOA officials had sought the service from the county assessor's office.

The organization also negotiated on such projects as construction of the Peoria Avenue bridge over New River and establishment of the bus service operated in Sun City by the Del E. Webb Development Co.

Sun Citians carried on a running dispute several years with officials of Spur Industries who operated the cattle feedlot bordering Sun City at Olive Avenue. The HOA attempted to mediate the controversy and find ways to control the feedlot odors.

A satisfactory solution did not appear, so the HOA committee involved in the matter finally recommended that individual residents sue Spur, terming the feedlot a public nuisance.

ALTHOUGH the HOA did not take part in the litigation, many residents did, and the lengthy court proceedings resulted in removal of the feedlot and

awarding of damages to those who filed suit.

Probably the most constantly visible symbol of the HOA service is the homeowners directory sponsored by the organization every year.

The first, published in 1961, measured 4 by 8½ inches, had 108 pages, and 2,100 listings. The latest is telephone book size, has over 300 pages, and contains a business directory and yellow pages as well as resident listings and other information. It has become standard equipment for the Sun City home.

THE HOA found a home of its own in 1972 when it built an office building at 10401 Coggins Dr. after renting office space until that time.

The organization never has been wanting for issues to study. It was a prime backer of the recently approved bill placing private sewer companies under Arizona Corporation Commission jurisdiction and is keeping tabs on a bill to be introduced in this year's state legislature to revamp volunteer fire district laws.

As the community grows, the workload grows, and already plans are in the offing to expand the HOA office to provide more space for more work.

Az Republic

New homeowners' head in Sun City is a mover

JAN 8 1973

By THELMA HEATWOLE

SUN CITY — William B. Kent believes "keeping an ear to the ground" on anything that will affect Sun City is a main function of the Sun City Home Owners Association.

Kent, a lawyer, this week assumed the presidency of HOA, a service organization with a significant role in this unincorporated retirement community of 24,000.

"We keep track of legislation," said Kent, who will be assisted by 15 board of director members. "There's a lot of interest here in a uniform probate code, lien laws and property taxes."

Since the community depends largely on state and county officials and bureaus, HOA officers maintain contact and consultation with those agencies.

In that line, HOA members attended the installation of the Maricopa County Board of Supervisors last week and plan soon to have newly elected Sheriff Paul Blubaum meet with the organization.

Kent said HOA also will keep in close touch with the Peoria School District expansion problem. "We will probably have someone attend the school board meetings to keep Sun City informed and up to date," he said.

"Incorporation," he said, "is a dead issue at the moment because of a clear-cut mandate of Sun Citizens in a straw vote a year ago."

An important HOA facet involves investigating grievances from residents on violations of property restrictions and negotiating settlements of such complaints. A "trouble shooter" handles these calls.

Kent, in his office ahead of the clerical staff this week, fielded some phone questions.

"We're here to help," he said, hanging up the receiver. "We're an unincorporated city and people turn to us. We try to mediate."

The new president immediately will designate board members to handle such committees as contact with state and county officials, the Sun City householder official directory, pollution, public safety, utilities, schools and membership. Already the organization has 13,000 members for 1973. New memberships are received daily.

Kent said he also is hopeful the HOA will establish a clearinghouse of ideas for



William B. Kent

condominium owner groups. "Some have strong leadership," he said. "Others are looking for help."

Kent and his wife, Olive, moved to Sun City from Glen Ellyn, Ill., three years ago. An avid golfer, Kent said he had been playing the game for 51 years.

"I love the game," he added, "but I have not hit a hole-in-one yet."

march 1, 1970

**SUN CITY HOME OWNERS ASSOCIATION**

10783 GRAND AVENUE • SUN CITY, ARIZONA 85351 • PHONE 933-1858

March 1, 1970

Dear Neighbor:

The current records of the Sun City Homeowners Association reflect that you do not have membership for the year 1970.

We are sure that you are familiar with the functions of this Association and its accomplishments over the past years, which are also on Pages 2 and 3 of your Householders' Directory.

Some of the Members ask What has the Sun City Homeowners Association done for Sun Citizens? This is the Answer:

- 1 - Obtained traffic lights and street signs.
- 2 - Fire plugs installed at no direct cost to you.
- 3 - Savings of \$12.00 annually, formerly paid for fire protection.
- 4 - Efficient trash collection.
- 5 - Free Sun City Householders' Directory.
- 6 - Pay electric and heat bill and contribute to rent for the space used by the State Automobile Driver's License Examiner in Youngtown for your convenience.
- 7 - Savings by reduction in Fire Insurance -- rate was formerly a No. 10; now rated No. 6.
- 8 - Reduction in utilities rates.
- 9 - Fighting air pollution.
- 10 - Street lights and street light district benefits.
- 11 - Obtained two full-time Sheriffs (24 hours daily in Sun City).
- 12 - Worked to obtain a bridge on Peoria Avenue and New River.
- 13 - Proposed taxes on doctors' calls cancelled and prescriptions were eliminated through the efforts of our representative who appears before the Senate Tax Commission.
- 14 - Widows' and Veterans' Tax Exemption representative comes to Sun City annually for your convenience.
- 15 - Street repairs, complaints and many other services.
- 16 - Continued appearances all year before many bureaus concerning the problems of Sun City's protection.

Sun City Homeowners Association is the only voice to insure the continuity of Sun City's high standards.

For only \$2.00 per person per year you can secure your membership for 1970. For your convenience we are enclosing an application and self-addressed envelope. We would appreciate your membership as indicative of your support of this year's Board.

Sincerely yours,

DAVID R. EVANS
Chairman, Membership Committee

NLS:k

north of Grand Avenue, Fullerton

SUN

UN CITY SUN

Newspaper



THURSDAY, DECEMBER 14, 1967

30 SUITS FILED AGAINST SPUR TO HALT ODORS

Sun City property owners have filed 29 lawsuits totaling \$464,165 against Spur Feeding Co. and its officers, who also have been sued by the Del E. Webb Development Co. for a permanent injunction.

Odors emanating from the cattle feeding operation on Olive Avenue west of Sun City are at issue. The 29 property owner suits filed in Maricopa County Superior Court charge that the odors have depressed their property values between \$1,000 and \$8,500 each and all ask for \$10,000 apiece in punitive damages.

The suits, claiming that 30,000 head of cattle are fed on the Spur lot, charge:

"Manure is daily accumulated on the property, odors are not kept under control, and the operation has emitted into the air vile, stinking, nauseating, and obnoxious odors which are frequently carried by air currents over the nearby residences."

The Webb suit asked the court to halt the feeding operation and order removal of manure from the premises.

George Meade, Sun City Homeowners Association president, issued the following statement:

"These individual suits will benefit the entire community and deserve the support of everyone in Sun City. A property value exceeding \$100,000,000 is at stake.

"A fund, now nearly \$3,000, is being raised by the committee to engage experts, pay various other expenses for the 29 suits, and all are urged to contribute. Contributions are to be made to the Committee on Air Pollution, P.O. Box 383, Sun City.

"Members of the committee conferred with the officers of Spur Feeding Co. with the purpose of eliminating the odors from the feeding lots.

"Spur uses some feeding lots near the \$5 million Swift plant near Tolleson. We suggested they move the feeding pens near Sun City to Tolleson. They refused, stating that the people in Tolleson would object to the odor.

"A chemical company contacted us and stated that they had a product to eliminate odors. We examined the pens using the product.

"We took this matter up with the Spur company. They promised to try the material on five acres. Then, after subsequent calls on the Spur company, the reply was the tryout was to be on 75 acres near Sun City, next reply tryout on 75 acres near Tolleson.

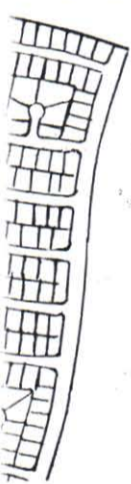
"Communication with the chemical company disclosed that nothing was attempted with the product.

"The Committee on Air Pollution then came to the conclusion that nothing could be done through cooperation with Spur Feeding Co. and recommended our recourse could only be through court action.

"The Del E. Webb Development Co. had contacted the Spur Feeding Co. with a view of purchasing their land and thus removing the cattle pens.

"These negotiations did not materialize and the result is that the Webb company has brought suit against Spur requesting that a permanent injunction be granted prohibiting the use of the cattle pens near Sun City.

"Support the Homeowners Association by joining now. Annual dues are only \$2 per person. It is the only organization representing everyone in Sun City."



B Y - L A W S
SUN CITY HOME OWNERS ASSOCIATION
10725 Oakmont Drive Phone 933-1858
Sun City, Arizona

Revised November 4, 1965

ARTICLE I

Section 1: Any home owner or other person living in Sun City may become a member who is approved by the Board of the Association and upon payment of his annual dues.

ARTICLE II

Section 1: The Board of Directors shall consist of eleven (11) members elected at each annual meeting.

Section 2: The officers of this Association shall be a President, Vice President, Secretary, Treasurer and shall be elected by the Board of Directors from the Board membership.

ARTICLE III

THE PRESIDENT

Section 1: It shall be the duty of the President to preside at all meetings and to enforce all rules and regulations relating to the administration of the Association.

Section 2: The President shall call meetings of the Association or of the Board of Directors, when he deems it necessary, or when requested to do so by the Board of Directors, or an Association meeting upon written request signed by at least twenty-five (25) members in good standing.

Section 3: The President shall appoint all standing committees, excepting the Nominating Committee, which shall be appointed by the Board of Directors, and shall consist of 11 members.

ARTICLE IV

THE VICE PRESIDENT

Section 1: In the absence of the President, the Vice President shall have the powers, prerogatives and duties of the President.

ARTICLE V

THE SECRETARY

Section 1: The Secretary shall enter in proper books all resolutions and proceedings of meetings of the Association, and of the Board of Directors.

Section 2: The Secretary, or his agent, who shall be bonded, shall receive, keep an accurate account of and be responsible for all Association funds entrusted to him.

Section 3: The Secretary, or his agents, shall conduct all correspondence relating to the Association, maintain necessary files, and keep a register of members of the Association.

ARTICLE VI

THE TREASURER

Section 1: All monies payable to the Association shall be paid to the Treasurer or his agent.

Section 2: All disbursements by the Association shall be made by checks signed by any two of the following officers: President, Vice President, Treasurer or Secretary.

Section 3: The Treasurer, who shall be bonded, shall receive and keep an accurate account of and be responsible for all Association funds.

Section 4: He shall disburse Association funds only on directive of the Board of Directors.

Section 5: He shall deposit all Association funds to the account of the Sun City Home Owners Association in a bank designated by the Board of Directors.

Section 6: He shall make a report of the Association financial standing at each regular meeting of the Board of Directors, and at each Association meeting.

Section 7: He shall submit his records on July 1st and January 2nd of each year to the Board of Directors for audit.

Section 8: He shall post a statement of financial condition, after approval of the audit by the Board of Directors, on the Association bulletin boards.

ARTICLE VII

THE BOARD OF DIRECTORS

Section 1: It shall be the duty of the Board of Directors to execute the policies of the Association.

Section 2: It shall be their duty to take care of, control, and manage all the affairs and assets of the Association.

Section 3: They shall keep a record of their proceedings and make a report thereof in writing at the annual meeting.

Section 4: They shall audit the Treasurer's accounts semi-annually.

Section 5: They shall supervise the finances of the Association.

Section 6: The office of a member of the Board of Directors may be vacated by his absence from two consecutive meetings of the Board without good and sufficient reason satisfactory to the other members of the Board of Directors.

ARTICLE VIII

STANDING COMMITTEES

Section 1: Standing committees shall be appointed as follows: Membership, Utilities, Nomination, Streets and Parks, Public Relations, Political Action, Planning and Zoning, Sunshine and other committees as determined by the Board of Directors.

Section 2: Standing committees shall prepare themselves to report fully at Association and Board of Directors meetings.

ARTICLE IX

MEETINGS

Section 1: An Association meeting shall be held the first Thursday of each November for presentation of annual reports and for nomination of candidates for Directors.

Section 2: Newly elected officers shall be installed on the first Thursday of January of each year.

Section 3: Special meetings shall be held as outlined in Article 3, Section 2 of the By-Laws.

Section 4: Board of Directors meetings shall be held monthly, and the January, March, June and November meetings shall be open to the membership.

ARTICLE X
QUORUM

Section 1: One hundred members in good standing shall constitute a quorum at all Association meetings.

Section 2: Six Board members shall constitute a quorum at all Board of Directors meetings.

ARTICLE XI
PROCEDURE

Section 1: All meetings shall be conducted in accordance with the Articles of Incorporation and By-Laws, and Robert's Rules of Order, as revised.

ARTICLE XII
NOMINATION AND ELECTION OF DIRECTORS

Section 1: At the November meeting the Nominating Committee shall present a list of candidates, of not less than fifteen (15) nor more than twenty (20) for election as Directors for the ensuing year.

Section 2: Any member, in good standing, may make additional nominations from the floor at the November meeting.

Section 3: The eleven Directors are elected for a term of one year as of the first Thursday of January of each year.

Section 4: Elections shall be held by secret ballot during the day of the first Thursday of December, supervised by tellers appointed by the President. They will receive and tabulate the results and certify the same to the Board of Directors.

Section 5: The election of Directors shall be by plurality vote.

ARTICLE XIII
INITIATION FEES AND DUES

Section 1: The dues for each fiscal year ending December 31, shall be established by the Association at each November meeting.

Section 2: Such dues shall be due and payable annually in advance of December 31st of each year, or at the date of member's admission to the Association and until such payments thereof, no certificate of membership shall be issued.

ARTICLE XIV

Section 1: No proposition to amend shall be acted upon unless a written notice has been given to the Secretary at least thirty (30) days prior to the meeting, by a member.

Section 2: A copy of such proposition shall be published to the members of the Association in a local paper and posted on bulletin boards at least ten (10) days before the meeting at which the amendment is to be voted on.

Meetings: First Thursday in the month at 9:30 A.M. Town Hall or Community Center

SUN CITY HOME OWNERS ASSOCIATION
10725 Oakmont Dr. Phone 933-1858
Sun City, Arizona
April 1, 1964

REVISED BY-LAWS

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Directory Workers Feted

To show appreciation on behalf of all of Sun City, the Civic Ass'n gave a luncheon Saturday in honor of those who worked so long and hard on the Directory.

Of the 81 ladies who worked at one time or another on the publication, 68 attended the luncheon.

Miss Esther Bentley and Mrs. Inez Robertson, who supervised the work on the directory, took charge of the luncheon, acting somewhat in the dual capacity of hostesses and honored guests.

Frank Lane and Ralph Robuck were also among those honored, the former for making the directory a profitable operation through his advertising salesmanship, and the latter for super-

vising the difficult printing task.

