

DEL WEBB CORPORATION
PUBLIC RELATIONS DEPARTMENT
13950 MEEKER BLVD
SUN CITY WEST, ARIZONA 85375
(602) 876-3569

SUN CITY
FACT SHEET

Sun City is an 8,900-acre master-planned community located approximately 12 miles northwest of Phoenix. Sun City opened in January, 1960. More than 100,000 visitors viewed the community during its premiere with 263 homes sold that first weekend. By the end of the year, Sun City was a community of 1300 homes with a population of 2,500. Eighteen years later, with all residential property developed, Sun City's population was 26,000 making it the largest adult community in the United States.

ORIGINAL FACILITIES

The success of Sun City is tied to its facilities. Prior to the Grand Opening, Sun City already had:

- A Recreation Center with swimming pool, lawn bowling greens, shuffleboard courts, meeting hall, clubs meeting rooms and hobby studios.
- Nine holes of the first golf course, with the second nine holes under construction.
- Shopping center.
- Motor hotel with restaurant.
- Model homes.

PRESENT FACILITIES

- Seven recreational complexes. They offer the following:

- Seven swimming pools.
- Eight lawn bowling greens.
- Seventy-two shuffleboard courts (18 air-conditioned, indoor).
- Four Miniature golf courses.
- Studios for almost every kind of hobby or craft.
- Card and meeting rooms.
- Exercise rooms.
- Therapy pools.
- Five auditoriums (one with 1,800 capacity).
- Seventeen tennis courts.
- Forty bowling lanes.
- Bocci and horseshoe courts.
- Boating.
- Pool and billiard rooms.
- Forty thousand volume library.
- Racquetball courts.

Residents pay annual dues for use of these facilities, some activities do charge nominal "club fees."

Residents own the recreation centers and have set up a non-profit corporation with paid staff to govern and maintain them. To provide an orderly pattern of use of their facilities, Sun Citians have formed over 300 clubs and organizations in the categories of civic, church, charitable, recreation and service.

(more)

SUN CITY FACT SHEET, 2-2-2-2

OTHER OUTSTANDING FEATURES

- Eleven golf courses, ten 18-hole layouts and one 9-hole. Three of these are private courses, one a nine-hole course and the other five are full sized par-72 layouts.
- Walter O. Boswell Memorial Hospital, a modern general acute care facility with 355 beds. The circular patient wings with centrally located nursing stations provide visual monitoring and quick access to every room.
- Eight medical building. The largest provides over 100,000 square feet of useable office space for doctors, dentists, laboratories, pharmacies, x-ray offices and other medical technicians.
- Sun City's Sun Bowl is a 7,500-capacity outdoor amphitheater, grass-terraced with a shell-type stage. It is utilized by the resident non-profit organization for amateur and professional entertainment, picnics, physical fitness programs, carnivals and fairs and general meetings.
- Ten major shopping centers. There are now more than 500 businesses and professional offices in the community.
- Twenty fine restaurants, plus nine golf course and bowling alley coffee shops and three dining rooms in private clubs.
- Thirty-five religious organizations meet in their own house of worship or in community rooms, representing nearly every major faith. (Twenty-five have built their own house of worship).
- Twenty-three branch banks and 22 savings and loan offices, plus 8 brokerage houses.
- Royal Oaks, a life-care community within Sun City, represents gracious retirement with the added security of lifetime care. The facility included a 100-bed health care center, 249 apartments and 100 garden homes.
- Sun Valley Lodge, a nursing and health care facility operated by the United Church of Sun City.
- Beverly Manor Convalescent Center, a 195-bed care facility, features three 65-bed wings, two for skilled nursing and one for intermediate and skilled care.
- The Carillons, an 80-unit catered living facility for residents who wish to maintain individuality and independence, yet have necessary services available under the same roof.
- Sunshine Service provides medical and sick room equipment, wheel chairs, emergency beds and children's equipment and many other services on a free loan basis to residents.
- Lakes Club, private dining facility on Viewpoint Lake. It has a large dining room with dance areas, cocktail lounge and bar, and 500-capacity ballroom.
- Rancho Estates features homes on acre or larger lots, ranch-fenced corrals, optional stalls and tack room, and bridal paths leading to the nearby Agua Fria river bed. Stables are also available west of Riverview Golf Course for horse owners living in other parts of Sun City.

Sun City was completed in 1978. The Del Webb Corporation is currently building Sun City West (two miles from the original Sun City), Sun City Tucson and Sun City Las Vegas.

DECLARATION OF RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned PHOENIX TITLE 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:

Lot One (1) to 80, inclusive, and 82 to 673, inclusive of SUN CITY UNIT ONE, according to the plat of record in the office of County Recorder of Maricopa County, Arizona in Book 89 of Maps, Page 49 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 said lots of SUN CITY UNIT ONE, 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. 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 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 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.

BUILDING PERMITS (Unincorporated County Area)

THE MARICOPA COUNTY ZONING ORDINANCE, ENACTED FEB. 27, 1960, PROVIDES PENALTIES FOR STARTING CONSTRUCTION WITHOUT A BUILDING PERMIT AND FOR LOCATING USES IN VIOLATION OF DISTRICTS AS REQUIRED BY THE ORDINANCE.

* ALL VIOLATIONS ARE SUBJECT TO PENALTY:

In order to avoid drastic penalties (up to \$300.00 or three months in jail, or both, for each day of violation) we submit the following resume of permit requirements for your convenience. You can help by passing this information along.

Please be advised that all parts of the County are Zoned, with each district allowing certain uses. Most of these uses require Building Permits. Other uses require Use-Permits which are issued only by the Board of Adjustment and Appeals.

IN GENERAL, BUILDING PERMITS ARE REQUIRED FOR:

1. ALL NEW CONSTRUCTION, including small jobs such as fruit stands, swimming pools, carports, signs, billboards, fences, tanks, towers, steeples, structures moved to a new location, cabanas, detached accessory structures.
2. Repairs or improvements to existing structures, exceeding \$500.00 (including both labor and materials).

Permits are *not* required for farm buildings located on two or more contiguous acres in one ownership used for general agriculture.

Applications for Permits may be made by the owner, as agent, contractor, or architect, and are valid for six months. Placards, issued with Building Permit, *must* be prominently displayed during construction.

WE REQUIRE THE FOLLOWING INFORMATION FOR BUILDING PERMIT APPLICATION:

1. Legal description of property, from deed or tax receipt.
2. Two copies of plot plan sketch, drawn to scale, or proposed construction or use showing:
 - a. All adjacent streets and alleys. Each building lot must have street frontage. If this does not exist applicant must dedicate his portion of street from his parcel before permit is issued. This office will prepare and record the necessary Quit-Claim Deeds at no charge if so desired.
 - b. Existing structures.
 - c. Lot dimensions.
 - d. Distance of proposed building from front, side, and rear property lines, and distance from any existing structure.
 - e. Location of water line, gas line, electric line, sewer or cesspool lines, names of utility companies.
 - g. Location of off-street parking.
3. Sketch of floor plan of proposed building showing all exterior dimensions, including off-sets, wings, porches, carports, engaged chimneys, or other exterior projections.
4. Sketch of elevation, showing height of building.
5. Type of building—residence, business, industrial.
6. Number of living units.
7. Material of construction—masonry, frame.
- * 8. Estimated cost of building (including labor and materials).

The Planning and Zoning Department, in accordance with State legislation, does not make building inspections for materials or workmanship.

Ordinance requirements are entirely separate from deed requirements but the Ordinance prevails when more restrictive than deed covenants.

For full information, we advise you to consult copies of the Zoning Ordinance which are available in the office of the Maricopa County Planning and Zoning Department, Phoenix, Arizona. Copies may be purchased at \$1.00 each (\$1.25 if mailed).

MARICOPA COUNTY PLANNING AND ZONING DEPARTMENT
111 South Third Avenue, Room 300
Phoenix, Arizona 85003
262-3988

Please keep this instruction sheet for future reference in requesting building permits. This information is needed to comply with the Zoning Ordinance for the unincorporated areas of Maricopa County.

Thank you.

VF - HOUSING - GENERAL - YT NEWS SUN CITY SUN FEB 1961

FEBRUARY 2, 1961

YOUNGTOWN NEWS and SUN CITY SUN

SEC. I. PAGE 3

40,000 Jam New Section's Opening

An estimated 40,000 persons attended Sunday's official opening of Sun City's \$25,000,000 second section.

Highlights were a two-hour outdoor vaudeville entertainment program, demonstration of arts and crafts facilities, inspections of six model houses, and free distribution of 2,500 recorded copies of the Sun City jingle. The recording supply was exhausted early.

The Del E. Webb Development Co. sales force has vacated its quarters in the Community Center and moved to the Town Hall in the new area. Moving of the business office from the shopping center to a building across the street from the Town Hall was expected to be completed this weekend.

AIDING THE opening was a one-day break in the weather, which has been overcast and cool. On Sunday bright sunlight bathed the huge crowd. Pleased Tom Breen, the development company's housing director, said jokingly of the weather:

"Yesterday I was ready to sell my stock."

Beaming along with the sun were the Del E. Webb Corp.'s L. C. Jacobson, executive vice president, and Joseph Ashton, vice president. Tom Austin, activities co-ordinator, served as master of ceremonies for the entertainment program.

SOME TYPICAL comments of visitors:

Alex Smith, LaSalle, Mich. — "I am amazed. Ten months ago I read about Sun City, and we made a special trip to look it over. With a poor year economically everywhere else, the growth of Sun City is amazing. This alone impressed me enough with the soundness of the development and persuaded me to buy."

Mr. and Mrs. Al Thomas, Oshkosh, Wis. — "We like the spacious living, the relaxed atmosphere, and just because the people are retired, they don't want to just sit down and rust out."

ABE WIENS, construction worker from San Jose, Calif. — "I was impressed with the quality of the houses and the chance for activity for older people. I have been active all my life and I feel I have to be active."