Harry Robertson was likewise honored for his invaluable contribution in the form of a readable map that is included in the booklet.

Martin Conniff, retiring president of the Ass'n, acted as master of ceremonies.

Louis Inwood, the incoming president, was present as a guest.

Mrs. Robertson gave the affair a holiday aspect with decorations that featured a Christmas theme, and it was reported that the assemblage, with their difficult labors behind them and the results of their efforts memorialized in the directory which will be of such great value to the community, heartily enjoyed the fine lunch served by Memory Lane. *CH*

WHAT IS THE SUN CITY HOME OWNERS ASSOCIATION?

The early residents of this community that spread like wildfire over the cotton fields in 1960 - without local government, without anyone concerned with their problems before all others - felt a need for the protection that comes with banding together. The Sun City Civic Association, a voluntary membership organization open to every home owner in the community, was formed to look after the general welfare of the community and protect the individual rights of residents.

In 1963 we incorporated and changed our name to Sun City Home Owners Association.

WHAT HAS THE SUN CITY HOME OWNERS ASSOCIATION DONE?

Stopped the dumping of refuse on empty lots.

Obtained cooperation of crop dusting planes in exercising better control.

Induced several owners to remove structures added in violation of restrictions.

Obtained cooperation of railroad in reducing excessive train whistling.

Obtained cooperation in confining construction vehicles to main traffic routes.

Obtained cooperation of fire department in providing oxygen.

✓ Obtained a 50¢ reduction in monthly telephone rates.

✓ Had the gallonage for minimum water charge doubled with no increase in rates.

Negotiated markedly more favorable trash hauling rates; then defended them against an attempted increase in 1963.

Negotiated the construction and planting of the 111th Avenue parkway in accord with verbal promises given purchasers of property.

Gained cooperation of the State in bringing auto driver's license examinations to Sun City.

Gained cooperation in bringing golf cart inspection to Sun City.

Gained County cooperation in bringing tax advisers here to assist ladies entitled to tax exemptions.

✓ Defended Sun Citians before the Arizona Corporation Commission in a public hearing of our case alleging unjustified sewage rate increases.

✓ Appealed to Corporation Commission protesting certain aspects of its sewage rate rulings and other matters; appeal invalidated by court ruling removing private sewage companies from the jurisdiction of the Commission.

Obtained cooperation of County in establishing safety controls on our roads - as speed signs, stop signs, markings on street surfaces, etc.

Obtained cooperation of County in increasing police protection.

Has maintained constant vigilance to correct the misunderstandings and carelessness that tend to destroy the beauty of Sun City. Has appealed to, negotiated, and in instances sued in cases of violation of declaration of restrictions or County zoning ordinances involving improper buildings, improper fences, building too close to property lines, permitting weeds to overgrow sidewalks and yards, prolonged parking of trucks and trailers contrary to regulations, excessive and improper use of realty signs.

Has spent more than two years studying the pros and cons of incorporation of Sun City, presenting its findings to Sun Citians in print and meetings.

Circulated a petition to have the question of incorporation put to a vote of the people. The petition has been approved by the County Board of Supervisors and the people will have the right of self-determination in the matter on December 1, 1964.

Studied, and rejected, a proposed tax referendum measure - considering it harmful to our interests.

Has provided a forum for the discussion and study of civic matters.

Has attempted to face all civic problems without bias and in the interest of all home owners - whether members of the Association or not.

WHAT IS THE SUN CITY HOME OWNERS ASSOCIATION DOING NOW?

Continues to accumulate information strengthening its position for ultimate correction of offenses against our rights in the sewage matter.

Has, with the cooperation of the Del E. Webb Corporation, obtained an agreement by the Highway Department to install a traffic light at 107th and Grand Avenues.

Is seeking, in cooperation with the Del E. Webb Corporation, to have 107th Avenue paved from Olive to Peoria Avenues and from Grand to Bell Road.

Is negotiating in an attempt to find a proper balance between the interests of those who want street lights for protection and those who do not want them; and to arrive at a solution that will not be aesthetically offensive to the community.

Is studying, and cooperating with interested parties, to the end that we shall, when feasible, have a transportation system in Sun City.

Is seeking to establish a better understanding of our public schools and, at the same time, proper recognition of the economic limitations of a retirement community.

Has obtained the assurance of feed lot operators that a sound attempt will be made to develop a scientific research program aimed at the permanent solution of the steer odor problem.

Has instituted an intensive updating of information relative to incorporation.

Has contracted for the publication of a new and improved 1964 Sun City directory and will deliver one to each home in Sun City without charge.

Continues its endless effort to encourage a recognition that if everyone in Sun City will think of his neighbors as well as of himself we can have one of the most beautiful and finest communities in the United States.

YOU MAY LIKE, ALSO, TO KNOW THAT:

No officer or committee member of the Association receives any pay whatever for his services - despite the fact that some of them spend many hours working in your behalf. It does not operate or conduct the affairs of the activity centers.

Meetings are held the first Thursday of each month at 9:30 AM, alternating between the Community Center and the Town Hall.

1964 Sun City Home Owners Association Board Members are:

Phillips Campbell, President

Jesse R. Conner

Herbert F. Martin

Michael Bross, Vice President

John W. Corbin

Arthur F. Mathis

Bess Peterson, Treasurer

Blaine Ferguson

Herbert Merman

Harry W. Baker, Secretary

August W. Lass

The dues are only \$2.00 per person per year - and every home owner who has lived in Sun City for six months has already saved much more than that as a result of the work the Association has done.

Our office is at 10725 Oakmont Drive. It is open from 9:00 AM to 2:00 PM Monday through Friday. We urge you to join the Sun City Home Owners Association if you have not already done so.

1970

What can the **Sun City Home Owners** *do for me?*
What can I do for the **Association** *and profit thereby?*

The Community of Sun City is not an organized political subdivision. Its welfare depends upon the action of many State and County Bureaus.

The Home Owners Association is the only organization in Sun City to effectively represent all the inhabitants in all matters.

Representatives of the Home Owners Association testified or consulted, for the benefit of the Community, with the following: Arizona Fire Rating Bureau, County Assessor's Office, Attorney General, Board of Elections, Board of Supervisors, Board of Health, County Engineer, City of Phoenix, City of Glendale, City of Scottsdale, Corporation Commission and the Commission's utilities and transportation divisions, Department of Finance, Department of Insurance, Industrial Commission, Joint Committee of State Senate and House, County Treasurer, Arizona Supreme Court, Senate Committee on Taxes, Vehicle Bureau, Highway Department, Planning and Zoning Commission, Del E. Webb Corp., Sun City Water Co., Sun City Sewer Co., and Rural Fire Department.

A Volunteer Fire Company was organized through the coordination of 11 of the above, resulting in the installation of hydrants (about 160 between Grand and Olive Avenues and about 120 North of Grand) at no cost to individuals, a contract (with expanded protection) with the Rural Fire Protection Co., a reduction from overall fire rating of Grade 10 to the present Grade 6, resulting in lower fire insurance premiums.

Recovery of taxes paid to the State, estimated this year to be more than \$85,000 which amount is used to defray the cost of fire protection.

Because of this recovery of tax, there was no cost to Sun City residents for fire protection for the fiscal years 1967; 1968; 1969; 1970, and there will be no charge for fiscal year 1971.

Its Representatives appeared before various State Committees to try to prevent excessive State and school taxes from being put on this community.

A Street Lighting District was formed and now all of Sun City has street lights, and all Districts have received reductions.

Its Representatives consulted with the Highway Department to hasten the construction of 99th Avenue and the bridge on Peoria Avenue over the New River, also a traffic light on Grand and 103rd Avenues, also 107th and Peoria Avenues.

Other benefits derived from its activities are the placing of street signs, stop signs, traffic lights, elimination of flooding conditions, keeping of streets clean and in good repair, and the handling of hundreds of complaints.

Definite action pertaining to the elimination of feed lot odors and disturbing noises from nearby equipment.

Proposed taxes on Doctors calls cancelled and the tax on prescriptions were eliminated through

1970

SUN CITY COMMUNITY ASSOCIATION

YOUR RECREATION FACILITIES

TOWN HALL CENTER—ADMINISTRATIVE OFFICE, 10600 PEORIA AVE., PHONE 933-0127

TOWN HALL NORTH—10725 OAKMONT DRIVE, PHONE 933-2162

TOWN HALL SOUTH—9747 NORTH 107th AVENUE.

LAKEVIEW CENTER—10626 THUNDERBIRD BLVD., PHONE 933-8201

The recreational facilities consisting of Town Hall Center, Town Hall South, Town Hall North, and Lakeview Center, are owned and operated by the Sun City Community Association, a non-profit corporation formed by Sun City residents.

The complete recreation centers are under the supervision of the Community Association Board of Directors, consisting of nine directors, including the President, Vice-President, Secretary and Treasurer, who are elected annually.

The officers of the Sun City Community Association for the year 1970 are: Paul W. Waltz, President; Douglas V. Lowther, Vice-President; Audrey N. Bock, Secretary; Kenneth A. Pearce, Treasurer; John W. Prather, Budget-Finance; Carl H. Anderson, Properties; Gordon Evans, Public Relations-publicity; George A. Shuck, Club Organization; Kenneth O. Marion, Committee on Committees; and Jay S. M. Titus, Manager.

The function of the corporation is to maintain a general social, cultural, recreational and amusement enterprise for the benefit of its members; to coordinate, implement and aid the various recreational and social clubs and to promote cooperation in all matters of interest to the residents who become, and remain, members of the corporation by the payment of annual dues of \$20.00 per member. Meetings of the Community Association are held on the second Monday of the months of January, May September and November at 1:30 p.m. at Town Hall, South.

The Board of Directors meet monthly on the 2nd Monday of each month at 9:00 a.m. Committees of talented representative Community Association members appointed by the Board of Directors are Finance-Budget, Properties, Committee on Committees, Club Organization and Public Relations, all meeting regularly to plan and help coordinate the program of the Association.

Ninety recognized Community Association Clubs, all with substantial membership, hold regular meetings and conduct interesting things to do in the Association facilities on regularly scheduled dates. Each club elects its own Chairman and such other officers as necessary to assure the success of the Club. Much of the success of the Association program is a direct result of the efforts of these clubs.

To name a few of the recreation facilities available to you — Four outdoor swimming pools, three indoor therapy pools, four shuffleboard facilities, four lawn bowling greens, a billiard, pool and snooker room, miniature golf, boat rides on the lake, plots to raise your own garden, compound for trailers and boats, Art, Bridge, Camera, Canasta, Ceramics, Clay, Chorus, China painting, Coin, Ballroom dancing, Square dancing, Federated Women's club, Men's club, Gymnastics-Rhythm group, Hand bell ringers, Homemakers, Knitting, Lapidary, Leathercraft, Puppet club, Rockhound, Sportmen's club, Woodworking, and many more.

Where else in the World could you get so much for so little? Just \$20.00 per year per person.

FIRE DEPARTMENT

Manned by trained professional fire personnel.

Service is provided 24 hours a day — seven days a week.

In addition to fighting fires, men are trained in first aid, resuscitation, rescue service, to administer oxygen (which is carried on all calls,) lockout service (if you forget your keys.) dark house service (if you are away two weeks or longer.)

ANY EMERGENCY — DAY OR NIGHT

PHONE — 939-3111

BUSINESS — 937-4151

SUNSHINE SERVICE, INC.

One of the advantages of living in Sun City is the unique service performed by the Sunshine Service, Inc. They have an office and store room at 10307 Coggins Drive (back of Post Office) — Phone 933-5826 from which any Sun Citian may obtain sick room equipment without charge for as long as needed. This fine equipment cost more than \$30,000 and all purchased by voluntary contributions to the Sunshine Service as was the building with store room. The lot was given by the Del E. Webb organization.

Sunshine Service has a Board of Directors, who are elected each year, and more than 400 district, sub-district, neighborhood Chairmen and others dedicated to helping their neighbors in case of accident, illness or bereavement. The equipment includes: hospital beds (which firemen move without charge) plastic coated mattresses, wheel chairs, hydraulic lifts, walkers, canes, crutches, commode chairs, exercisers, traction and many other items for the sick room. They also have roll-aways for your guests and baby beds for your grandchildren. You are invited to visit the Sunshine building to see the fine equipment and learn more about what "Sunshine" is doing to make Sun City a better place in which to live.

This organization, (then known as the Sunshine Committee) was started in 1961 by the Sun City Civic Association, Inc., and in 1962 was transferred to the Sun City Civic Association (which later became the Home Owners Association.) Reverend E. Duane Thistlethwaite (member of the first elected Board of Directors) was appointed chairman of the Sunshine Committee and still heads the organization.

the efforts of our representatives who appeared before the Senate Tax Committee.

The division of Sun City into 7 Districts providing for election of two Directors from each District. This insures representation from each District. (Temporarily two additional Districts were created with additional representatives.)

The County has changed its Voting Districts to conform.

Obtained a full time Sheriff (24 hours daily in Sun City, plus an additional Sheriff Patrol.)

Pay electric bill and heat bill and contribute to rent to support the State Automobile Drivers License Examiner in Youngtown for your convenience.

Widows and Veterans Tax Exemption Representative comes to Sun City annually for your convenience.

The Householders Official Directory published each year and distributed to every householder (free of cost) with a supplement to this year's Directory to be mailed each householder about November 1st.

Many of our talented members have given much of their time on the different Committees for this Association.

No member of the Board receives compensation.

We invite you to take an active part in the affairs of your City. YOU CAN BY JOINING THE SUN CITY HOMEOWNERS ASSOCIATION. The membership cost is only \$2.00 per person and can be obtained by mail or pick up at the Association Office at 10783 Grand Avenue, Sun City, Arizona 85351.

PHONE: 933-1858 — Office hours 10:00 A.M. to 2:00 P.M.



"I believe that a man should be proud of the city in which he lives, and that he should so live that his city will be proud that he lives in it."

Abraham Lincoln



INTRODUCING



Sun City's Advocate Since 1963

SUN CITY HOME OWNERS ASSOCIATION

Working specifically to protect your home, your Sun City lifestyle and your rights as a resident of this remarkable community.

HOA....

PROTECTS YOUR INTERESTS

Re: Government agencies
Taxes
Transportation

HELPS LOCATE

Ethical and reliable tradespeople for
home, appliances, yards

PROVIDES INFORMATION ON

Deed Restrictions
Cultural, Educational Forums
Valley points of interest

PERFORMS FUNCTIONS

To make your life
• Comfortable
• Enjoyable
• Secure

ASSISTS IN PUBLISHING THE HOME OWNERS DIRECTORY LISTING:

Telephone numbers
Addresses
Home towns/Occupations
Street indexes

Community information
Health and Social Services
Recreational facilities
Volunteer organizations

All at a modest membership fee of \$5.00 single or \$10.00 couple. Bring the application to the office, open 9:00 a.m. to 3:00 p.m., Monday-Friday. While you are there, meet our friendly, helpful staff and pick up your valuable free Directory and other helpful brochures. Application can be mailed.