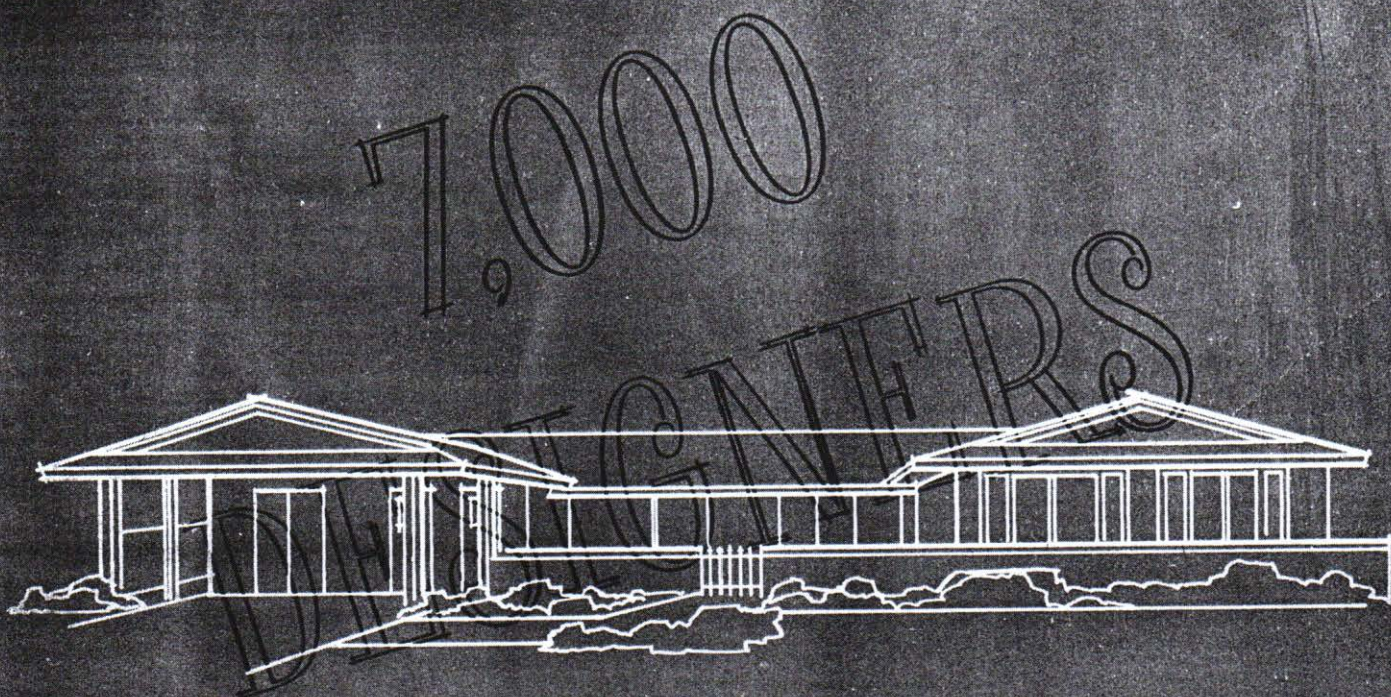
John Evans, Minneapolis — "My

wife was against the idea until she saw Sun City and met a few residents, got to talking with them, and realized how friendly they are. She saw the chance for an active and interesting life in retirement."

FRED E. VOIGHT, South Bend, Ind. — "We have traveled all around the world, but this is the

place for us. We like the idea of no children around to bother us. With the community facilities already here, you aren't buying a 'pig in a poke.' We like the spaciousness of the development."

Many favorable comments were received on the fact that Sun City residents acted as hostesses at the model homes.



Those 7,000 people are all Sun City residents! The Del E. Webb Corporation asked what they liked best about their present homes . . . what additional features they would appreciate . . . what type of floorplan would please them most. The Del E. Webb Corporation learned much from their answers. They discovered exactly the type home wanted for active retirement living from the people who know through experience. The results are the 9 new model homes and apartments in Sun City.

GRAND OPENING SHOWING

Visit Del Webb's Sun City today. Be among the first to preview these handsome homes and cooperative apartments. You've a choice of 2 or 3 bedrooms . . . 1 or 2 baths. Each model home is available in 3 distinctive elevations.

Entry courtyards . . . porches . . . covered lanais . . . leisure rooms — these are but a few of the unusual features to be found in the homes 7,000 Sun City residents helped design!

Don't wait another day before visiting the city that happily changed the nation's viewpoint on retirement . . . the city that not only offers you beautiful homes and cooperative apartments, but a whole new wonderful way of life! No Sun City resident has ever purchased just a home. Each has received far more. A championship golf course, an Olympic-size swimming pool, lawn bowling greens, an arts and crafts center, a beautiful motel . . . it's all here right now for you to share right now. And you can afford it! Many Sun City couples live on less than 300-dollars a month including their home payment. Visit the world's most successful active retirement community today!

**MARK THESE
DATES ON YOUR
CALENDAR ! ! !**

FREE ENTERTAINMENT &
REFRESHMENTS

JAN. 4th 2 — 4 P.M.

Peoria and Glendale High School Bands
Sun City Comedy Team of Al Bartoloen
and Ray Litzen

JAN. 5th 2:30 — 4 P.M.

Barbershop Quartet Jubilee

**DEL WEBB'S
Sun City**

Just 12 Miles Northwest of Phoenix on Grand Avenue

 Built by DEL E. WEBB DEVELOPMENT CO.
A SUBSIDIARY OF
DEL E. WEBB CORPORATION 

New S.C. Models Open Today

The residents grand opening of Sun City's new model homes and apartments continues to-day, Thursday until 4:30 p.m.

Winners of the questionnaires drawing will be announced to-morrow Friday at 10:00 a.m. at the Sales and Information office. Winners need not be present to win. The prizes include cash gift certificates of \$50, \$100, and \$200. The certificates are redeemable in either of the Sun City Shopping Centers.

Donuts and coffee are being served throughout the day and entertainment includes strolling Mariachis.

The Public Grand Opening is to begin Sunday, Jan. 23 and continue throughout the week. It will include resident participation by the officers and board members and their wives and husbands of the Home Owners Association, Town Hall and the Sun City Civic Association will serve as host and hostesses, in the models and Town Hall area.

The Town Hall residents have offered their full cooperation and will have the lounge, club rooms, arts and crafts rooms and the hall itself bustling with activity.

Traffic to the models will be guided by the sheriffs department, from Bell Road and Grand Avenue up both 107 and 103rd Avenues to Peoria Avenue. Outgoing traffic will be routed to Peoria and Olive Avenues. Parking will be available at the site of the new amphitheater on the southwest corner of 107th and in the Plaza Del Sol Shopping Center parking lot.

According to Del E. Webb Development Co., sales manager, Dick Dodson, the new units offer larger closets, wide carports, new light fixtures, electronic air filters, fiberglass tubs and showers, and numerous other innovations. He pointed out some of the attractive features in Sun City's newly developing area are underground utilities, well-lighted streets, and wide landscaped parkways.

"We are enthusiastic about the community future growth" said vice-president and project manager, T.P. Kohl. He continued, "This is not solely due to our present development and future plans, Sun City pioneer residents are maintaining the established section with meticulous care. Many

Continued on page 2

New Models

Continued from page 1

of the new units will border on Sun City's third golf course now under construction, and scheduled for opening this fall. Facilities include the Sun City amphitheater and civic center scheduled for spring opening, and a banquet facilities which are now on the drawing board for the King's Inn Motel at Sun City's entrance.

"We expect several thousands of visitors during the next week," said Kohl. "Tourism is higher than ever this year in Arizona, and many people will be drawn to the Valley by our own direct and National advertising and publicity campaign. Last year more than 70 thousand packets of Sun City literature were mailed to people throughout the country."

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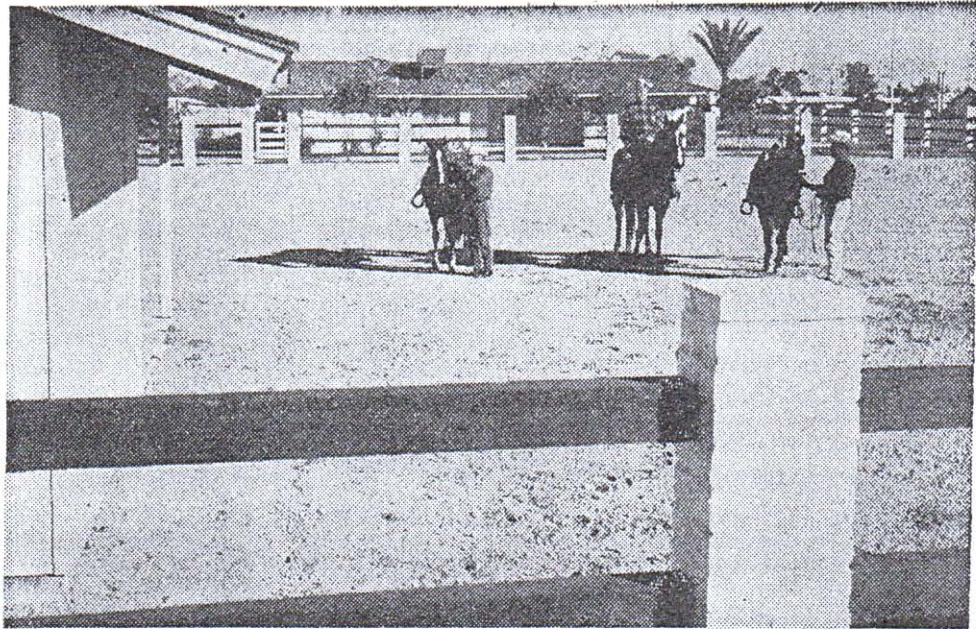
OVER



NEW COUNTRY CLUB—Officers of the newly organized Sun City Country Club study the recently granted incorporation certificate. In the background is the plat of the golf course which is being built, and the architect's drawing of the new

clubhouse. Pictured from left, at table are Merrill Palmer, president; Murrell Belanger, vice president; Edward Saylor, secretary; and Kenneth Warren; and standing, Trevor White, William Martin and Denis A. Sach, board members.

4N ARIZONA REPUBLIC Nov. 19, 1967



Sun City residents Walt Young, Jim Garnett and Bud Wilson prepare to exercise their mounts in the corral at the new Rancho Estates section of the retirement community.

Sun City Homes for Horse Lovers

Newest addition to the Sun City scene is Rancho Estates, an area of rail-fenced acre home sites designed specifically for horse lovers. The setting for this most recent Del E. Webb development is the western border of Sun City, between Peoria and Olive, on 111th Avenue.

A western fence encloses the property, and each site will have a fenced corral approximately 150 x 170 feet with two-stall stable and tack room. Presently available nearby, for owners with more than two horses and for boarding during vacation periods, are the facilities of the Sun City Stables.

Located on rolling natural terrain, with the White Tank Mountains as a backdrop, bridle paths will wind among the estates inviting casual cantering or horseback exploration of the Agua Fria River bed and the desert beyond.

The model on display at Rancho Estates is a two bedroom, 2½ bath home with leisure room, electronic filter, refrigeration cooling and electric kitchen.

The exterior incorporates shake roof, covered lanai, brick courtyard entrance, underground utilities, sprinkler system, and double carport with golf cart storage.

Including some optional features, this model is priced at \$40,740. However, the Webb company will build any of the 1967-68 Sun City styles and models on Rancho Estate's acre lots with prices ranging from \$19,360 to \$42,740, includ-

ing the lot and horse facilities.