NEW MEMBERSHIP APPLICATION

HOA's office 10401 Coggins Drive, Sun City, AZ 85351, Phone 974-4718

Fill out membership form below and return with your check.

NAME _____ SPOUSE'S FIRST NAME _____

STREET _____ ZIP _____

PHONE _____ FORMER OCCUPATION _____

FORMER HOME TOWN _____ \$10.00 Per Couple \$5.00 Single

To be listed with the above information in Directory, please check : ☐ Yes ☐ No

Civic Group Hearing Set

Sun Citians Get Dual Unit Plan

A proposed constitution for a Sun City citizens' organization and articles of incorporation for a proposed entity which could operate community facilities will be submitted to Sun City resident homeowners for approval at 6 p.m. next Wednesday.

The proposals are the result of study by an interim committee appointed at a community meeting Sept. 30.

Col. M. W. May, a spokesman for the interim committee, pointed out that the propositions, although unanimously supported by the nine-man committee, are subject to change or rejection by majority vote at Wednesday's organizational meeting at the Community Center.

Sun Citians, both proposals are published in full on pages 3 and 4 of this issue of the NEWS-SUN.

Colonel May explained that two organizations are proposed in order to give the community a standby mechanism, in the form of the corporation, for "accepting conveyance of the community center area and facilities when offered by the Del E. Webb Development Co." and another organization which could represent the area in dealings with governmental agencies.

"Unless we get together and act concertedly," he said, "we won't always get the things we

should have and will be prey to individuals that want to exploit us."

"**THE CORPORATION,**" he said, "is a non-profit organization that can take over recreation and community facilities, and we hope it can do it tax-free." As a corporation, it would have the advantage of limiting liability.

be restricted by law as to political activities.

The colonel pointed out that establishing a means for operating the facilities is not the same as actually taking over the facilities. Taking control, he said, would require later approval after a study of costs involved and other ramifications.

"**THE CIVIC GROUP,** he said, could deal politically — could endorse political candidates, would represent a large block of voters in any community matters which could be brought before the county board of supervisors, the state corporation commission, or similar governmental bodies.

This organization would be open for membership by other Sun City units. The corporation would be open only to resident homeowners in the present Sun City development, for whom the present facilities are intended.

The phrase "resident homeowners," he said, is designed to include both husbands and wives because Arizona is a community property state and therefore both spouses are considered co-owners.

IN ORDER TO eliminate competing organizations, said Colonel May, the interim committee has proposed to have the same set of officers for both groups. The officers and board of directors of the association, therefore, would automatically become the corporation's board if the proposals are approved.

The interim committee will present a nomination slate and accept nominations from the floor at a Nov. 1 meeting if the proposals are approved. An election by secret ballot would be held Dec. 6.



FORMULATING CONSTITUTION and articles of incorporation for Sun City's proposed two-faceted civic organization at one of their many work sessions are interim committee members (from left): Carl Johnson, Chairman Russell Wing, Roy Lutz, Mrs. Emilie Fraser, Lee E. Wilson, Ralph Robuck, and Col. M. W. May.

Proposed Constitution of Civic Group

PREAMBLE

Sun City, Maricopa County, State of Arizona is a community conceived and implemented by the Del E. Webb Company as an active new way of life for America's senior citizens and reserved exclusively for those retired or semi-retired, of fifty years of age or older.

The people of this community desire association in a general way with others of like interests and ambitions in acquiring an independent mode of living in absolute freedom of personal expression and individuality and a wide choice of civic and recreational activities.

With the above purposes in mind, The Sun City Civic Association is organized to promote and to provide necessary democratic measures, controls, rules, and regulations which will insure the proper conduct of business and civic procedures and safeguard the individual rights of the citizens of Sun City.

ARTICLE I

Section 1: The name of this association shall be: The Sun City Civic Association.

ARTICLE II

Section 1: Any resident home owner of Sun City may become a member, whose name is approved by the Association and upon payment of his annual dues.

ARTICLE III

Section 1: The officers of this Association shall be:

President
Vice-President
Secretary-Treasurer
Six Trustees

Section 2: The Board of Trustees shall consist of the President, the Vice-President, Secretary-Treasurer and six other trustees, all of whom shall be members in good standing.

ARTICLE IV

Section 1: Officers shall be elected as provided in the by-laws.

Section 2: In the case of a vacancy of office, the Board of Trustees shall appoint a member, in good standing, to serve until the next annual election.

ARTICLE V

Section 1: Amendments to this constitution and to the by-laws of this Association shall be made only at a meeting thereof, by a two-thirds vote of the members present.

Section 2: No proposition to amend shall be acted upon unless written notice has been given to the Secretary-Treasurer at least thirty days prior to the meeting.

Section 3: A copy of such proposition shall be embodied in the call for the next meeting, and a copy sent to every member of the Association at least ten days before the date of the meeting at which the amendment is to be voted on.

ARTICLE VI

Section 1: Any officer may be removed from office for cause by a two-thirds vote of the members present at any association meeting.

Section 2: Procedures for submitting such a proposition and for publicizing it, shall be the same as those provided in Article V.

BY-LAWS

ARTICLE I THE PRESIDENT

Section 1: It shall be the duty of the President to preside at all meetings and to enforce all rules and regulations relating to the administration of the Association.

Section 2: The President shall call meetings of the Association or of the Board of Trustees, when he deems it necessary, or when requested to do so by the Board of Trustees, or an Association meeting upon written request signed by at least twenty-five members in good standing.

Section 3: The President shall appoint all standing committees.

ARTICLE II THE VICE-PRESIDENT

Section 1: In the absence of the President, the Vice-President shall have the powers, prerogatives and duties of the President.

ARTICLE III THE SECRETARY-TREASURER

Section 1: The Secretary-Treasurer shall enter in proper books all resolutions and proceedings of meetings of the Association, and of the Board of Trustees.

Section 2: All monies payable to the Association shall be paid to the Secretary-Treasurer.

Section 3: All disbursements by the Association shall be made by checks signed by the Secretary-Treasurer and countersigned by the President.

Section 4: The Secretary-Treasurer, who shall be bonded, shall receive, keep an accurate account of and be responsible for all Association funds.

Section 5: He shall disperse Association fund only on directive of the Board of Trustees.

Section 6: He shall deposit all Association funds to the account of the Sun City Civic Association in a bank designated by the Board of Trustees.

Section 7: He shall make a report of the Association's financial standing at each meeting of the Board of Trustees, and at each Association meeting.

Section 8: He shall submit his records

year, to the Board of Trustees for audit.

Section 9: He shall post a statement of financial conditions, after approval of the audit by the Board of Trustees, on the Association bulletin boards.

Section 10: The Secretary-Treasurer shall conduct all correspondence relating to the Association, maintain necessary files, issue all notices of meetings, and keep a register of members of the Association.

ARTICLE VI THE BOARD OF TRUSTEES

Section 1: It shall be the duty of the Board of Trustees to execute the policies of the Association.

Section 2: It shall be their duty to take care of, control, and manage all the assets of the Association.

Section 3: They shall keep a record of their proceedings and make a report thereof in writing at the annual meeting.

Section 4: They shall audit the Secretary-Treasurer's accounts semi-annually.

Section 5: They shall supervise the finances of the Association.

Section 6: The office of a member of the Board of Trustees may be vacated by his absence from two consecutive meetings of the Board without good and sufficient reason satisfactory to the other members of the Board of Trustees.

Section 7: The members of the Board of Trustees are also the Board of Directors of the Sun City Civic Association, Inc.

ARTICLE V STANDING COMMITTEES

Section 1: Standing committees shall be appointed as follows: membership, utilities, nominating, streets and parks, public relations, political action, grievance, and other committees as determined by the Board of Trustees.

Section 2: Standing committees shall prepare themselves to report fully at Association and Board of Trustees meetings.

ARTICLE VI MEETINGS

Section 1: An Association meeting shall be held the first Tuesday of each November for presentation of annual reports and for nomination of candidates for office.

Section 2: An Association meeting shall be held the first Tuesday of each December to report the results of the election and to install incoming officers.

Section 3: Special meetings shall be held as outlined in Article 1, Section 2 of the by-laws.

Section 4: Board of Trustees meetings shall be held monthly.

ARTICLE VII QUORUM

Section 1: One hundred members in good standing shall constitute a quorum at all Association meetings.

Section 2: Five Board members shall constitute a quorum at all Board of Trustees meetings.

ARTICLE VIII PROCEDURE

Section 1: All meetings shall be conducted in accordance with this constitution and by-laws, and Robert's Rules of Order, as revised.

ARTICLE IX NOMINATION AND ELECTION OF OFFICERS

Section 1: The nominating committee shall present a list of candidates for each office at the November meeting.

Section 2: Any member, in good standing, may make additional nominations from the floor at the November meeting.

Section 3: All officers are elected for a term of one year as of January first each year.

Section 4: Elections shall be held by secret ballot during the day of the first Tuesday of December, supervised by tellers appointed by the President. They will receive and tabulate the results in the presence of the Board of Trustees.

ARTICLE X

INITIATION FEES AND DUES

Section 1: The dues for each fiscal year ending December 31 shall be established by the Association at each November meeting.

Section 2: Such dues shall be due and payable annually, in advance of November 30 of each year or at the date of member's admission to the Association and until such payments thereof, no certificate of membership shall be issued.

Notary Public in and for said
County and State
My commission expires:

Section : The members of the Board of Directors are one and the same as the members of the Board of Trustees of the SUN CITY CIVIC ASSOCIATION.

SUN CITY HOME OWNERS ASSOCIATION

10401 COGGINS DRIVE

SUN CITY, ARIZONA 85351

PHONE 933 1358



RECEIVED

JAN 1 1975

R. S. LANE

December 17, 1974

President and Board of Directors
Sun City Home Owners Association
Sun City, Arizona

The attached report is submitted pursuant to instructions that the Special Research Committee review data and factors relating to Home Rule of Sun City under present conditions and report thereon.

On the basis of data presented Home Rule of Sun City is financially feasible under present conditions and relationships of revenue sharing without the imposition of any additional taxes.

It is recommended:

1. The President, Acting for the Board of Directors, approve the report
2. That, because of the length of the report, copies be made available for review in H.O.A. Offices by members of the Association.
3. That a condensed version of the report be printed and distributed to H.O.A. Membership.

Respectfully,

Special Research Committee

Earl L. Struwe, H.O.A. Director,
Chairman

Earl L. Clore, H.O.A. Director,
Vice Chairman

Randy Addington, H.O.A. Director

Charles E. Clindinin

W. Arthur Comer

Brazille M. Day

Archibald L. Fait

Robert F. Milligan

APPROVED:

Earl L. Clore, President
Home Owners Ass'n.

SUN CITY TAXPAYERS ASSOCIATION, INC.

Report to Board of Directors
on the Pros and Cons
of the Incorporation of Sun City, Arizona

Prepared by the
Association Home Rule Committee

December 16, 1974

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INTRODUCTION

For at least 10 years a number of citizens of Sun City have looked at the question of whether to incorporate as a city. As Sun City has now grown into a community of 33,000 plus persons, a more responsive form of government appears necessary. The Board of the SCTA requested its Committee on Home Rule (Incorporation) to study the problem in depth and report back to them their conclusions.

In order that the reader may better understand what is involved in incorporation, the Report includes a description of three possible city government structures in detail along with estimated income from city sources, revenue sharing from the State and Federal government and the estimated expenses of city government.

The Committee membership is included at the end of this Report.

BASIC CONCLUSIONS

Our basic conclusions are:

1. that incorporation of Sun City as a city is feasible now;
2. that such a city could function on a balanced budget without imposing any additional taxes such as sales or property taxes;
3. that the City of Sun City could provide a level of city services at least equal to or better than that now provided by Maricopa County, and it would be more responsive to the needs of the citizens of the community;
4. and that if incorporated the City adopt the City Manager form of government.

PROS AND CONS OF INCORPORATION
OF SUN CITY, ARIZONA

Some important reasons for and against the incorporation of Sun City are:

PROS:

1. Planning

The County provides only a minimum in the way of planning to guide the growth of Sun City. The Del Webb organization has done fine planning, but the citizens of Sun City have had no voice in its future development. With the zoning and building code controls that are possible under incorporation, Sun City would have the opportunity to require that buildings, signs, and other developments remain in harmony with the atmosphere of our community, thus preserving the principal advantages of our retirement community in the face of future developments.

All types of controls, codes and ordinances could be appropriate to the needs of Sun City instead of the county-wide controls to which we are now subject.

2. Police Protection

Sun City does not have adequate police protection. As an incorporated city, Sun City could contract for its own police services which would answer directly to the City Council and citizens of Sun City.

3. People Can Better Influence Local Government.

Local government is closer to the citizens they represent, which would give a better opportunity for control and participation. Also, it should provide a greater awareness in the minds of citizens of the conduct of their local government. Hopefully, a more unified spirit would result.

4. State and Federal Revenues Shared with City Government.

As an incorporated city, Sun City would receive directly from the State, Federal Government and Maricopa County shared taxes which are provided by State and Federal law to be used for the benefit of the citizens of Sun City.

5. A Stronger Voice in Dealings with Other Governmental Bodies.

An incorporated city would have more influence in its dealings with school districts, county, state and federal agencies. In addition, some state and federal funds are available to incorporated cities which are not available to unincorporated communities.

6. Contacts with Government would be in Sun City.

Most contacts between Sun City citizens and government will be in Sun City rather than 25 miles away in Phoenix. It will no longer be necessary to travel to Phoenix to participate in hearings, conferences or business transactions.

7. Action by State Legislature.

Finally, the State Legislature may decide at some time that Sun City is just too large for county government, and enact legislation giving Sun City the option of incorporation or being taken over by another nearby incorporated community.

CONS

1. Possible Increase in the Cost of Government.

If incorporated as a city, the cost of local government may rise. Usually this takes place because certain groups of citizens ask for additional services from government, and councilmen are unable to say "No." They may not

be able to resist pressures to increase salaries or other expenses. Whether the citizens of Sun City would be sufficiently active and vigilant to keep city government on its toes is a question no one can answer affirmatively.