According to Owen Childress, Webb project manager, the Rancho Estates area was designed for horsemen who

want to combine spacious ranch-type living, in the tradition of the Southwest, with the many recreational and hobby facilities available in the resort atmosphere of Sun City.

Lagoon, Circular Housing Area Feature

Plan For Huge Sun City Expansion To North

Plans for a large-scale Sun City expansion program north of Grand Avenue were introduced before the County Planning and Zoning Commission last Thursday, setting forth these features:

1. Artificial lake.
2. Circular residential area with a shopping center at its hub.
3. Eighteen-hole golf course, encircling three-fourths of the residential "wheel."
4. Recreation center.

The proposed project, submitted by attorney R.M. Bowsby for the Del E. Webb Development Co., includes 796 acres of land between 103rd and 107th Avenues and stretching north from Grand Avenue to Greenway Road.

The Webb company asked for rezoning of 90 acres to C-2, 321 acres to R-1 D-7, 137 acres from R-3 D-4 with special permit for residential development plan, 155 acres to R-3 D-3, 22 acres from R-4 D-1, and 71 acres to R-5 D-2. All of the property now is "rural" except for a commercial strip along Grand.

The immensity of the proposal caused some consternation

among commission members. Chairman Harold E. Clay rescheduled its consideration until next Thursday, commenting:

"It's unfair to ask us to pass on something of this size in a short period of time."

Commissioner Hugh Nichols' motion to delay consideration had passed unanimously.

Clay appointed Sun Citian Albert Lindgren, a commission member, to head a three-man committee to confer with Webb officials on details of the project and to report back to the whole commission.

Bowsby told the commission that 8,000 to 9,000 persons ultimately would reside in the area, which is only a portion of a long-range potential development north of Grand Avenue. Full development, he said, would mean 40,000 residents north of Grand and an overall Sun City population of about 55,000.

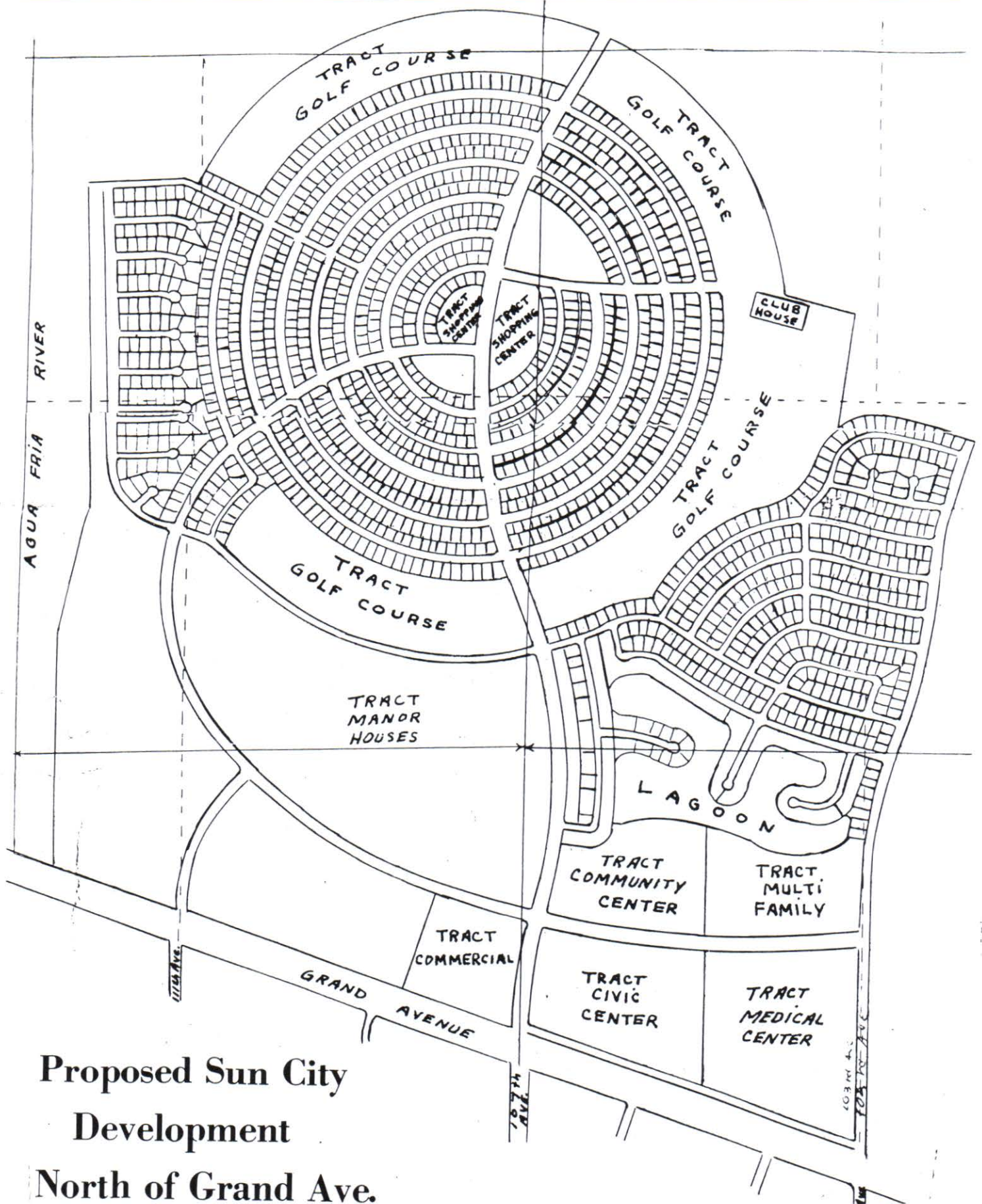
The segment involving the 8,000-9,000 residents now under consideration "would accommodate our sales forces for about five or six years," Bowsby estimated. "We hope to be selling by the middle of next year and hope to have the first home ready

for occupancy by the middle of 1969."

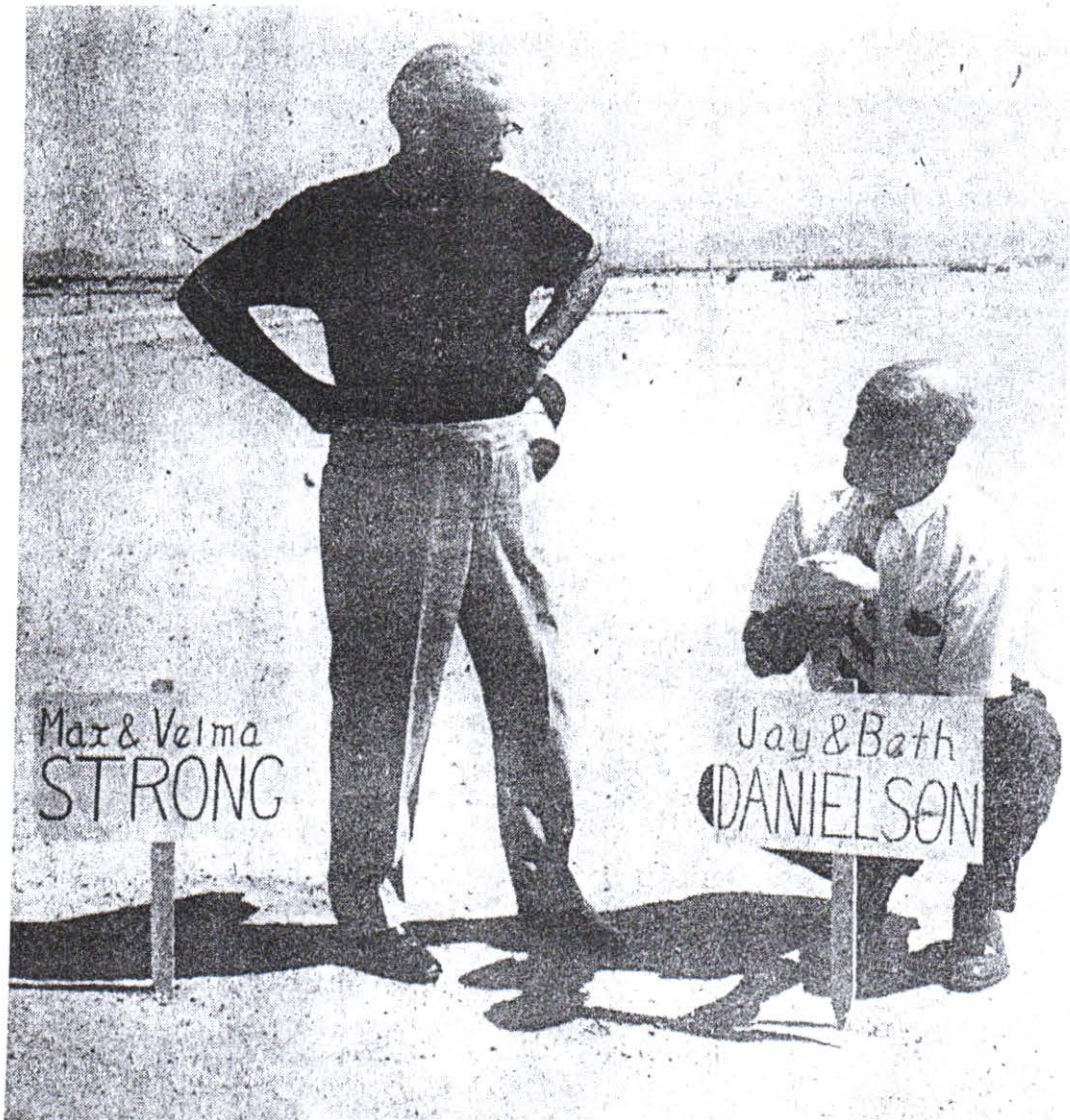
The "wheel" segment of the project drew some expressions of wonderment from commission members.

"The street pattern does differ somewhat from what we've done in the past," replied Bowsby, "but company officials feel it is desirable despite the success we have had in the South area."

OVER



**Proposed Sun City
Development
North of Grand Ave.**



MAX STRONG watches Buzz Ellis stake claim at site of Jay Danielson's duplex.

Strong selected site adjacent to his duplex for his Kansas friend.

10,000th SC Home Sold Sight Unseen

Jay Danielson, who has never been to Sun City, is the 10,000th person to buy a Sun City home, the Del E. Webb Development Co., has announced.

Danielson and his wife live in Leawood, Kan., and have been to Arizona several times, but never to Sun City.

The couple decided to

purchase a home here after Mr. and Mrs. Max Strong, friends of the Danielsens, purchased a duplex site at 10425 Kingswood Cir., earlier this year.

The Danielsens have ordered the site adjacent to the site where the Strong residence is planned.

Strong was an executive in the insurance division of

General Motors' zone office in Kansas City, Mo.

Danielson is principal of Northeast High School in Kansas City. Earlier in his teaching career, Margaret Truman was one of his pupils. President Harry Truman was his next-door neighbor for 20 years. Mr. and Mrs. Strong are presently residing at 10630 105th Ave.