2. Controls May Prove Onerous to Some Citizens.

The codes and controls a city may impose, which in effect safeguard the property values, quiet and safety of all citizens, could prove onerous and restrictive to some citizens and businesses. Such persons have come to Sun City to escape the restrictions of the bigger cities and the relative freedom they now enjoy is cherished more than the benefits a more controlled community would give them.

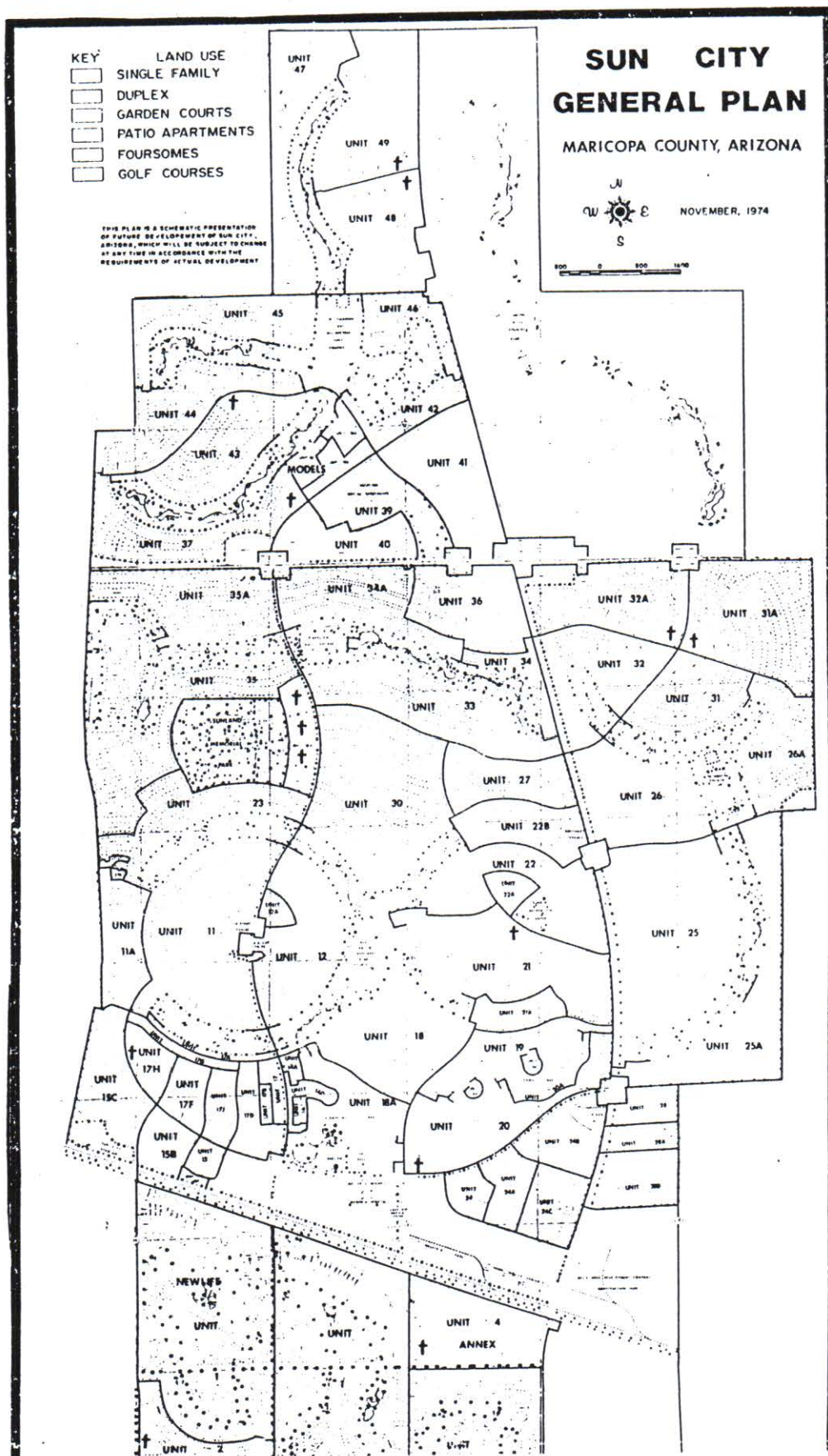
3. The County Government is Adequate.

County has governed Sun City well, so why change something which is certain for an untried new government. It may well lead to a duplication of services.

CITY DESCRIPTION

The heavy black line on the following map would be the boundary of the community proposed for incorporation.

The description of the land included in the community is as follows:

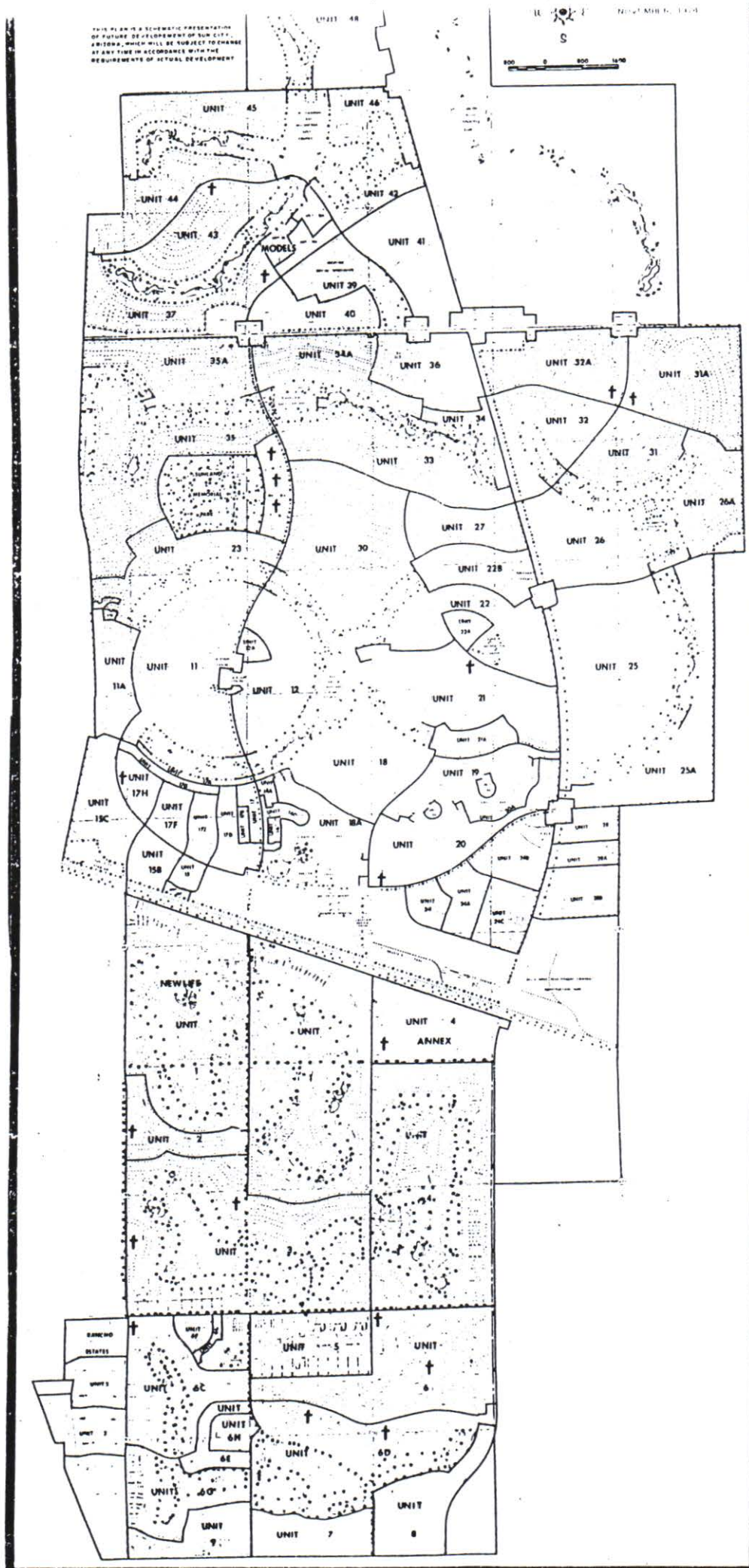


METHODS OF INCORPORATION

Under the laws of Arizona, Sun City a "community" of about 33,000 inhabitants may incorporate as a city. The term "community" is defined by the law as a "locality in which a body of people reside in more or less proximity having common interests in such services as public health, public protection, fire protection and water which bind together the people of the area, and where the people are acquainted and mingle in business, social, educational and recreational activities." The law provides that the area to be incorporated must be "urban in nature and not include large areas of uninhabited rural or farm lands." The law further requires that the "community" must designate its name and its metes and bounds, that is the area and boundaries and limits of the city to be incorporated. Finally, the law provides that an unincorporated area (Sun City) may not be incorporated if it lies within (1) six miles of an incorporated city having a population of 5,000 or more (Phoenix and Glendale); or (2) within three miles of an incorporated city having a population of less than 5,000 (i.e. El Mirage, Surprise, Youngtown and Peoria), unless each such town or city either (a) pass resolutions approving the proposed incorporation, or (b) a petition has been presented to each such town requesting annexation of the area proposed for incorporation and such petition is not approved by a valid ordinance of annexation within 120 days.

The incorporation could be accomplished by action of the citizens of Sun City through one of two methods provided by the law:

1. The first method requires that 66-2/3rds of the qualified voters residing in Sun City sign a petition addressed to the Board of Supervisors of Maricopa County which would set forth the metes and



bounds of the community, its name and a prayer that the community be incorporated into a city. If the Board is satisfied with the legality of the petition it must by order declare the community incorporated as a city.

2. The second method requires that 10% of the qualified voters residing in Sun City sign a petition addressed to the Board of Supervisors of Maricopa County setting forth the boundaries of the community, its name and a prayer for the calling of an election for the purpose of voting on the question of whether to incorporate or not. In this event the Board must within 60 days after the filing of the petition call the election with the election taking place not later than 120 days after the petition was filed. If there had been a previous election for incorporation of substantially the same community, the election must be held a year or more later. If a majority of the Sun City qualified voters voting on the question vote for incorporation, then the Maricopa County Board of Supervisors must by an order declare the community incorporated as a city.

Whether the incorporation is accomplished by the two-thirds of the citizens requesting it or by a majority vote approving incorporation the order of the Board of Supervisors must designate the name of the city (Sun City), set forth its boundaries and state that the people of Sun City shall be a body politic and corporate. Thereafter Sun City will have all the rights and obligations accorded a city under Arizona law.

Finally, the law provides that all codes, rules and regulations made, established, adopted or enacted by Maricopa County relating to zoning, building,

plumbing, mechanical, electrical and health and sanitation shall apply within a newly incorporated city and shall be enforced by county officers. All county services previously provided within the city including, but not limited to, law enforcement, public safety, maintenance of streets and public improvements and drainage shall be continued through county officers and at county expense from the date of incorporation until July 1, next following incorporation or until such date prior to July 1 that the city provides by ordinance for such services.

FORMS OF GOVERNMENT

The laws of Arizona prescribe for cities several forms of government. The first is known as the Common Council consisting of seven members elected at large. Initially these members are appointed by the Board of Supervisors of Maricopa County. Successor members are to be elected at an election to be held on the 4th Monday in May following such initial appointments, and on the 4th Monday in May every two years thereafter. The Council may fix some other date for general elections. The mayor is chosen from among the members of the Council by them.

Staggered terms of four years, three at one election and four at the next, for members of the Council may be approved by a majority of the qualified electors voting on the proposal.

A city may subdivide its community into seven wards, with each ward to contain a nearly equal number of inhabitants and consisting of contiguous territory in as compact a form as is possible. Each of the seven wards is then represented by one councilman.

A second form of government is a council-manager form under which such manager is retained and given specific powers which otherwise are exercised by the Council.

A third form is the charter form of government. An election is necessary on both the creation of a board to draft a charter for the city and again on the final charter itself.

POWERS AND LIMITATIONS OF CITY GOVERNMENT

If the citizens of Sun City voted to incorporate, the city of Sun City could commence as a common council form of government, the first council of seven members being appointed by the Maricopa Board of Supervisors. The mayor would then be chosen by the council members from among themselves.

The corporate powers of the municipality are vested in the Council which would have power to pass, amend and repeal ordinances necessary to exercise the corporate powers. Limitations on such powers are found in the State constitution and its statutes. Most powers available to a municipality are delegated by the state, so they obviously may be restricted or terminated by the legislature.

The council will have power to pass and enforce ordinances pertaining to master plans, zoning, building codes, drainage and others.

It will have power to appoint and remove municipal officers and employees.

City expenditures will be controlled by an annual budget. One must be adopted for each fiscal year. A single year's budget is subject to certain limitations as to any increase which can be made over the preceding year's budget. A public meeting is required to be held after due publicity, before the final budget is adopted.

No municipality may incur indebtedness to an amount in excess of 4% of its assessed valuation without approval by a majority of the electors voting at an election. Thus, such indebtedness is ordinarily represented by bonds which would have to be approved by the electors of Sun City.

If Sun City were to be incorporated, the assessments of property for purposes of taxation would continue to be made by the Maricopa County Tax Assessors.

FUNCTIONS OF GOVERNMENT

The functions of local government can be divided into 3 classes:

1. The mandatory functions.
2. The not affected functions.
3. The optionally affected ones.

The Mandatory Functions

The new City government would be required by the Arizona Statutes to have these city officials:

- (a) City Clerk who will also serve as Treasurer.
- (b) City Marshall or Police Chief.
- (c) City Engineer

and provide these services: police protection, street and road maintenance, planning and zoning and maintenance of any parks.

Police

Police protections can be furnished in two basic ways:

- (a) Contract with Maricopa County on an annual basis.
- (b) Establish a City police department and arrange for the necessary personnel, equipment and facilities.

While either way of furnishing police protection could be satisfactory, it is the judgment of the Committee that contracting with the Maricopa County Sheriff's Office is the best way because the level of protection and an element

of local control could be arranged to suit the needs of Sun City (and at lower expense since all of the County Sherriff's Office equipment and services would be available). This recommendation has been built into the Revenue and Expense figures covered later in this Report.

Streets and Roads

A portion of the state taxes on each gallon of gasoline sold is returned to each municipality for use on its streets and roads. An incorporated Sun City would have the same legal responsibility for street and road maintenance that Maricopa County now has. Any substantial road improvements normally are funded by a local improvement district thru the general fund. The Committee estimates that the gasoline tax money would permit the City to provide a higher level of road maintenance than Sun City now receives from Maricopa County or the Del Webb organization.

Planning and Zoning

Up to now the Del Webb organization has in effect assumed this function and has done it well. But as the Del Webb Company completes its building, they obviously will not continue in this role. The citizens of Sun City must collectively assume the responsibility of protecting their properties. Thus, the City government must assign major importance to this function and staff itself accordingly.

The purpose of land use planning as implemented by zoning in Sun City should be at least threefold:

1. To keep Sun City the finest retirement community in the U.S.
2. To control the amount, places of growth and development of the land
in the community.
3. To control the type of dwelling available in the city.

Functions Not Affected by Incorporation

Sun City's incorporation would not affect schools or the fire districts.

Schools

School districts formation and financing are governed by State law. The boundaries of such districts do not usually follow the boundaries of cities or towns. Sun City would remain as an unincorporated district. The point is incorporation of Sun City would have no direct effect on school costs, nor on how such costs are divided among the various revenue sources.

Fire District

Sun City as proposed would lie within the Sun City Volunteer Fire District. This is a legal entity, owning buildings and equipment. At the moment there seems to be no advantage in trying to form a Sun City fire department. The Fire District can remain as it is with its costs and financing not affected by incorporation.

Functions Optionally Affected by IncorporationSun City Recreation Centers

This substantial organization holding title to the Centers has done a fine job. The one concern is whether it can exist in the future without the power to raise its revenue thru taxation. At present there seems to be no reason for city government to take this over, altho there would be a substantial tax advantage for the Centers.

Sun City Public Golf Courses

This profit center for the Del Webb organization is well run, but since the Del Webb organization seems anxious to dispose of the same, the City government might be able to provide lower cost service if it were to purchase

the courses. The land and buildings, if government owned, would be free of property taxes. At any rate, if the golf courses were assumed by the city government, they would be self-sustaining.

Sun City Library

This organization is a nonprofit corporation, supported substantially by contributions from the public and occupies space allotted by the Recreation Centers. It gives fine service and need not be affected by incorporation. On the other hand we would recommend consideration be given to having the City take over the Library and expand its services by establishing at least two centers, one in Phase I.

Private Utilities

It would be possible for the City of Sun City to purchase and operate a trash disposal service, a water system and the sewer system. While the trash collection service by a private company has been satisfactory, there is no way under present law to control its rate structure, so early attention should be given to whether this should be a municipal service. In addition, prompt consideration would have to be given by the new City Council to the matter of either acquiring the private utility serving water and sewers to the community in view of recent unjustified increases in charges. Alternatively an "improvement district" could be established for this purpose.

PROPOSED CITY ORGANIZATION

In order to forecast expenses for the proposed city government, a City Manager form of organization is herein suggested. The following is a list of initial officials and employees of the proposed city government:

Unpaid officials

Council - elected

Mayor - chosen by Council from its members

Planning & Zoning Commission - Appointed by Council

Public Safety Commission - Appointed by Council

To supervise contracted Police services

Part-time employees

Attorney - Council appointed

Magistrate - Council appointed

Full Time employees

City Manager

City Clerk - Treasurer and secretary

City Engineer, draftsman and secretary

Department of Streets - Superintendent, Foreman, Equipment operators
and laborers

City Planning Director, Building Inspectors and secretary

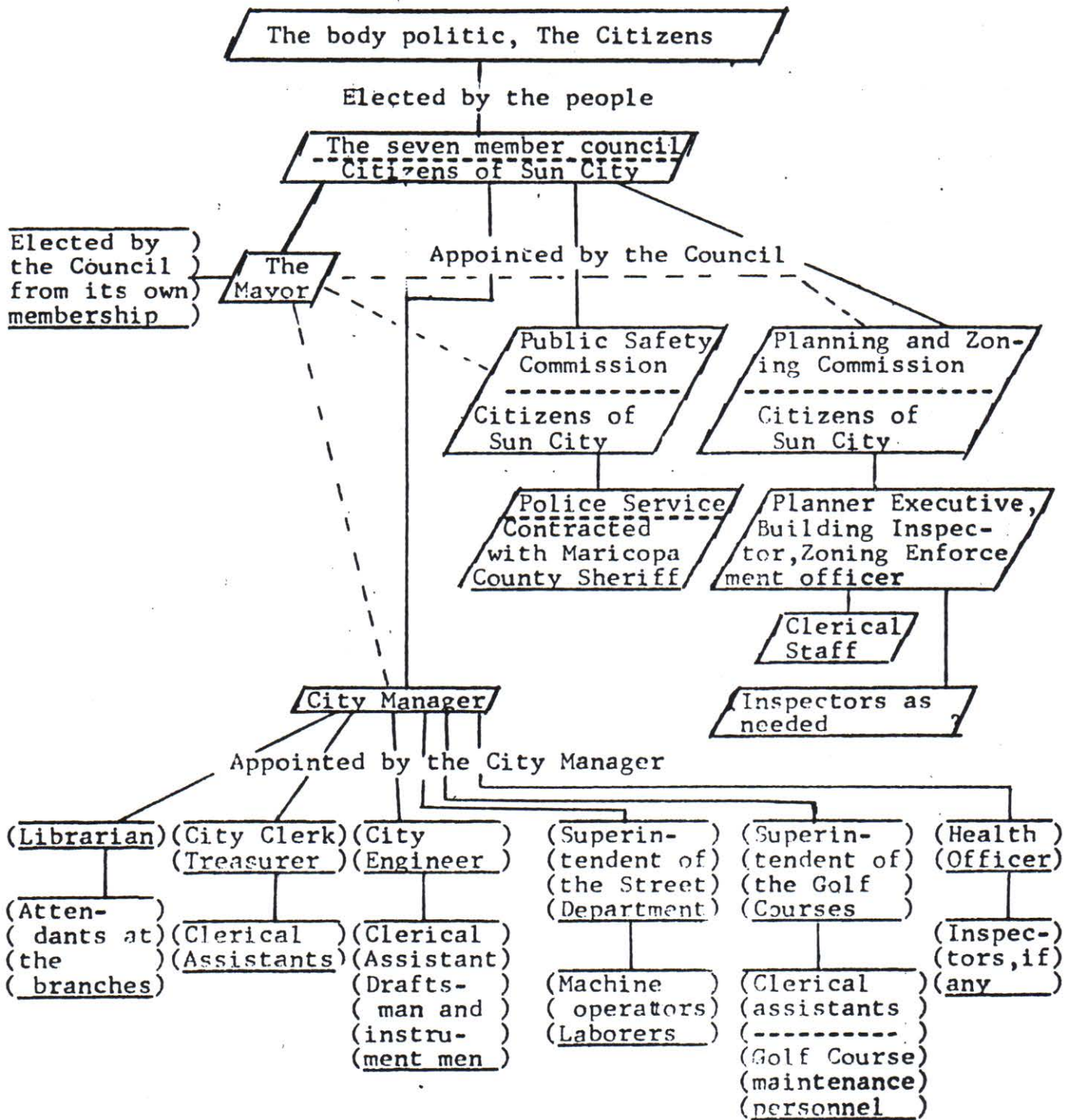
Health Officer - inspectors

Golf Course Superintendent - Maintenance personnel - pro shops
personnel

The Chart on the next page shows the organization of the proposed Sun City government.

ORGANIZATION CHART OF THE PROPOSED CITY GOVERNMENT Sun City, Arizona

COUNCIL-MANAGER FORM



Personnel to be appointed to selected by the merit system.
Solid lines indicated line of authority and responsibility.
Dotted lines indicate lines of coordination.

FINANCIAL ASPECTS OF INCORPORATION

The nitty gritty question all Sun Citians must ask, after considering all the pros and cons, will be, "How much will it cost me?"

In the opinion of your Committee the answer would be, "Not a penny." We estimate that revenues available under existing law (without imposing additional taxes of any kind) would be adequate to cover the expenses of a city government which would provide a level of government services better than we now receive. This conclusion was reached after a careful estimate of expected revenues and expenses, taking into account the depressed state of the economy. This portion of the report explains our estimates.

The principal source of revenue to an incorporated Sun City would be the state collected but locally shared taxes, namely the Sales Tax, the Income Tax, and the Gasoline and Vehicle License Taxes. These taxes are shared on the bases of population (U.S. Census Bureau figures). While such figures are only taken every ten years, Arizona permits an incorporated city, at its option, to have an additional census taken five years after the usual date. Since Sun City could request a census in 1975 to take advantage of its growth, our estimates have been based on the Del E. Webb Development Company projections for 1975, which we feel may be overstated, so they have been trimmed.

In estimating revenues, it is necessary to forecast both the taxes collected by the State and the 1975 population of all Arizona cities and towns, including Sun City. In the case of a new city, these taxes (except for the vehicle license tax) are first collectible in July following its incorporation. The vehicle license tax may be collected as soon as the city's census is filed with the State.

The population of Arizona cities and towns, used as a basis for sharing the state collected taxes is:

<u>Year</u>	<u>Total Pop. of Cities & Towns</u>	<u>Annual Growth Rate</u>
1960	992,000	
1965	1,179,000	3.52%
1970	1,376,000	3.14%

If population growth is forecast at a 5% rate, we can estimate the 1976 population as follows, as this would be the first year Sun City would be eligible for sharing:

1976 1,400,000

Using the foregoing basis, we estimate revenues and expenses, including certain capital expenditures, for an incorporated Sun City as set forth in the following Table.

City of Sun City - Estimated Revenue & Expenses

<u>Revenues</u>	<u>Detail Explained in Note #</u>	<u>1976</u>
		<u>1st year Sun City entitled to Revenue Sharing</u>
Federal Revenue Sharing	1.	\$ 164,970.00
State Income Tax Sharing	2.	609,180.00
State Sales Tax Sharing	3.	1,026,090.00
Vehicle License Tax Sharing (County)	4.	231,660.00
State Gasoline Tax Sharing	5.	636,870.00
Franchise Taxes	6.	160,000.00
Fines and Forfeitures	7.	58,500.00
Building Permits	8.	18,000.00
Business Licenses	9.	13,000.00
Interest Income (Surplus Funds)	10.	2,000.00
Other Revenue	11.	2,500.00
Total Revenue		<u>\$2,922,770.00</u>
<u>Expenses</u>		
Legislative	12.	\$ 33,090.00
City Administration	13.	209,215.00
Police	14.	599,785.00
Planning & Zoning	15.	177,870.00
Legal and Insurance	16.	102,740.00
Health and Welfare	17.	250,000.00
Library	18.	200,000.00
Public Works, roads		
streets, maintenance	19.	640,760.00
Total Recurring		<u>\$2,213,460.00</u>
<u>Non Recurring Expenses</u>	20.	
Capital Expenditures		\$ 210,000.00
Expenses Related to Incorporation		50,000.00
Total Non Recurring		<u>\$ 260,000.00</u>
Total All Expenses		<u>\$2,473,460.00</u>
Excess of Revenues over Expenses (Reserve for Contingencies)		<u>\$ 449,310.00</u>

Explanation of Notes:

For all per capita figures set forth below we have used the Del E. Webb Development Company projections but discounted for what we consider the effect of the depressed state of economy on such projections. Thus for 1976 we believe Sun City will have a population of 39,000 persons.

Note #1. The State and Local Fiscal Assistance Act of 1972 (Federal Revenue Sharing) is based on a three-part formula using population, tax effort and relative income, per capita. Amounts vary considerably from one community to another. A \$4.73 per capita figure represents the minimum amount any community will receive during the 1974-1975 fiscal year. We estimate due to economic conditions, a reduction to \$4.23 per capita by 1976. Thus, Sun City should be entitled to $39,000 \times \$4.23$ or \$164,970.

Note #2. State Revenue Sharing is based on 15% of the net proceeds of the State-collected income taxes for the fiscal year two years prior to the current fiscal year. Funds are distributed on a monthly basis to incorporated cities and towns in proportion to the individual municipality's population to the total incorporated population of the State as determined by the U.S. Bureau of the Census. If, as we estimate, the population of all incorporated cities and towns in Arizona is 1,400,000 by 1976 and the share of revenue distributed in 1973 remained the same in 1976 but the population base increased to 1,400,000, the per capita figure would be \$15.62. Sun City's share should be then $39,000 \times \$15.62$ or \$609,180.

Note #3. Of the 4% Arizona State sales tax, 2% goes for schools and 25% of the balance of 2% is distributed to incorporated cities and towns on the basis of population. Again, if the population of all cities and towns is 1,400,000 by 1976 and the share of sales tax distributed in 1973 remained the same at \$36,831,000 in 1976, the per capita figure would be \$26.31. Thus, Sun City's share should be $39,000 \times \$26.31$ or \$1,026,090.

Note #4. The Vehicle License Tax is collected by Maricopa County, 25% of which is shared with the incorporated cities and towns on the basis of population. On the basis of figures available to the League of Arizona Cities and Towns, discounted 10% for economic conditions, the per capita figure is estimated at \$5.94 x 39,000 or \$231,660 should be Sun City's share in 1976.

Note #5. The State Gasoline Tax is composed of two taxes each shared differently with cities and towns. The amount so shared must be spent for streets and highways. Thirty percent of the 6¢ tax is shared with the counties in proportion the sale of gas in each county bears to the total in the State. Cities and towns within Maricopa County receive 10% of the county's share on the basis of population within the city.

The 2¢ arterial tax is shared by allocating 40% of the tax to incorporated cities and towns on the basis of population.

The League of Arizona Cities and Towns estimates, and we have discounted 10% because of economic and energy problems, a per capita figure of \$16.33. This multiplied by 39,000 would give Sun City a share of \$636,870.

Note #6. An incorporated city may impose a franchise tax on utility companies operating within its area. A 2% tax on revenues with the city has been accepted and would amount to:

<u>Company</u>	<u>Estimated Annual Revenue</u>	<u>Franchise Tax @ 2%</u>
Sun City Water Co.)	\$2,000,000.00	\$ 40,000.00
Sun City Sewer Co.)		
Arizona P. S. Co.	6,000,000.00	<u>120,000.00</u>
		<u>\$160,000.00</u>

We understand no city has imposed a tax on the telephone company, but that such company will provide one free business line per 2,000 population to the City government.

Note #7. Fines and forfeitures have been based on the experience of cities of comparable size and other aspects to Sun City in Arizona. This amounts to \$1.50 per capita multiplied by 39,000 which would mean a total of \$58,500.

Note #8. While Sun City is approaching completion, the Del E. Webb Development Company expects to be building a minimum of 600 houses a year over the years until 1980. In addition, a certain amount of remodeling takes place. We estimate revenues from this source as follows:

Estimated # of Building Permits		Average Permit Fee	Total
Homes	600	\$25.00	\$15,000.00
Remodeling	200	15.00	3,000.00
		Total	\$18,000.00

Note #9. To control the type and character of businesses established and maintained within the city, a business license fee could be imposed. Based on cities of comparable size and circumstances, revenue from this source of \$13,000 per year could be anticipated.