1974 Model Homes Resident

Preview Opens Sunday

The traditional Resident Preview of Sun City's new 1974 model homes will be held Sunday, January 6, through Saturday January 12, according to John W. Meeker, president of the Del E. Webb Development Co.

The models, located at Boswell and Del Webb Boulevards, north of Bell Road, will be open Sundays from 9 a.m. to 6 p.m., and daily from 8 a.m. to 6 p.m.

Five distinctive modes of living are presented in Sun City's new home show, including single family homes, duplexes, garden court apartments, patio apartments, and foursomes. Models are offered in one, two, and three bedrooms with either one or two baths. Prices range from \$25,990 to \$69,990.

Nine floor plans, four different elevations each with a choice of masonry facings and exterior color blending, are available in the single family homes.

Some of the features incorporated in various models include total electric living, electronically operated garage doors, ten-foot ceilings, six foot bath tubs, and octagonal entrance halls.

One unit is a two-bedroom, two-bath home with powder room, den, dining room, and Arizona room. It also has such added features as a wet bar, an optional sunken bath and an indoor swimming pool with Jacuzzi at one end.

Webb interior designer, Mary Jane Hawkins, has blended furniture, carpeting, wall coverings, and decor accessories to make each model distinctive.

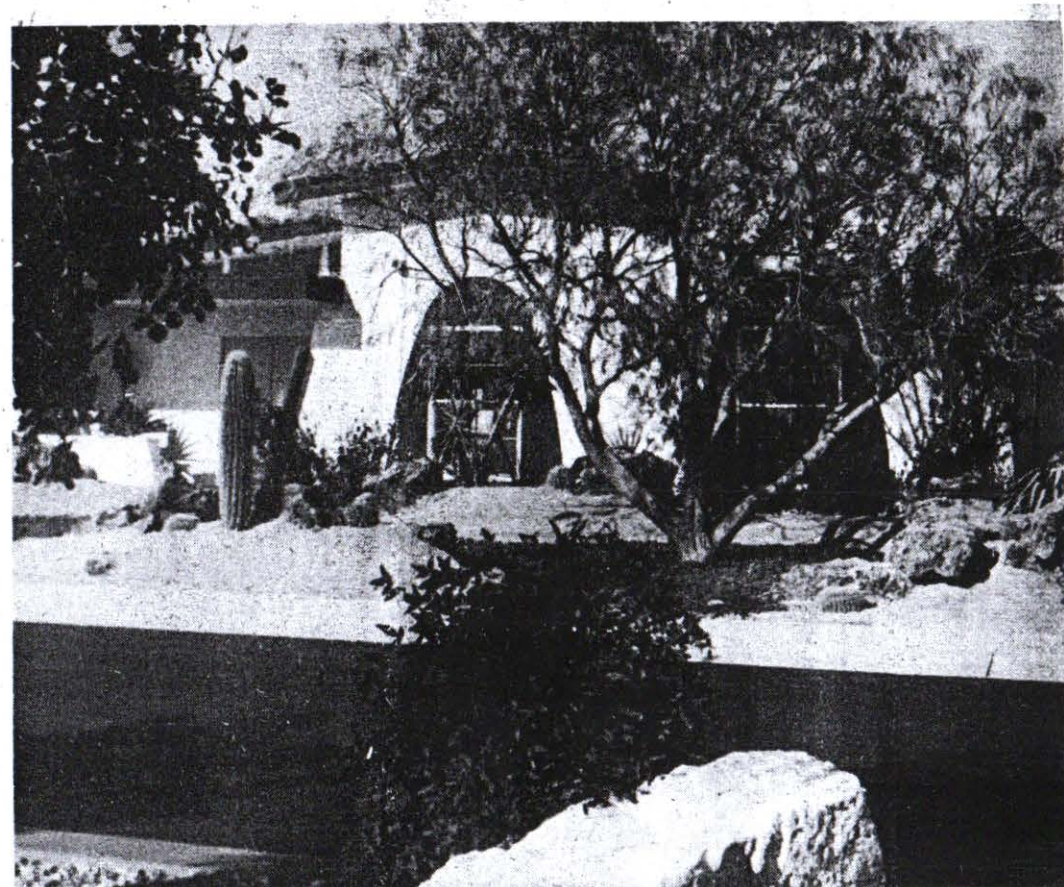
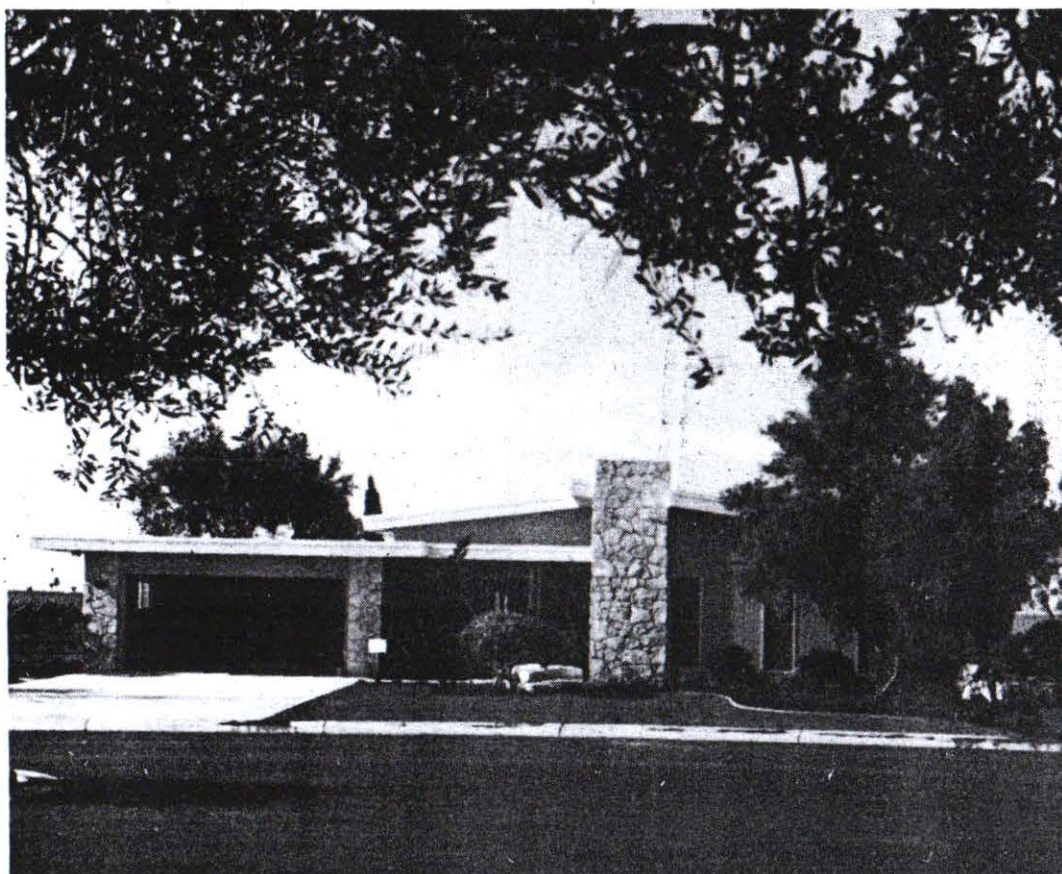
Furnishings vary from early century to transitional and contemporary. Some furnishings include an antique organ, a marble-topped wash stand, an early phonograph, and an old fashioned bright red bathtub.

Landscaping ranges from a Japanese garden with volcanic rock waterfall, a lake and small bridge leading to a bamboo tea house, to a covered lanai overlooking a sunken garden and swimming pool.

Five of these model homes border the fairways of one of Sun City's new golf courses. The back yard of one sports a one-hole golf course complete with tee, short fairway, and large green embraced by four sand traps.

Coffee and doughnuts will be served during the first two days of the Resident Preview on January 6 from 1 to 5 p.m. and January 7 from 10 a.m. to 4 p.m.

Grand opening for the general public will be Sunday, January 13.



NEW MODELS - The 1974 Sun City models, two of which are pictured here, will have their Resident Preview beginning Sunday, January 6, through Saturday, January 12.



Explosion north

By March 1969, Sun City had leaped across Grand Avenue to establish new boundary at Bell Road, projecting such new symbols as Boswell Hospital's twin towers, Sundial, lookout knoll at Viewpoint Lake. Leap across Bell Road last year burst boundaries again. Next leap will be into desert at west, says Webb Development Company president John Meeker.

THE PHOENIX GAZETTE
This article by Business Editor Charles Rayburn
appeared in the Monday, September 1, 1975,
edition of *The Phoenix Gazette*

880 HOMES SOLD SO FAR THIS YEAR

Construction Activity Is Humming In Sun City

By CHARLES RAYBURN

With 880 home sales, valued at more than \$34 million, so far this year, Sun City is a bright spot on the Valley building scene, says John W. Meeker, president of the Del E. Webb Development Co.

Sales for the entire year of 1974 totaled 1,892, with a value of \$73 million, but 1975 has four months more to go, Meeker pointed out, noting that the last quarter usually brings a heavy pickup in sales.

Already this year, 1,400 persons have moved into the Webb resort retirement community, pushing the population figure over the 35,000 mark.

As the community grows, so does its facilities, Meeker pointed out. Sun City Fire Station No. 2, at Sun City Boulevard and 99th Avenue, is nearing completion.

A SECOND post office on Bell Road east of 99th Avenue has recently gone under construction.

Construction activity, however, centers around the community's sixth recreation complex, at 99th Avenue and Bell Road. Named Bell Center, the facility will feature a 40,000 - volume library, indoor and outdoor sports, and arts and crafts studios.

The indoor sports center will include a 16 - lane bowling alley with snack bar and coffee shop, space for 19 billiards and pool tables, eight shuffleboard courts, table tennis, exercise room, and therapy pool building.