Note #10. Every incorporated city has from time to time surplus funds. Initially in the case of Sun City such funds will be low for several years, thus a low interest revenue assumption.

Note #11. All incorporated cities are the recipients of miscellaneous funds such as gifts, bequests, etc.

<u>#12 Legislative</u>	<u>Detail</u>	<u>Sub-Total</u>	<u>Sub-Category Total</u>	<u>Total</u>
<u>Mayor and Council</u>				
<u>Personal Services</u>				
Mayor and 6 Councilmen - Salaries	\$ 9,600.00			
Secretary - Salary	9,000.00			
Fringe Benefits	990.00	\$19,590.00		
<u>Contractual Services</u>				
Rent	4,000.00			
Telephone	1,500.00	5,500.00		
<u>Supplies & Current Expense</u>				
Office Supplies	800.00			
Membership Dues	1,200.00			
Travel, Conferences & Meetings	3,000.00			
Special Departmental Expense	3,000.00	8,000.00	\$33,090.00	\$33,090.00
<u>#13 City Administration</u>				
<u>City Administrator</u>				
<u>Personal Services</u>				
City Administrator - Salary	25,000.00			
Assistant Administrator - Salary	15,000.00			
Clerk-Typist Part-Time	4,000.00			
Fringe Benefits	4,840.00	48,840.00		
<u>Contractual Services</u>				
Rent	2,500.00			
Telephone	3,000.00	5,500.00		
<u>Supplies & Current Expense</u>				
Office Supplies	400.00			
Membership Dues	250.00			
Travel, Conferences & Meetings	1,500.00			
Special Departmental Expense	1,200.00	3,350.00	57,690.00	
<u>City Recorder</u>				
<u>Personal Services</u>				
City Recorder - Salary	15,000.00			
Fringe Benefits	1,650.00	16,650.00		
<u>Contractual Services</u>				
Rent	800.00			
Telephone	250.00	1,050.00		
<u>Supplies & Current Expense</u>				
Office Supplies	400.00			
Membership Dues	25.00			
Travel, Conferences & Meetings	100.00			
Special Departmental Expense	0.00	525.00	18,225.00	

(Note #13 Continued on Page 22)

<u>#13 Continued</u>	<u>Detail</u>	<u>Sub-Total</u>	<u>Sub-Category Total</u>	<u>Total</u>
<u>Finance</u>				
<u>Personal Services</u>				
Director of Finance - Salary	\$18,000.00			
Account Clerks & Typists (8) Salary	72,000.00			
Fringe Benefits	<u>9,900.00</u>	\$99,900.00		
<u>Contractual Services</u>				
Rent	6,000.00			
Telephone	1,800.00			
Professional Services	<u>6,000.00</u>	13,800.00		
<u>Supplies & Current Expense</u>				
Office Supplies	1,200.00			
Membership Dues	200.00			
Travel, Conferences & Meetings	1,200.00			
Special Departmental Expense	<u>5,000.00</u>	<u>7,600.00</u>	121,300.00	
Audit City Accounts	<u>12,000.00</u>	<u>12,000.00</u>	<u>12,000.00</u>	209,215.00
<u>#14 Police</u>				
<u>Police</u>				
<u>Personal Services</u>				
Police Chief - Salary	20,000.00			
Lieutenants (2) - Salary	30,000.00			
Sergeants (4) - Salary	50,000.00			
Detectives (3) - Salary	36,000.00			
Police Officers (16) - Salary	176,000.00			
Jailers (2) - Salary	22,000.00			
Dispatchers (2) - Salary	18,000.00			
Clerks and Typists (4) - Salary	30,000.00			
Fringe Benefits	<u>42,020.00</u>	424,020.00		
<u>Contractual Services</u>				
Rent	24,000.00			
Telephone	18,000.00			
Professional Services	3,000.00			
Uniform Allowance	<u>5,000.00</u>	50,000.00		
<u>Supplies & Current Expense</u>				
Office Supplies	3,000.00			
Membership Dues	200.00			
Travel, Conferences & Meetings	2,000.00			
Maintenance & Operation of Equipment	45,000.00			
Special Departmental Expense	<u>15,000.00</u>	<u>65,200.00</u>	539,220.00	

<u>Page #14 (Continued)</u>	<u>Detail</u>	<u>Sub-Total</u>	<u>Sub-Category Total</u>	<u>Total</u>
<u>Municipal Court</u>				
<u>Personal Services</u>				
Judge - Salary	20,000.00			
Court Clerk - Salary	12,500.00			
Clerk - Typist - Salary	9,000.00			
Fringe Benefits	<u>4,565.00</u>	46,065.00		
<u>Contractual Services</u>				
Rent	4,000.00			
Telephone	1,500.00			
Professional Services	<u>3,000.00</u>	8,500.00		
<u>Supplies & Current Expense</u>				
Office Supplies	600.00			
Membership Dues	200.00			
Travel, Conferences & Meetings	1,200.00			
Special Departmental Expense	<u>4,000.00</u>	<u>6,000.00</u>	<u>60,565.00</u>	599,785.00
<u>Page #15 Planning & Zoning</u>				
<u>City Engineer</u>				
<u>Personal Services</u>				
City Engineer - Salary	20,000.00			
Engineer Aid - Salary	12,000.00			
Senior Clerk - Steno. - Salary	9,000.00			
Fringe Benefits	<u>4,510.00</u>	45,510.00		
<u>Contractual Services</u>				
Utilities	800.00			
Rent	2,000.00			
Telephone	<u>3,000.00</u>	5,800.00		
<u>Supplies & Current Expense</u>				
Office Supplies	200.00			
Membership Dues	200.00			
Travel, Conferences & Meetings	600.00			
Special Departmental Expense	<u>750.00</u>	<u>1,750.00</u>	53,060.00	
<u>Planning & Building</u>				
<u>Personal Services</u>				
Planning Director - Salary	20,000.00			
Senior Clerk - Steno - Salary	9,000.00			
Planning Draftsman - Salary	15,000.00			
Building Inspectors (4) - Salary	50,000.00			
Clerk Typist	7,000.00			
Fringe Benefits	<u>11,110.00</u>	112,110.00		
<u>Contractual Services</u>				
Rent	5,000.00			
Telephone	<u>1,800.00</u>	6,800.00		
<u>Supplies & Current Expense</u>				
Office Supplies	1,500.00			
Membership Dues	900.00			
Travel, Conferences & Meetings	2,500.00			
Special Departmental Expense	<u>2,000.00</u>	6,900.00	125,810.00	178,870.00

<u>e #16</u>	<u>Legal & Insurance</u>	<u>Detail</u>	<u>Sub-Total</u>	<u>Sub-Category Total</u>	<u>Total</u>
	<u>City Attorney</u>				
	<u>Personal Services</u>				
	City Attorney - Salary	20,000.00			
	Senior Clerk - Typist - Salary	9,000.00			
	Fringe Benefits	<u>3,190.00</u>	32,190.00		
	<u>Contractual Services</u>				
	Rent	2,000.00			
	Telephone	1,200.00			
	Professional Services	<u>3,600.00</u>	6,800.00		
	<u>Supplies & Current Expense</u>				
	Office Supplies	400.00			
	Membership Dues	350.00			
	Travel, Conferences & Meetings	1,200.00			
	Special Departmental Expense	<u>1,800.00</u>	<u>3,750.00</u>	42,740.00	
)	Insurance			<u>60,000.00</u>	102,740.00
<u>te #17</u>	<u>Health & Welfare</u>				
	No detail attempted, but this would be a very important Department in a Retirement community and should have a higher budget than in other Arizona cities of similar size.				250,000.00
<u>te #18</u>	<u>Library</u>				
	No detail attempted, but this would be also an important Department in a community where a number of citizens find their activities limited. Probably a minimum of two locations would be needed and possibly as many as ten times the number of books.				200,000.00
<u>ote #19</u>	<u>Public Works - Roads</u>				
a)	<u>Public Works - Administration</u>				
	<u>Personal Services</u>				
	Public Works Director - Salary	18,000.00			
	Senior Clerk - Typist - Salary	8,000.00			
	Fringe Benefits	<u>2,860.00</u>	28,860.00		
	<u>Contractual Services</u>				
	Utilities	2,500.00			
	Rent	1,500.00			
	Telephone	<u>600.00</u>	4,600.00		

(Note #19 Continued on Page 25)

#19 (Continued)	Detail	Sub-Total	Sub-Category Total	Total
<u>Supplies & Current Expense</u>				
Office Supplies	400.00			
Membership Dues	300.00			
Travel, Conferences & Meetings	500.00	1,200.00	34,660.00	
<u>Public Works - Equipment Maintenance</u>				
<u>Personal Services</u>				
Supervisor - Salary	15,000.00			
Partsman - Salary	12,000.00			
Equipment Mechanics (4) - Salary	40,000.00			
Equipment Servicemen (2) - Salary	20,000.00			
Painter, Repairman (2)	20,000.00			
Fringe Benefits	11,770.00	118,770.00		
<u>Contractual Services</u>				
Utilities	1,800.00			
Rent	6,000.00			
Telephone	300.00			
Uniform Allowance	3,000.00	11,100.00		
<u>Supplies & Current Expense</u>				
Office Supplies	100.00			
Travel, Conferences & Meetings	500.00			
Maintenance of Equipment	6,000.00			
Special Departmental Expense	500.00	7,100.00	136,970.00	
<u>Public Works - Street Maintenance</u>				
<u>Construction, Repair & Traffic Control</u>				
<u>Personal Services</u>				
Supervisor - Salary	20,000.00			
Equipment Operators (4) - Salary	60,000.00			
Leadmen (2) - Salary	25,000.00			
Truck Drivers (4) - Salary	50,000.00			
Maintenance Men (6) - Salary	60,000.00			
Street Cleaner - Salary	9,000.00			
Laborer - Salary	8,000.00			
Clerk-Typist, Salary	8,000.00			
Janitor	8,000.00			
Fringe Benefits	27,280.00	275,280.00		
<u>Contractual Services</u>				
Utilities	15,000.00			
Communications	600.00			
Office Expense	250.00			
Rent	2,500.00			
Professional Services	40,000.00			
Uniform Allowance	7,500.00			
Other Contractual	750.00	66,600.00		

(Note #19 Continued on Page 26)

<u>Item #19 (Continued)</u>	<u>Detail</u>	<u>Sub-Total</u>	<u>Sub-Category Total</u>	<u>Total</u>
<u>Supplies & Current Expense</u>				
Office Supplies	250.00			
Travel, Conferences & Meetings	500.00			
Small Tools	1,500.00			
Maintenance of Buildings, Structures and Grounds	5,000.00			
Maintenance & Operation of Equipment	65,000.00			
Special Departmental Expenses	<u>55,000.00</u>	<u>127,250.00</u>	<u>469,130.00</u>	640,760.00

Item #20 Non Recurring Expenses

This item consists of (1) Capital Expenditures: \$210,000.00; the purchase of basic equipment needed to put the city government in business such as typewriters, calculators, surveying equipment, signs, safety equipment, tools, furniture, trucks and other road maintenance equipment; and (2) Expenses related to Incorporation; \$50,000 election expenses, revised census and legal expenses.

RESTRICTIONS covering SUN CITY UNIT 6, in instrument recorded October 18, 1963 in Docket 4772, Page 486, which recites as follows:

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Arizona Title Insurance and Trust Company, an Arizona corporation, as trustee, being the owner of the following described real property, situated in the County of Maricopa, State of Arizona, to-wit:

Lots One (1) to Six Hundred Seventy-two (672) inclusive, of Sun City Unit 6, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona in Book 103 of Maps, Page 45, thereof;

in desiring to establish the nature of the use and enjoyment thereof does hereby declare said real property subject to the following restrictive covenants as to the use and enjoyment thereof, all of which are and shall be construed as restrictive covenants running with the title to said premises, and with each and every lot, part and parcel thereof, to-wit:

1. No building except a single family residential dwelling and a private garage, carport or servants quarters, for use in connection with such dwelling shall be erected, maintained, or permitted on any lot or portion thereof. No dwelling shall be used except as a single family dwelling.
2. No dwelling shall be erected upon any of Lots One (1) to Six Hundred Seventy-two (672) inclusive, of Sun City Unit 6, unless such dwelling contains at least eight hundred (800) square feet of enclosed living area floor space. The term "living area floor space" is exclusive of floor space in porches, pergolas, garages, carports and servants quarters. All buildings shall be constructed of brick, cement block or other substantial masonry construction, or insulated frame construction. No more than one dwelling shall be built on any one lot.
3. The front line of any building erected upon any lot shall not be closer than Twenty (20) feet to the front lot line; open porches or open carports shall not be closer than 15 feet to front lot line; and the side walls of any building shall not be closer than Five (5) feet to the side lot line and not closer than Ten (10) feet to the side lot line if such lot line is adjacent to a street, except that any garage or carport detached from the dwelling may be erected on either side or back lot line if such garage or carport is located entirely within the rear one-half of said lot. The carport and storage room attached to the walls of the dwelling may be placed not closer than Five (5) feet to an interior side lot line and not closer than Ten (10) feet to a side lot line adjacent to a street. In the event an owner acquires a portion of any adjoining lot or lots, the foregoing measurement shall be made from such owners side property lines rather than from the side lot lines indicated on said recorded map or plat.

4. No house trailer, and no temporary or permanent building of any nature detached from the dwelling, shall be built, erected, placed or maintained on any lot; provided, however, that a detached garage or carport, limited in size to three car capacity, or a detached garage or carport with servants quarters attached, may be erected upon any lot, but such servants quarters shall be used only by servants who are employed in the dwelling erected upon the same lot where such servants quarters are located. No garage, carport or servants quarters shall be commenced or erected on any lot until construction of the dwelling, complying with these restrictions, shall have been commenced by a responsible contractor pursuant to a bonafide building contract, and all buildings shall be of the same or similar style as that of the dwelling erected or being erected on the lot on which said buildings are located.
5. No store, office, or other place of business of any kind, and no hospital, sanitorium, or other place for the care or treatment of the sick, physically or mentally, nor any theater, saloon or other place of entertainment shall be erected or permitted upon any lot, and no business of any kind or character whatsoever shall be conducted in or from the building located on any lot or from any lot.
6. No swine, horses, cows or other livestock, no pigeons, chickens, ducks, turkeys, or other poultry shall ever be kept upon any lot.
7. No solid wall, fence or hedge shall be erected or maintained nearer to the front lot line than the walls of the dwelling erected on such lot, and in the case of any lots on which no residence has been erected, no solid wall, fence or hedge shall be constructed or maintained closer than Twenty (20) feet to the front lot line of any lot. No side or rear fence or hedge and no side or rear wall other than the wall of a building constructed on any of said lots, shall be more than six (6) feet in height.
8. No prefabricated building or structure of any nature whatsoever, permanent or temporary, shall be moved or placed upon or assembled or otherwise maintained on any lot, provided, however, that a temporary office, tool shed, saw shed, lumber shed and sales office may be maintained upon any lot or lots by any building contractor for the purpose of erecting and selling dwellings on any lot or lots but such temporary structures shall be removed at completion of construction or selling of dwellings, whichever is later.
9. All clothes lines, equipment, service yards, wood piles or storage piles shall be kept screened by adequate planning so as to conceal them from view of neighboring lots, streets, or park areas. All rubbish, trash or garbage shall be removed from the lots and shall not be allowed to accumulate thereon, and shall not be burned except by use of incinerator and then only during the hours so specified by the Maricopa County Health Department.