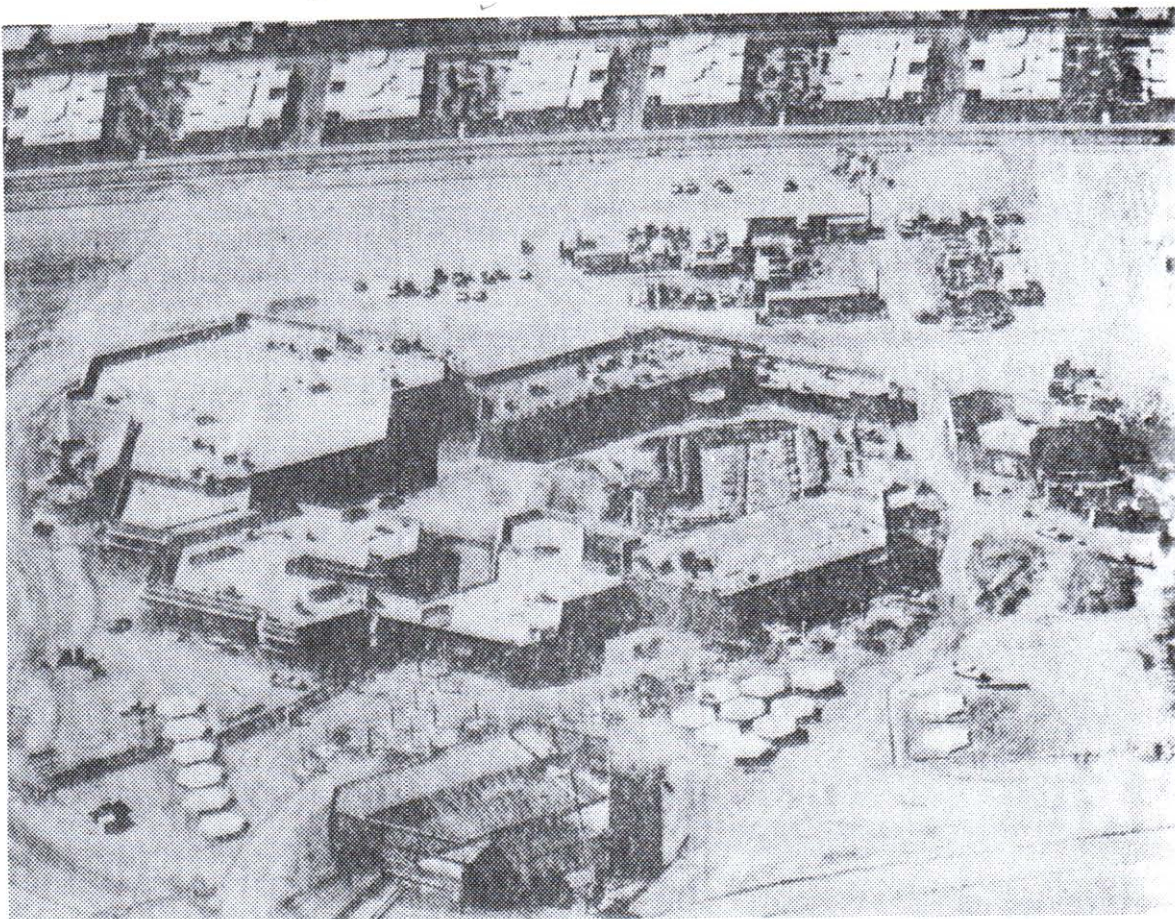
AMONG the recreational activities on the landscaped grounds will be an Olympic - sized swimming pool, seven tennis courts, two grassed lawn bowling greens, a bocci court (similar to lawn bowling), and Sun City's fourth lighted 18 - hole miniature golf course.

The community's first volleyball and handball courts also will be a part of the new complex.

Arts and crafts studios will feature lapidary, silvercraft, art, ceramics, sewing, weaving, metal and woodworking. Plans also call for a 650 - seat social hall that can be separated by dividers into two smaller areas for meetings or parties, complete with kitchen and food storage.

AN EARLY 1976 opening is planned.

This fall, ground will be broken for the Union Hills Country Club. It will raise to 10 the number of 18 - hole



Bell Center, Sun City's sixth recreational facility, is under construction at 99th Avenue and Bell Road. Situated on

27 acres, the 94,000-square-foot complex will feature 40,000-volume library, indoor and outdoor sports.

layouts in Sun City — seven public courses and three private country clubs.

The community's seventh shopping center, on Bell Road at Del Webb Boulevard, is being leased with construction slated to start this fall.

In the same general area, 309 garden court apartments have been completed. They are being used for housing visitors to Sun City on the community's popular vacation special program.

"It offers couples (one member of the couple must be 50 years old or more) a package vacation during which they enjoy the varied facilities and sample the Sun City way of life at an extremely reasonable rate," Meeker said.

"This program has been a key to the success of Sun City home sales," the executive continued.

DIRECTORS OF the 200 - bed Walter O. Boswell Memorial Hospital are requesting an additional 55 beds. Approval by the Arizona Department of Health Services would mean construction of a third circular tower.

Shell construction is complete on expansion of the 80,000 - square - foot Lakeview Medical Arts Complex. Tenant improvements are continuing as spaces are leased.

Finally, in early January, the Del E. Webb Development Co. will unveil new model homes presenting five modes of retirement living. Included will be single - family units, duplexes, garden court apartments, patio apartments and foursomes. The entire home show will be unique in its distinctive architectural designs, creative interior decorating, and imaginative landscaping.

MEEKER IS optimistic about future. He said, "We recognize the fact that the recession has had some effect upon the number of visitors vacationing in Sun City. However, there is an increasing number of retirees wishing to move to the warmer climate of Southwest. We feel that a high percentage of Sun City visitors this winter are going to be serious prospects for future residents."

Sun City can be considered a bright spot in the overall picture because, John Kayetin, state registrar of contractors, put it, "many builders have decided not to fight the stiff competition which often involves just trading dollars. They are keeping up their licenses but many have just given up fishin'," he said. He pointed out actual failures among builders have been nil — or at least very hard to find — due to the mass pullback.

Webb homes come up winners

The Del E. Webb Development Co. has come up with some winners in its 1976-77 Heritage Collection of homes.

More than 1,700 persons attended last Friday's cocktail and buffet kick-off party and toured the 25 new models.

The Heritage Collection includes four basic types of homes—single-family, duplex, garden apartment, and foursomes.

As a whole, the new models seem to be designed with comfort and livability in mind. Most of the rooms are spacious and the floor plans allow for easy access to various living areas, without unnecessary long hallways.

THE FURNITURE, interior decorating, and landscaping show off the homes to their fullest advantage, with only a few exceptions, such as the brightly-flowered kitchen carpet which prompted one woman to comment, "This carpeting would make me feel like I'd had one too many all of the time!"

Bathrooms are equipped with numerous handrails and the showers include corner seats for added safety and comfort. Sink counters extend over the backs of the wall-hung toilets and this added shelf space seemed to be favorably received.

The kitchens are generally large, but a few are too small for two people to move around comfortably. Optional appliance features in the models are impressive and include the Frigidaire ceramator range, the micro-wave oven, and the self-cleaning oven.

Kitchen and breakfast areas and dining areas are well separated in most of the homes, so that formal diners won't have to stare at the preparation areas.

HOWEVER, the Arizona rooms in several of the homes, especially the

fourth duplex model, are awkwardly placed. Guests would have a difficult time avoiding a view directly into the breakfast area and kitchen.

The breakfast areas are designed to accommodate one couple comfortably, but with guests, space would be cramped in most. A plus, however, is that most of the breakfast areas are located beside a window for a bit of sunshine.

In fact, all of the new models have plenty of large windows and the placement is good. One exception is the double window arrangement in several of the master bedrooms, which limits the placement of a double bed to one spot and would make it difficult to situate twin beds.

The bedrooms are large, with many walk-in closets, and are conveniently close to the bathrooms. Several models have dressing areas beside the bath and walk-in closet areas for added ease.

LINEN closets are conveniently placed close to bathrooms and have plenty of storage space.

The second bedrooms in the garden apartments are fairly small, but could easily be converted into a den. One disadvantage, however, is that the bedroom windows face the porch walkways, resulting in a lack of privacy.

Most of the models, whether they have a carport or a garage, include space for golf cart parking. Garages (optional) are large and are adjacent to the utility rooms.

Several homes, including two of the duplexes, are arranged so that guests may enter from the front porch and proceed directly through the foyer to the living room, which opens to the back patio.

OTHER AREAS branch off to both sides. This is an advantage, since guests would not have to trek through bedroom or dining

areas to reach the porch entertainment areas.

Porches and lanais are large enough for outdoor entertainment and the courts provided with the foursomes are designed so that several rooms have a court exit.

One particularly interesting option is

demonstrated on the Skyline—solar energy for hot water, heating, and cooling. The price of this option has not yet been established, but a DEVCO representative said solar collectors could be installed on homes with mansard roofs.

An especially delightful

home was the Yankee, a single-family home. Although it has two bedrooms, living room, and breakfast area, it conveyed a cottage atmosphere. It also is one of the two least expensive models.

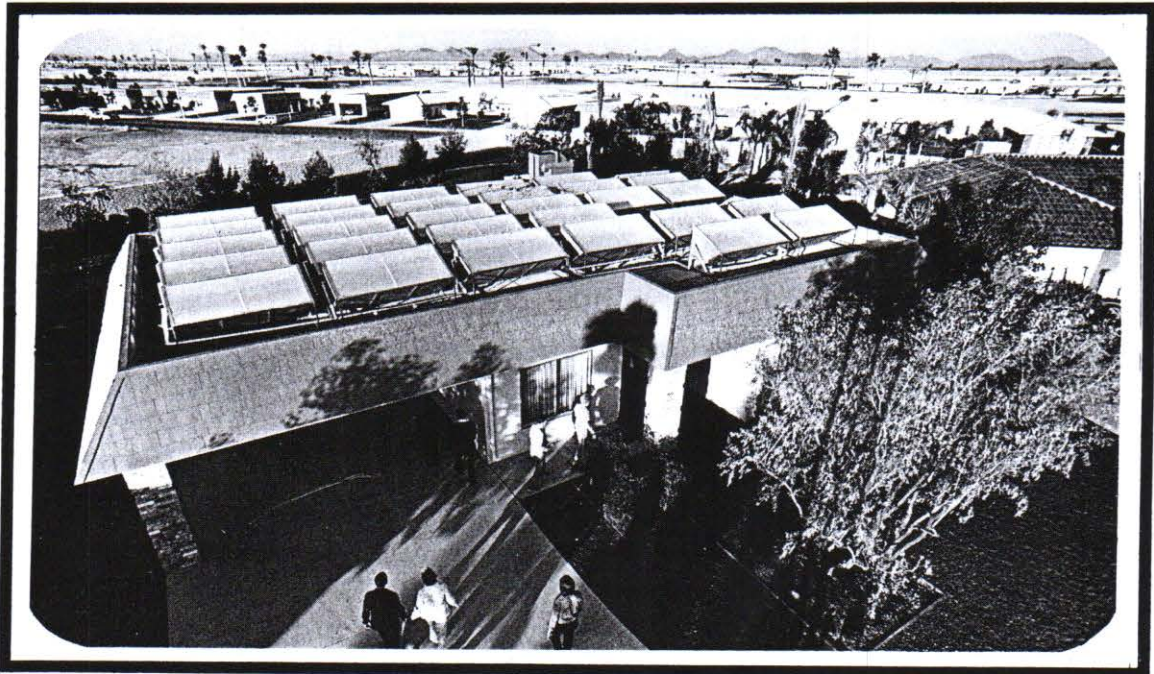
THE MOST expensive homes, the Castillo and the Augusta, were attractive

and, of course, much larger. The Augusta has a few odd angles, compared to the other homes, which are more traditionally rectangular.