The foregoing restrictions and covenants run with the land and shall be binding on all persons owning any of said lots or any part or parcel thereof of Sun City, Unit 6, until January 1, 1992, at which time said covenants shall be automatically extended for successive periods of ten years each, unless by a vote of a majority of the then owners of said lots to change the said covenants in whole or in part. Deeds of conveyance of said property, on any part thereof, may contain the above restrictive covenants by reference to this document, but whether or not such reference is made in such deeds or any thereof, each and all of such restrictive covenants shall be valid and binding upon the respective grantees. Violation of any one or more of such covenants may be restrained by any court of competent jurisdiction and damages awarded against such violator; provided, however, that a violation of these restrictive covenants or any one or more of them, shall not affect the lien of any mortgage now of record, or which hereafter may be placed of record, upon said lots or any part thereof.

Should any of these restrictive covenants be invalidated by law, regulation or court decree, such invalidity of any such restrictive covenant shall in no way affect the validity of the remainder of the restrictive covenants.

Membership

Membership is available to home owners and other bonafide residents of Sun City and Youngtown upon the donation of \$100.00 or more to the Sun Valley Lodge. Membership privileges convey priority consideration for residency in the Lodge and one vote in the corporation. Membership is for life and although it can be held in the name of a single person or a married couple, beyond this it is non-negotiable, non-transferable and non-refundable. No assessments will be made upon the Membership of the Corporation at any time.

A Board of Directors, provided by the By-Laws, is responsible for the business affairs of the Sun Valley Lodge and has authority in all matters pertaining to the management and operation of the Lodge.

Directors of Sun Valley Lodge

Rev. Walter Witt	Chairman
Blaine Ferguson	Vice-Chairman
Reg Sturdy	Treasurer
Gill Ross	Secretary
Paul Albert	Recording Secretary
John Corbin	Legal Advisor
Mary Lindenberg	Ralph White
Priscilla Parker	E. T. Wells
Irl Wright	



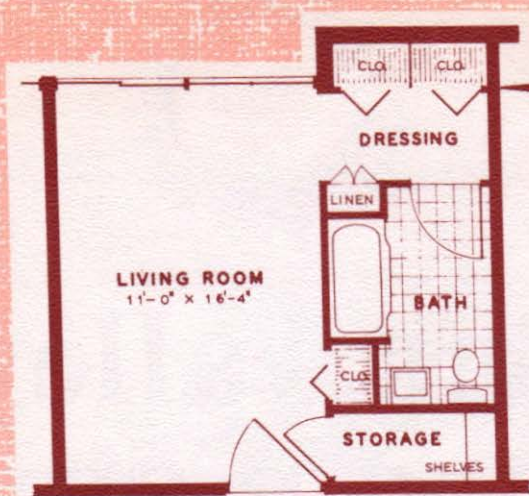
Sun Valley LODGE

103rd AVENUE AT COGGINS
(OPPOSITE THE POST OFFICE)

A RETIREMENT HOUSING AND HEALTH CARE CENTER

Sponsored By
THE UNITED CHURCH
of
SUN CITY, ARIZONA

Sun Valley Lodge was organized as a non-profit corporation under the auspices of the United Church of Sun City as a specialized Housing and Health Care Facility to serve residents of Sun City and Youngtown. Preliminary work of this project began in the summer of 1961. After three years of planning the construction of the first unit, of the Sun Valley Lodge, was begun in December 1964.

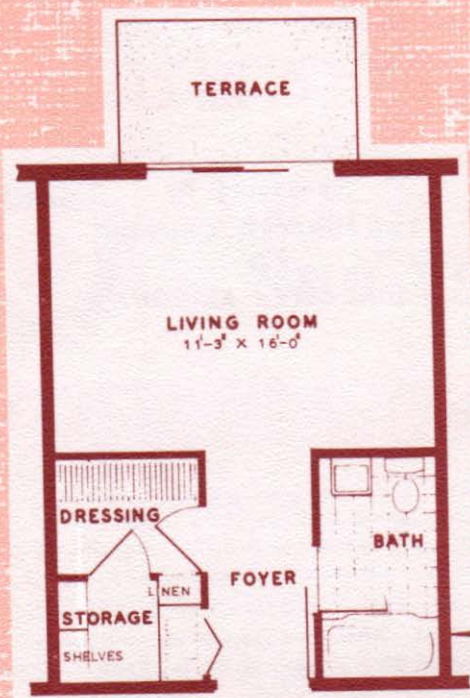
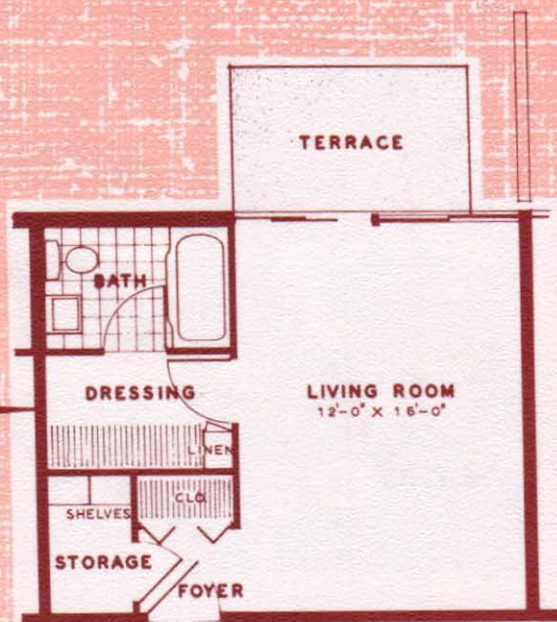


PLAN 1
\$195 Single
\$295 Double

PLAN 4
\$225 Single
\$325 Double



PLAN 2
\$210 Single
\$310 Double



ALL PRICES ARE PER MONTH AND INCLUDE-

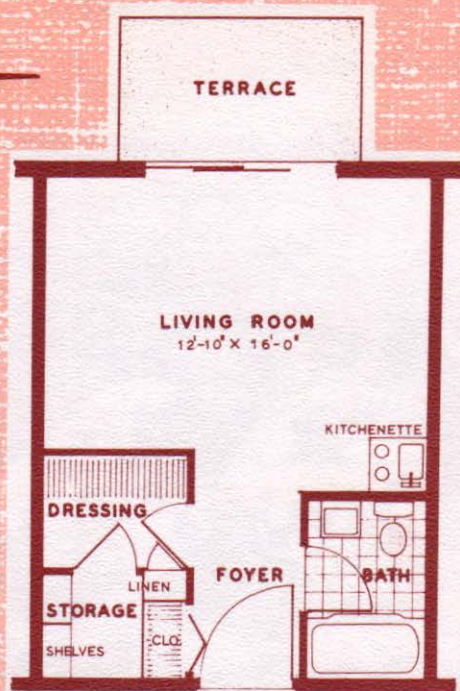
1. Room rental and all utilities except telephone.
2. Linens, and maid service.
3. Full food service in the central dining hall (3 meals daily)
Special diets and health care are provided at cost.
4. Free parking space for all residents' cars. Sheltered parking available at a small additional charge.

PLAN 3
\$210 Single
\$310 Double

PLAN 5
\$400 Double

Facilities

The Lodge is composed mostly of Inn-Living Units. These specialized housing units are of a non-housekeeping type. Each one consists of a furnished combination living-bedroom, wardrobe dressing room and private bath. Some units are available with a shower in place of a tub. Apartments open onto a central corridor and most of them have a private patio. Design of these units is for double or single occupancy. These units are supported by a central dining room, small area lounges, a snack bar, a multi-purpose parlor and other social and recreational facilities, including shuffle board courts and a garden-park. Coin-operated washers and dryers will be available for personal laundry. Limited nursing care supervision will be provided residents on a 24 hour basis.



Health Care

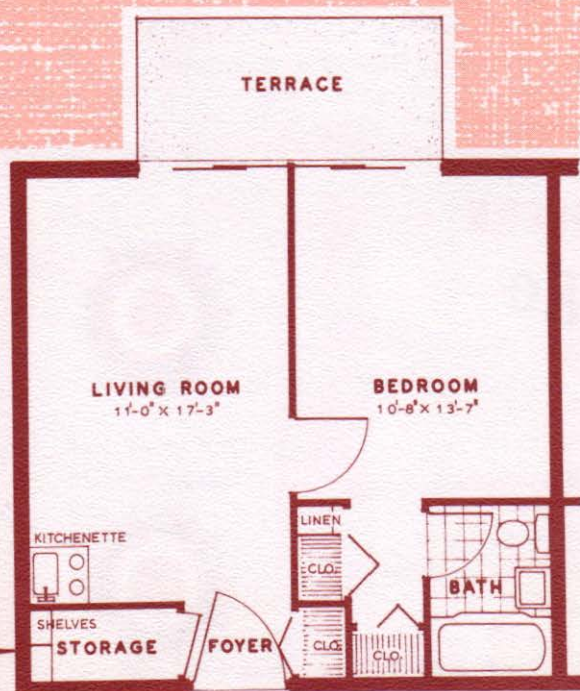
Health care units are available for residents needing more intense and sustained nursing care under private medical supervision. These units have been designed to meet or exceed standards established by the Arizona State Department of Health.

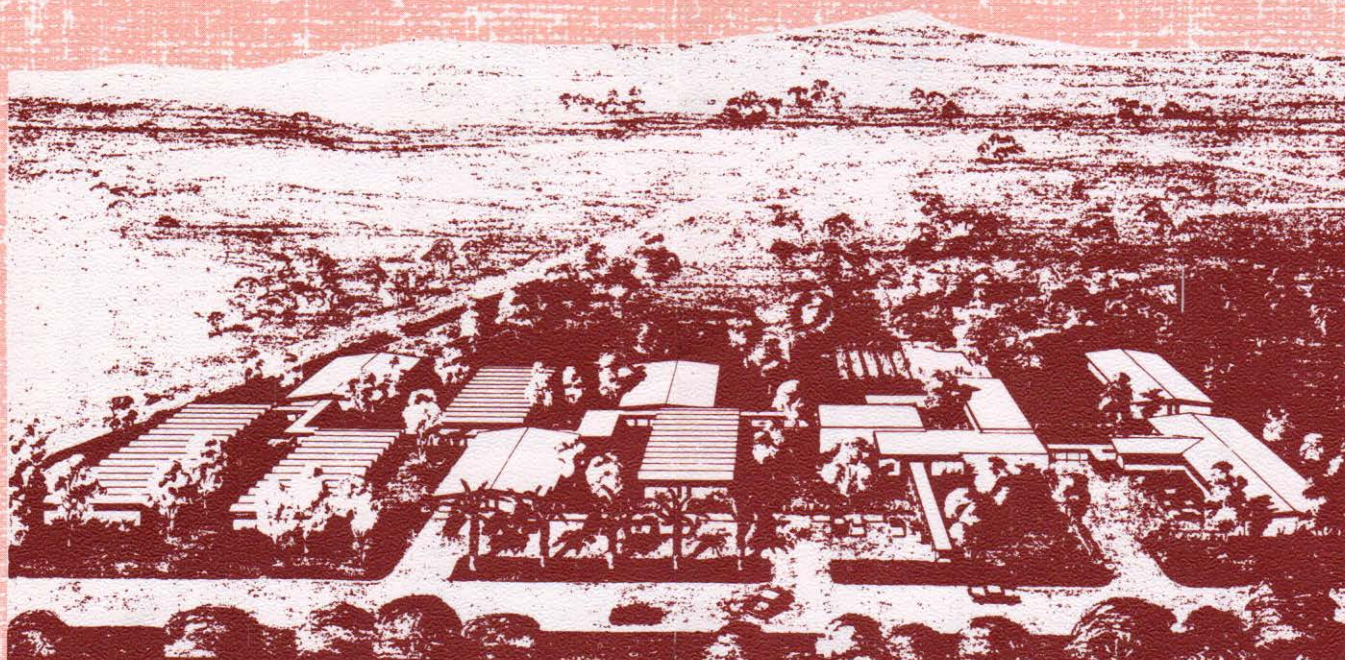
An Admissions Committee composed of life members and appointed by the Board of Directors, in cooperation with a medical advisory committee, considers and evaluates all residency applications.

Health Care Units:

Semi-private Rooms \$275.00 to \$325.00 per month

Exact cost is determined by the intensity of nursing care required. Nursing care is supervised by the patient's own physician, residents choose their own doctor, and carried out by a highly qualified professional nursing staff on a 24 hour basis. This facility does not provide the services of a medical staff.





Sun Valley Lodge

SPONSORED BY THE UNITED CHURCH OF SUN CITY

After a careful reading of this brochure, you may wish to fill out the application blank below and send it to the SUN VALLEY LODGE, SUN CITY, ARIZONA, for a tentative reservation.



TENTATIVE APPLICATION BLANK

Sun Valley Lodge

SUN CITY, ARIZONA

NAME (in full) _____ AGE _____

PRESENT ADDRESS _____ PHONE _____

TYPE OF ACCOMMODATION DESIRED:

☐ Single Occupancy ☐ Double Occupancy PLAN _____

DATE YOU WOULD LIKE TO MOVE IN _____

ARE YOU A MEMBER OF SUN VALLEY LODGE _____ PRIORITY NO. _____

Remarks: _____





SHUFFLEBOARD COURTS

SUN VALLEY LODGE was organized as a non-profit corporation under the auspices of The United Church of Sun City and was designed and built in collaboration with The Retirement Housing Foundation of California. According to the Articles of Incorporation a Board of Directors, six elected by The United Church of Sun City, and five elected by The Retirement Housing Foundation is responsible for the business affairs of Sun Valley Lodge and has authority in all matters of the operation and management. The Lodge is open to everyone 62 years of age or over, regardless of race, color or national origin.