Altogether, the Heritage Collection ought to be a big success. The homes are comfortable and very attractive.

a solar quandary:

The use of solar energy, not only to heat a home, but to cool it as well, has become accepted as a thing of the near future — but just how near? Del E. Webb Development Company Manager of Residential Architecture George Flagler believes that it may be within the reach, financially, of the "average" Sun Citian within five years. In a special interview with HERE Magazine, Flagler discusses the Webb Company's ongoing work in this field and its plans to build another 10 solar homes before the year is out.



Visitors tour the solar home in the Sun City "Heritage Collection" of model homes.

Here Magazine June/July '76

After she'd finished, he moved in and slept the rest of the day a few feet from the carcass. He kept one eye open, but it was more than his watchfulness that kept the others away from the dwindling mountain of flesh.

At moon-rise, he felt so good he climbed the arroyo bank and howled out a love song to the female. Surprisingly, she answered. She wouldn't let him come near her, but she did accept his invitation to dine — alone. Alternately the two feasted that night; the disintegrating meat and marrow-filled bones were hard to leave.

Daily, more strength came back to Don Coyote, filling out his gaunt frame and tightening his sinew; and as strength surged in, so did his courage. As yet he had little need for courage. His growl upon approaching the carcass was enough to send other of his kind to flight. Even the foxes fled; and once a skunk took her family and decamped. He did not growl at the little female but she fled too.

By the end of the week Don Coyote had regained his lordship over the desert. His growl of warning and his odious smell were enough to send all animals fleeing at his approach. Several other strange coyotes stood their ground until he came near enough to make them aware of his strange badge of courage. It was certain that the manufacturer of the disinfectant would have been justly proud of the staying powers of his product.

But, it is said, all things must come to an end. The carcass was finally stripped clean. That same night, lightning flashed back in the hills. Soon rain fell in a torrent. Before dawn a flash-flood tore through the arroyo, further drenching Don Coyote and the other coyotes.

Don Coyote was waiting for the sun when it came out to dry him. His coat fluffy again, he trotted down to the pile of bones, charging in at the coyotes already there. From force of habit they fled. But this time they didn't retreat quite so far. Gray Hackles began inching back. Don Coyote cracked a few bones and watched him suspiciously.

Gray Hackles sniffed, and leaped for Don Coyote's throat. The magic spell of the canned courage was over! The smell of the disinfectant was gone!

In true coyote-fashion the other male attacked from the rear. The three bowled over in a pinwheel of snarling fury. Much of Don Coyote's strength had returned, but he was fighting savagely against the odds. When Gray Hackles found a hold on his throat Don Coyote ripped loose with all four feet, catapulting the big coyote into the air. But the other rushed in to take his place. The fight resolved itself into a slashing, ripping fight.

The female watched from the carcass. She stopped eating and posed as though they were fighting over her. She cracked a few of the softer bones and then nosed through the ribs to swallow any loose meat she found. She took her time.

The fight went on. The smaller male had enough; it stood off to the side licking its wounds. But the previous starvation and ravages of poison were beginning to tell on Don Coyote. Soon he was fighting on courage alone.

The female moved closer experimentally. When Don Coyote, in a brief, final burst of slashing fangs, drove Gray Hackles back, she leaped in, her teeth crunching. Luckily for Don Coyote she caught one of Gray Hackles' feet instead of his. When the coyote turned to snap at her, Don Coyote's jaws clamped shut on Gray Hackles' throat.

Gray Hackles fought desperately, freeing himself from Don Coyote's weakened jaws in time to save his life. He fled, weaving an uncertain path down the arroyo. The other male slunk after him. Don Coyote followed them until they headed out of the rangeland.

When he returned, the female was waiting for him. Sitting up, she lolled her tongue out over her teeth. Her eyes shone. This was the season of the year when coyotes look sideways at each other. She was looking that way at Don Coyote. He moved to her, and their noses touched. Then they sat side by side, tongues lolling out, admiring the bones that were theirs alone. ♦



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"what we did yesterday isn't good enough for today"

Thousands of curious home browsers have toured the Webb Company's Heritage '76 Collection of model homes this year, but none have laid down the \$46,490 asking price for the 3-bedroom, 2-bath "solar home" that is included in the collection, the first solar home in the nation to be built by a major developer.

But Webb officials aren't concerned that no one has jumped at the chance to be the first to inhabit their "home of the future."

In fact, says Flagler, it's a good thing they aren't buying the homes in droves. "At that price," he laughs, "if everyone asked for that model we would lose our shirt."

Webb Development Company President John Meeker explained earlier that, "We saw the need for and began development of this energy source three years ago when it became obvious that utility rates were headed upward. We determined then that solar energy was a viable answer and began work on the system we now have."

Flagler agrees. "We've accomplished what we set out to do — get the momentum going in the field of solar energy. The house has created interest state-wide and across the nation.

"I get letters every day from people from all over the United States with questions about how our system works and what we're doing now."

The model home's system has 900 square feet of solar collectors, a



George Flagler, left, with co-workers Harold Leonard and Curtis Copeland.

John Meeker, center, goes over plans with construction superintendent Bill Heavlin



buried and insulated 2,000-gallon water tank, and an air-conditioning unit. The collectors are capable of producing water in excess of 200 degrees in the summer and slightly less on cloudy, winter days. The only electricity required is for the pumps, which circulate hot and cold water through a heat exchanger, and to operate the air handler unit.

The cooling is, of course, the part of the system that appears to be a contradiction — cooling through the use of the sun's heat.

"Simply stated," says Flagler, "the gas changes to a vapor and then returns to a fluid state through varying pressures." (For a detailed description of the process, see accompanying article.)

But no matter how sophisticated or advanced the system may sound to the casual observer, the system is already obsolete.

And Flagler is the first to admit it.

"This system was obsolete the day we installed it," he says. "We knew that at the time, but that's one of the problems in the area of solar energy — it's difficult for anybody to get into production because what we did yesterday isn't good enough for today."

An obvious problem at this early state in the development of solar energy is the lack of standards to refer to. There are no case histories of past experiments.

"I get mail by the bucketful from people who are involved in the development of one phase or another of solar energy. They, as well as our people, are the ones setting the standards for tomorrow.

But what Flagler and Meeker are both hoping will become a reality in the years to come is the ability to take the cooling tower situated atop the home, prefabricate it in their shops, and set it on the home in one unit.

"But I'm afraid that time is still a long way off," says Flagler. "At the present we don't have a collector that would do an adequate job in a smaller area." The present 900-square-foot collectors would not adapt to the prefab unit.

One vision that may not be so far off, however, is an affordable price.

At present costs, the homebuyer is



Workmen make final adjustments on solar collectors prior to model home opening to the public.

It's not a scientific phenomenon that the heat of the sun will warm water. The process has been going on for centuries.

But it does seem a contradiction to the laws of nature to find that the same solar energy will cool as well as heat.

In its simplest terms, what transpires is this: gas changes to a vapor and then returns to a fluid state through varying pressures. The Heritage Collection is using a system designed by Scottsdale engineer Donald Aadland, with the collectors invented by Glenn Stoddard of Litchfield Park.

More technically, the system can be explained thusly:

Water from an underground storage tank is pumped to the roof where it is heated by passing through the solar collectors. It then either returns directly to the underground tank or it is pumped back through the collectors if more heat is required to maintain an effective temperature in the reservoir.

The water from the reservoir is then pumped through a stand-by heater that would, on rare occasion, be called upon to boost the water temperature. (The collectors are capable of producing water temperatures in excess of 200 degrees during the summer.)

A valve will divert the water either to a forced air radiator, should the thermostat call for heating, or the generator of the refrigeration unit if it should call for cooling. The heat from the water boils a solution of lithium bromide and water under a partial vacuum. The boiling solution rises to a separator that diverts the water vapor to a condenser, and the condensate is then drawn through a small orifice into the cooling coil where it revaporizes at a temperature lower than the air in the house duct, thereby cooling it.

The water from the coil is absorbed by the highly-concentrated lithium bromide solution from the separator. The resultant lithium bromide and water solution returns to the generator to continue the cycle. The heat picked up by the water flowing through the absorber and the condenser is rejected to the outside air through the cooling tower.

The solar system also provides domestic water heating. The water from the city main flows through a heat exchanger coil inside the underground storage tank to a hot water storage tank in the house. An automatic mixing valve induces cold city water when necessary to provide tap water at the desired temperature.

The only electricity required for the system is for the pumps and the air handler unit.



The 2,000-gallon tank that is stored beneath the ground to function within the solar system.

paying some \$10,000 extra on the price of his home for the use of the solar energy units. Flagler and his associates believe that, if their plans proceed according to schedule, that price will soon be down to \$5,000 and the units will pay for themselves within five years of operation.

"Until a new system is developed," admits Flagler, "we just don't see how we will have a reduction in the costs involved." The Arkla Servel company is presently the only firm manufacturing the system being used.

"But we know that right now local companies are working on other systems. As soon as there is some competition for Arkla Servel, the prices will go down."

The Webb staff is putting together many different types of units as possible, figuring that the more they learn about the systems, the more chance they have of coming up with a system that will be most desirable for the homeowner.

In fact, the 10 solar homes that are on the drawing boards for production before the close of this year, will utilize a variety of different systems from the "solar assist" units to the "basically solar" models.

The "solar assist" units make maximum use of the sun, as the system is designed. If the sun is available, this system will produce hot water and heat a good percentage of the time. The basic equipment in this system is assisted by solar energy.

In the "basically solar" unit, a maximum of solar energy is utilized for everything. It is primarily a solar system, with a mechanical assist.

Irregardless of whether the home utilizes a "basically solar" or a "solar assist" unit, people often question what will happen when Arizona's normally sunny skies are covered with clouds for days at a time. "We explain to people," says Flagler, "that each unit has a mechanical back-up unit that will take over when the sun is not available to do the job."

Since there are less moving and mechanical parts to the solar units, engineers are expecting the systems to have a longer life-span, although there is no proven history to determine how valid this conjecture might be. But already Flagler and his crew are finding ways to change the system for the better.

"We already know that we would not use the same type of water storage system." Water is presently stored underground in one 2,000-gallon tank. "We would have split the tank into two units, one for cool water and one for the hot water. It would be more convenient for the homeowner in this manner, since he would be able to get up in the morning and use the hot water to shower and shave and then switch over to the cold water right away. You can store cold water without as much deterioration in temperature.

"We know, too, that the collector system and the chiller are both obsolete and will be replaced with the latest units."

There has been some considerable forethought in the design of the homes that will utilize the solar systems, however.

"We purposely didn't design a futuristic-looking home, with a multitude of panes of glass and the like. I'm sure that that was what people were expecting to see. We wanted to build the home with standard products and put in a duct system that would hook up to the roof. In this way, if someone wants to add a solar unit to their present home, we can hook almost any house up to the system."

All in all, it's been an educational experience for the Webb Company, the first major developer in the nation to offer a solar home. And before the year is out, the public will get a chance to see what they have learned from their first attempt when those additional 10 homes are opened. ♦

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SUN CITY'S PROGRESS AND FUTURE OUTLINED



Del E. Webb Development Co. President John W. Meeker spoke to the Sun City Lakeview Rotary Club membership recently. In his presentation, Mr. Meeker discussed Sun City's progress and outlined the Company's plans for the future.

Sun City's progress and future was the topic when Del E. Webb Development Co. President John W. Meeker addressed the Sun City Lakeview Rotary Club recently.

Meeker reported Sun City home sales totaled 2,350 in 1976, with a real estate value of approximately \$108 million. More than 2000 newcomers were welcomed to the community last year, pushing the population to 38,500.

Construction activity in 1976 centered around the completion of the \$5.5 million Bell Recreation Center and Union Hills Country Club golf course. Bell Center is Sun City's sixth recreation complex. The community's tenth 18-hole golf course, Union Hills Country Club, was completed in December. The course is currently open to the public, but will later become private.

Meeker also reported that negotiations are underway with Safeway Stores, Inc. for a business to be located in a new shopping center at Del Webb Boulevard and Bell Road.

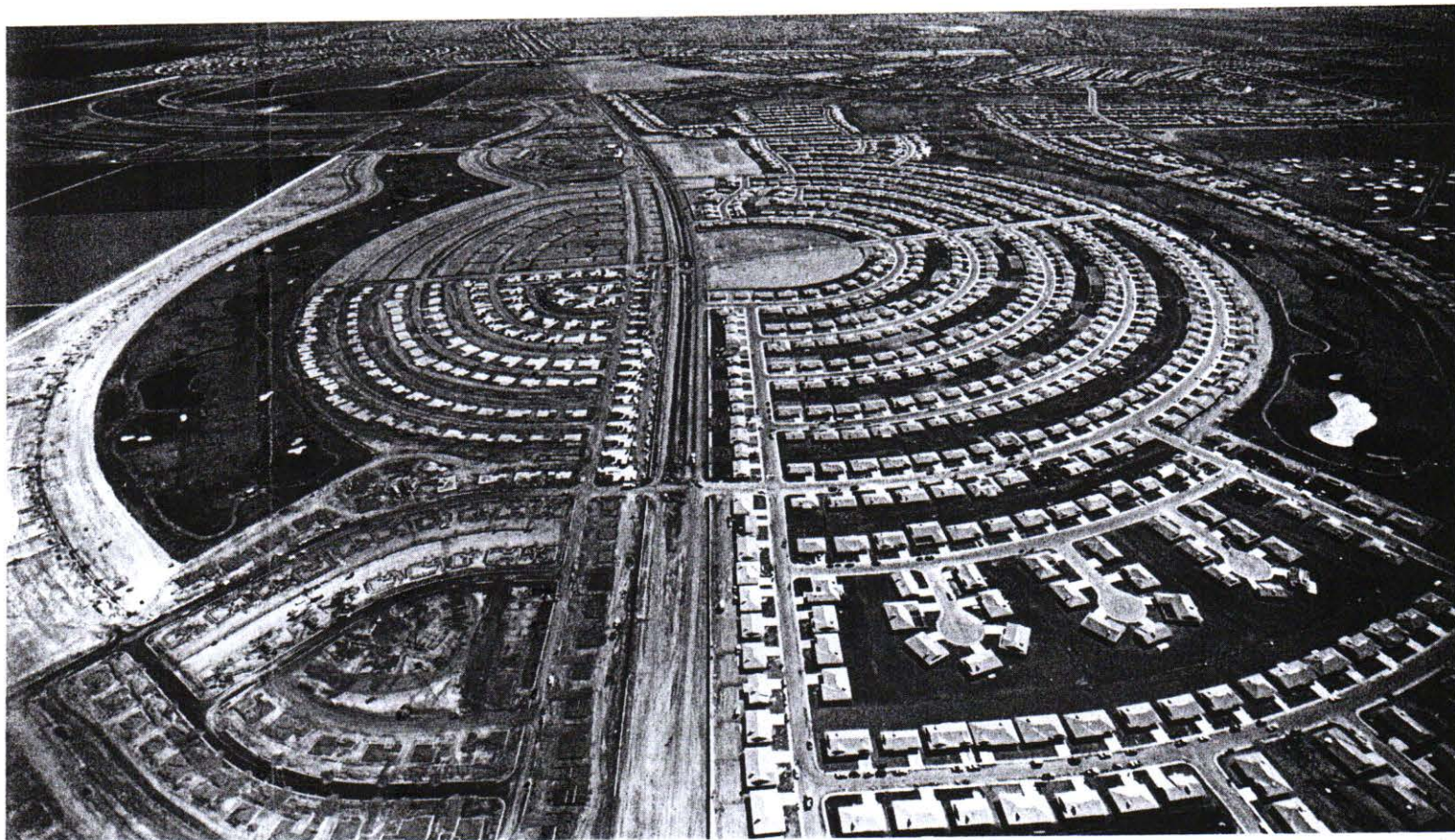
Beverly Enterprises of California is arranging financing for a nursing and health care facility to be located on 103rd Avenue across from Lakeview Medical Arts Building. Initial plans include 130 skilled care and 65 intermediate care units.

Construction of the Union Hills Country Club clubhouse is well underway at 9860 Burns Drive. Completion is expected this fall.

Sun City Newsletter and Activities Calendar



Del E. Webb Development Co. ★ Public Relations Dept. ★ P.O. Box 1705 ★ Sun City, Arizona 85351 ★ April, 1977



This aerial photograph was taken looking south from Sun City's northern boundary (Beardsley Road). Meandering green area at left is the new Union Hills Country Club, the community's tenth golf course. Home construction continues at fifty per week.

SUN CITY HOME SALES ON RECORD PACE

Sun City home sales continue on a record pace with the sale of 1801 homes valued at approximately \$ 75 million through March 28. In addition, Webb's Resale Department has recorded 242 sales.

To meet the demand, housing construction was increased to 50 units per week. Webb President John W. Meeker attributes the spiraling sales to a three-year backlog of prospects waiting for an improved economy. Also, many winter visitors are getting their first look at Sun City's Heritage Collection of 21 model homes, the community's 10th golf course and the 27-acre, \$5

million Bell Recreation Center, which offers a glittering array of recreational and hobby facilities, plus a 40,000 volume library.

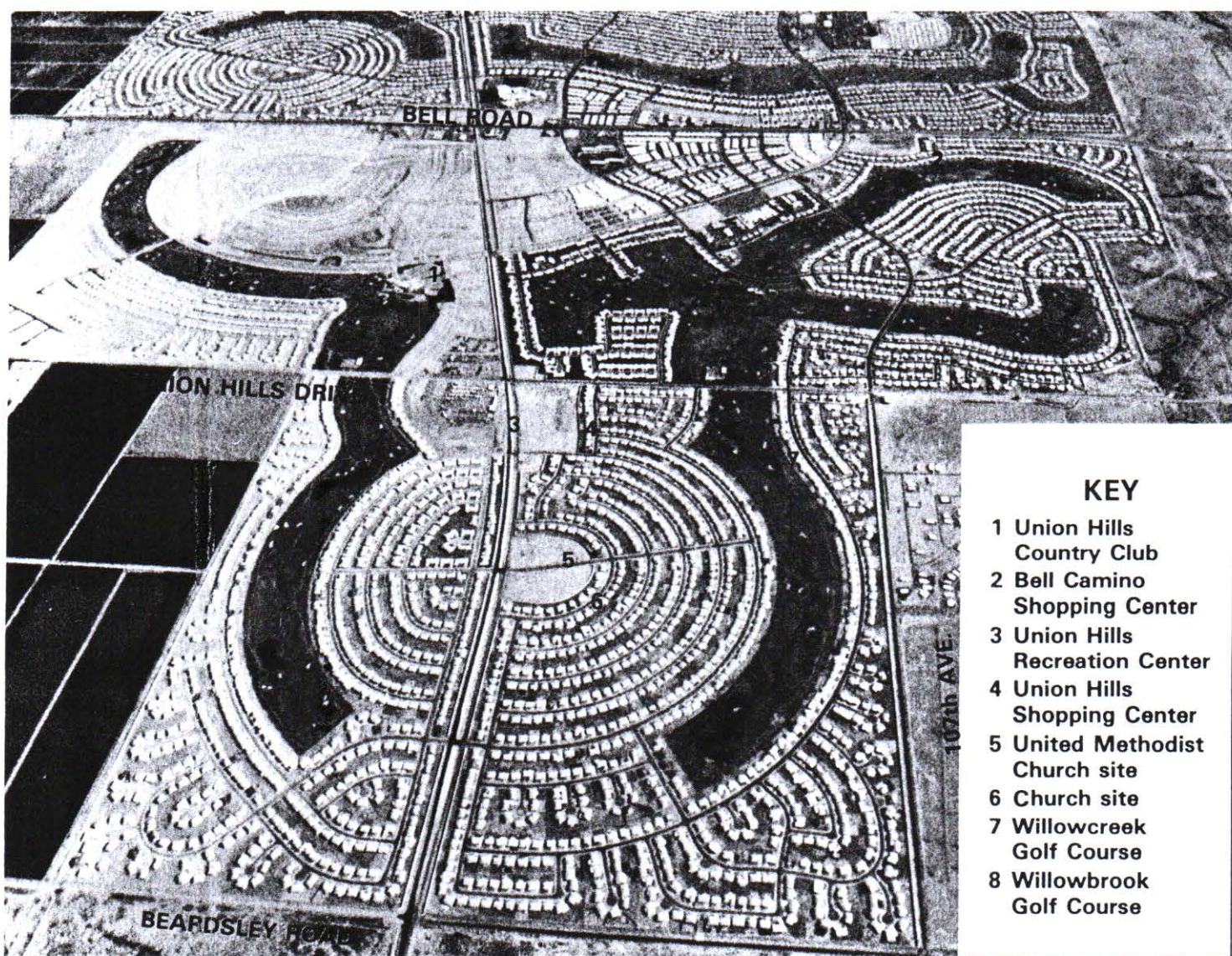
"With thousands of people retiring early on substantial pensions and other income sources, we see a continuing positive trend," Meeker said. "The Valley has several major assets, two of which are ideal winter weather and Sun City, the largest, best-known retirement community in the country. As a major tourist attraction, this unique city of 40,000 has already drawn nearly 125,000 visitors this year."