LIFE MEMBERSHIP Each individual resident (or couple) living at Sun Valley Lodge is a member of the Lodge. Life membership is available to home owners and other bonifide residents of Sun City and Youngtown upon donation of \$100 or more dollars to The Sun Valley Lodge. Membership privileges convey priority consideration on the waiting list for residency in the Lodge.

NO LARGE LUMP SUM PAYMENTS

**NO LEASES OR
INVESTMENTS REQUIRED**

NO HIDDEN COSTS OR ASSESSMENTS

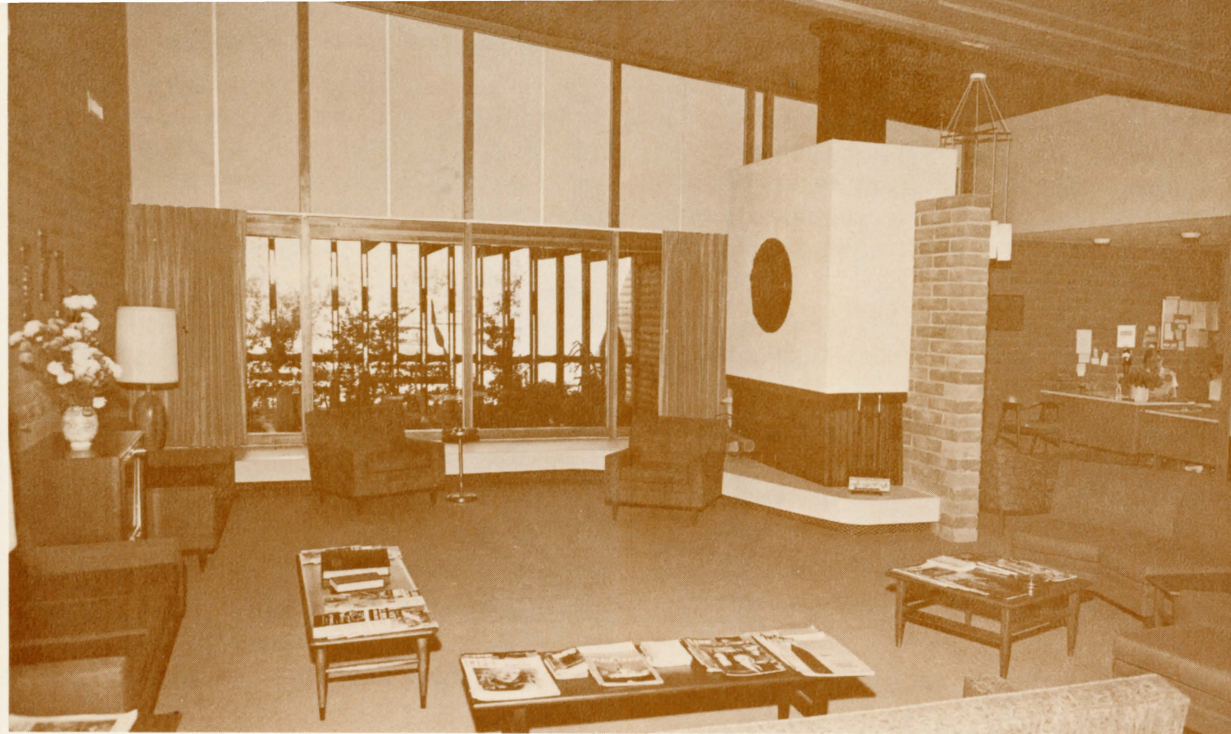
MONTHLY CHARGES PAYABLE



**A RETIREMENT LIVING
AND HEALTH CARE CENTER**



**A RETIREMENT LIVING
AND HEALTH CARE CENTER**



DINING ROOM



TYPICAL APARTMENTS



inn-living apartments

This retirement living and health care facility is centrally located in Sun City, Arizona, one of the world's largest retirement communities. It is non-sectarian, and open to all denominations.

The main building with its eight adjoining wings are of one story block construction, attractively arranged in a lovely setting on an eight acre landscaped site. All wings are connected to the main building with covered and partially enclosed walkways. The Lodge is composed of three different sections: Inn-living apartments, Sheltered Care and Infirmary.

These studio apartments are of a non-housekeeping nature. Each consists of furnished combination living-bedroom, wardrobe dressing room and private bath (some with shower in place of tub). Apartments open on to a central corridor and to the outside on a private patio.

Design of these units is for single or double occupancy. There is a beautiful central dining room, main lounge, library, small area lounges, and recreational facilities, including shuffleboard courts and a garden park.

All apartments have call systems to Nurses Station both in the bathroom and living-bedroom for emergencies of sickness or accident.

Maid service is offered weekly. Apartments are rented by the month, rents payable in advance. Coin operated washers and dryers are available for personal laundry. Beauty shop and adequate parking space available on the premises.

Residents live in dignified privacy and are free to engage in all activities of the Lodge in whatever degree of social life they desire. Sun City facilities are available to all residents upon application for membership and payment of \$20.00 annual dues.



Health Care facilities include three levels of care: Sheltered Care, Intensive Sheltered Care and Infirmary.

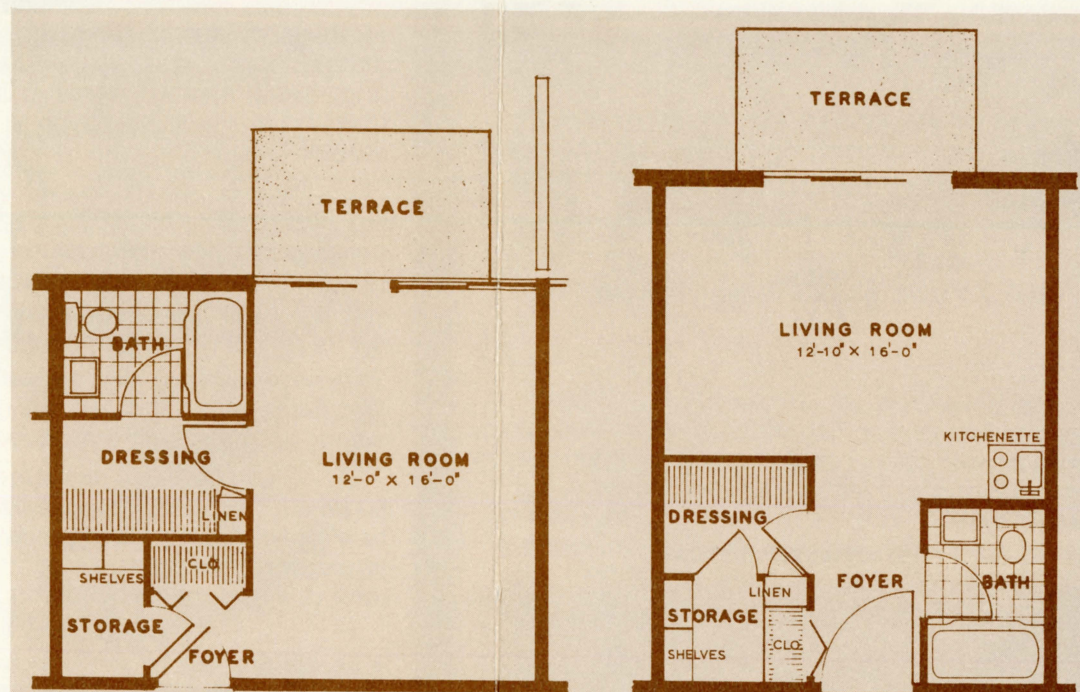
SHELTERED CARE Provides limited nursing service for ambulatory patients who must be able to go to the main dining room for meals. Private and Semi-private quarters are available.

INTENSIVE SHELTERED CARE Provides more intensive and consistent nursing care for non-ambulatory patients. Nurses on duty 24 hours a day to give medications, assist with bathing and dressing. Full maid service also included. All meals served in private dining room. A parlor with television and an organ for entertainment in this area. Private and Semi-private quarters available.

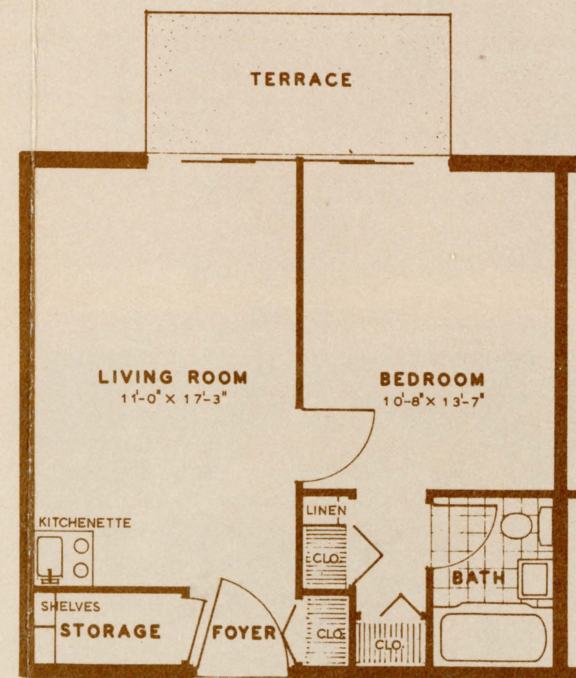
INFIRMARY For bedfast patients, requiring complete nursing care. Hospital beds and other equipment help personnel give complete nursing service. Each room has its own bathroom and large closet and storage areas. Semi-private.

The Health Care units are separately located and are available for residents needing nursing care under private medical supervision. They are admitted to these facilities on order by their own local physician. Doctors orders are carried out by a highly qualified professional nursing staff on a twenty-four hour basis. The Lodge does not have a resident physician. The health care services have been designed to meet or exceed standards established by the Arizona Department of Health.

A registered physical therapist is on the staff to provide therapy to resident and out-patients alike.



INN-LIVING APARTMENTS



ONE-BEDROOM APARTMENT



CHAPEL

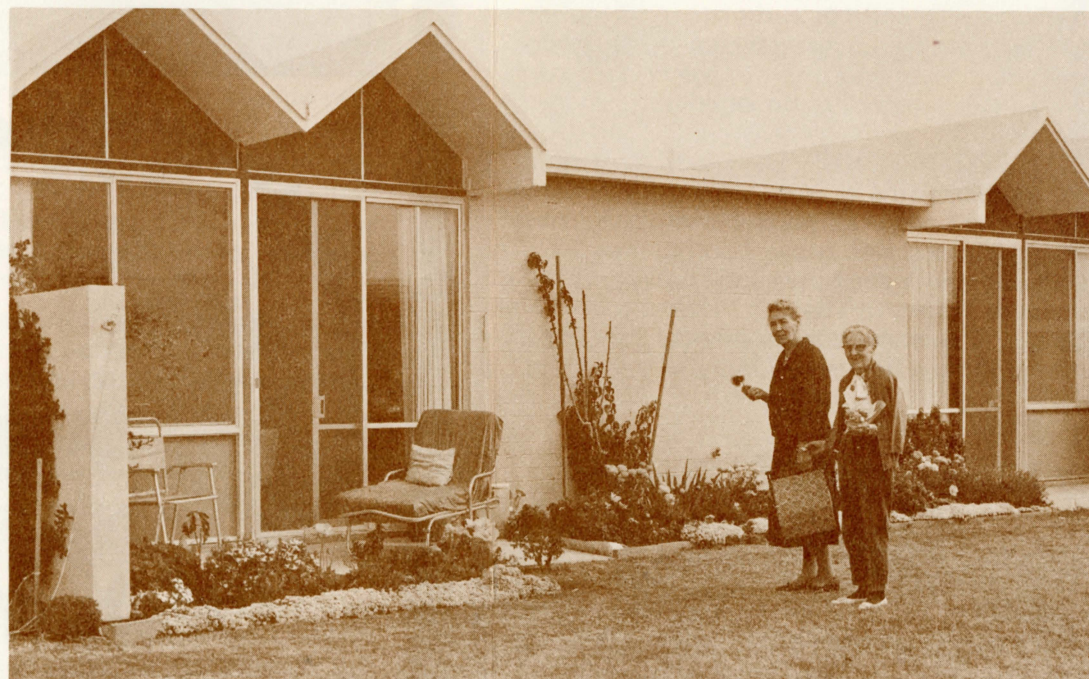


SHELTERED CARE WINGS

MEDICARE: Sun Valley Lodge Infirmary is an accredited Extended Care Facility, licensed by The Arizona State Department of Health and approved by the Department of Health Education and Welfare for convalescing Medicare patients.



LIBRARY



PATIO GARDEN



SUN CITY HOMEOWNERS ASSOCIATION

RESOLUTION

WHEREAS, NORMAN L. SIEGMAN WAS ASSOCIATED WITH THE SUN CITY CIVIC ASSOCIATION FROM DECEMBER 1, 1960 UNTIL THE SUN CITY HOME OWNERS ASSOCIATION WAS INCORPORATED ON APRIL 9, 1963. SUBSEQUENT TO INCORPORATION OF THE HOME OWNERS ASSOCIATION, MR. SIEGMAN HAS SERVED AS OFFICE MANAGER AND FINANCIAL SECRETARY FOR THE HOME OWNERS ASSOCIATION UP TO THE PRESENT TIME. DURING THIS TIME, COVERING MORE THAN TEN YEARS, MR. SIEGMAN HAS BEEN A LOYAL, INDUSTRIOUS, CAPABLE AND DEDICATED EMPLOYEE.

WHEREAS, IT IS FITTING AND PROPER THAT THE SUN CITY HOME OWNERS ASSOCIATION IN A PERMANENT FORM AND MANNER MANIFEST ITS GRATITUDE AND APPRECIATION TO NORMAN L. SIEGMAN FOR HIS EFFORTS IN ITS BEHALF;

THEREFORE, FOR AND IN BEHALF OF THE SUN CITY HOME OWNERS ASSOCIATION, I DO HEREBY AND BY MEANS HEREOF EXTEND TO NORMAN L. SIEGMAN THE SINCERE THANKS OF THE HOME OWNERS ASSOCIATION FOR THE MANNER AND DISPATCH WITH WHICH HE HAS FULFILLED HIS DUTIES. IN SPEAKING FOR THE CORPORATE BODY OF THE HOME OWNERS ASSOCIATION, I FEEL THAT I ALSO EXPRESS THE THOUGHTS OF A GREAT MANY INDIVIDUAL RESIDENTS OF SUN CITY WHOM MR. SIEGMAN HAS ASSISTED THROUGHOUT THE YEARS.

DATED AT SUN CITY, ARIZONA, THIS 30TH DAY OF
DECEMBER, A.D. 1970.

THE SUN CITY HOME OWNERS ASSOCIATION


Hugh E. Bouton
PRESIDENT