Sun City

Activities Calendar



Del E. Webb Development Co. ★ Public Relations Dept. ★ P.O. Box 1705 ★ Sun City, Arizona 85351 ★ October, 1977



KEY

- 1 Union Hills Country Club
- 2 Bell Camino Shopping Center
- 3 Union Hills Recreation Center
- 4 Union Hills Shopping Center
- 5 United Methodist Church site
- 6 Church site
- 7 Willowcreek Golf Course
- 8 Willowbrook Golf Course

SWIFT EXPANSION CONTINUES IN SUN CITY

Looking south from Sun City's northern boundary, one can see new home construction progressing around the Union Hills Country Club Golf Course. The Del E. Webb Development Co. is currently completing fifty housing units per week. Union Hills C.C. members will attend a mid-October grand opening of their

new club-house and facilities.

In addition, work has commenced on Bell Camino Shopping Center at Del Webb Blvd. and Bell Road. Also, architects are working on plans for Union Hills Recreation Center, 99th Avenue and Union Hills Drive.

Webb solar home works after kinks taken out

If you've been to the solar air-conditioned Del Webb model solar home in Sun City in the past and found it to be hot, you might have come to the conclusion that solar air-conditioning doesn't work.

It does, but it's still expensive.

After a year of on-again, off-again operation of the solar model and of painstaking and costly adjustments to the solar air-conditioning system, the problem was found to be a faulty flow system.

GEORGE Flagler, vice president of the Del Webb Development Co. in Arizona, who is in charge of solar installations for the firm, says:

"We finally have proven what we set out to prove—that solar air-conditioning can be made to work. And in Arizona, where most of our utility costs go to cooling, we need to find a supplement to electricity. Solar energy is obviously our most practical energy source."

The solar air-conditioning system on the model home consists of two main components, the air-conditioning unit and the solar system.

The air-conditioning unit, supplied by the Arkla-Servel Co., is one of the first water-fired air-conditioning devices made. The unit, once fired by gas, has been modified to produce three tons of air-conditioning using hot water at 195 degrees

Fahrenheit.

THE SOLAR collectors, supplied by Sunpower Systems Corp. of Tempe, provide the 195 degree Fahrenheit water which fires the unit.

The collectors, 4 feet by 10 feet trough-shaped sun-tracking solar concentrators, focus light onto absorber pipes through which water is pumped for heating. The solar-heated water is stored in a 2,000-gallon underground storage tank and is drawn from the tank for heating and cooling.

"The house has no conventional back-up heating system," adds George Flagler, "all the hot water used by the air-conditioning unit is provided by the collectors. When we decided to solar heat and cool this house, we wanted a totally-solar installation, so we removed the conventional back-up capability altogether."

"WE WERE the first to have an operational total solar energy system in the country, and to my knowledge our system is still the only solar heating and cooling installation which has no back-up—it is totally solar except for pump energy."

"Of course, electricity still lights the lights and operates the appliances, but all the heating and cooling is done by solar."

Why did they have trouble with the solar model?

"Well," says Flagler, "when you're pioneering in

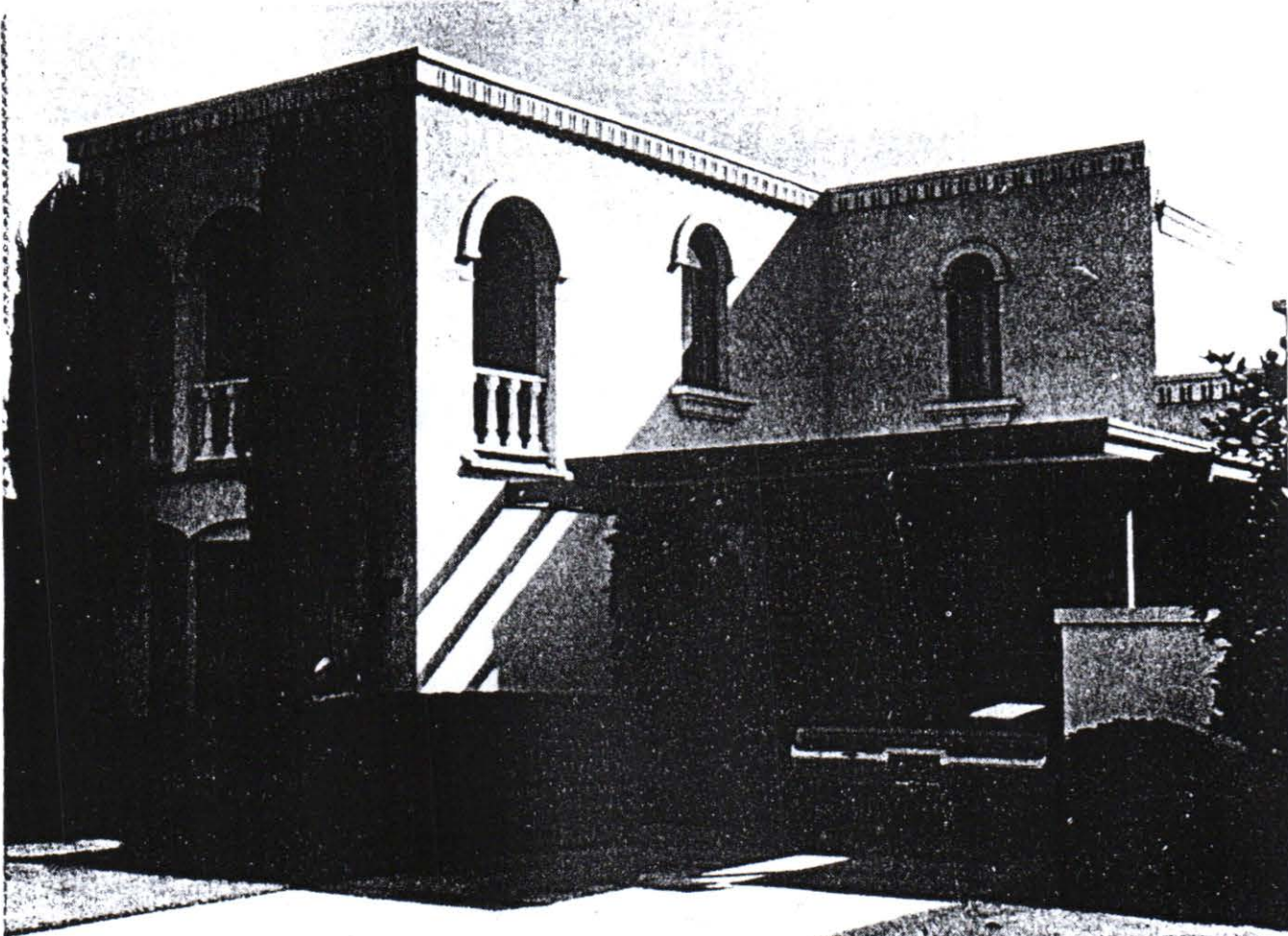
a field, you're bound to have problems. You're doing things that have never been done before, and you have no guidelines to follow. Sometimes you have to proceed slowly, often simply by trial-and-error."

"FOR EXAMPLE, after a year of replacing practically every item in the system from a simple valve to the more esoteric electronic controls, we finally found the component which was not functioning, and it was what we least expected—a deficiency in the flow resulting in insufficient quantity of water to the air-conditioner."

"The pump was simply not supplying the solar-heated water to the air-conditioner. If we had recognized this problem six months ago, we could have avoided all the related problems, however, the new control system was recently innovated."

But solar air-conditioning is not yet economically feasible. The Del Webb Co. offers the solar heating and cooling package as an option on new homes, "as long as the buyer realizes he won't get his money back for 15 years," says Flagler.

"But it does work—we are proving that—and there are so many cost-reducing innovations around the corner that we expect that soon everyone will be able to afford it."



One of more than 1,000 homes and buildings in Sun City which were designed by Wesley Matthews.

(News-Sun Photos)

SUN CITY DESIGNER

His pen created beauty

By TOM BAUER
Staff Writer

"I did that over there," said Wesley Matthews, pointing to a Spanish-style home south of Peoria Avenue.

"And that duplex there. And the French-type here; the salesmen thought that would never sell, but it sold like crazy."

What Matthews "did" was design those three houses and about 997 others in the Sun City area. He also did the Church of the Palms, the American Lutheran Church, Lakeview Center, the Sun Bowl, was an advisor for the plaza at 107th Avenue and Peoria, and was coordinating architect for Boswell Memorial Hospital.

"NOW THAT'S architecture," he said, pointing to the homes in Villa Del Sol. "Look at that detail."

And detail there is. On the Spanish style, the colonials, the French, and all the others that he and his nine-man staff designed from 1963 to 1970.

"We took special care to make sure that two of the same type house weren't built close to each other. And if you look, you'll see that the same style won't

be seen for at least 10 other houses."

Matthews' architecture career began in 1933 when he graduated from the University of Nebraska, not far from his birthplace of Grand Island, Neb.

"THOSE were hard times back then," he says, "we did everything we could to make a living. I used to chase ambulances so I could draw the intersections for accident reports."

But those days ended when the Roosevelt administration began the Works Project Administration and the Public Works Administration. Matthews said the WPA and the PWA gave architects a chance to design houses.

From there Matthews went into the Air Force in Fort Logan, Colo., to work in a hospital helping in a recovery program for pilots returning from missions in Europe. Matthews said that during his "chairborne" days he taught a class in designing houses that began with 30 student-soldiers and grew to 75 students a day, seven days a week.

After World War II and

during his long-established practice in Denver, Matthews was called by Jack Ford, then a vice president for the Del E. Webb Development Co., who told him that Webb was looking to hire, full-time architects who were nearing the retirement age.

AT AGE 50, after a series of discussions and negotiations with the Webb people, Matthews was hired in 1963 and worked in Sun City, Ariz., Sun City, Fla., Sun City, Calif., Seattle and Hawaii.

"Our staff was the first in-house staff Webb hired. We replaced the 'midnight patrol' that used to go to new sub-divisions in Phoenix, take the measurements of new houses and come back to the office to design them for Sun City," Matthews said.

He claims that the secret to his success was hiring nine architects from nine different universities. "Nobody does anything alone and with that staff we could design just about anything."

Matthews and his staff designed the houses south of Peoria Avenue and "about half the houses

north of Grand from 99th Avenue to the western boundary."

HE SAID one of his ideas was to change all the four-plexes in the area to duplexes. "The four-plexes were a good idea," Matthews said, "but nobody wanted to buy in the middle. So we decided on duplexes and they sold like crazy."

So did the others he designed, too. In fact, he said he was reluctant to accept a job with Webb because Sun City only went south to Peoria and he felt work was going too slowly.

Matthews, however, doesn't live in a house he designed. He says he had



Wesley Matthews works on designs at drawing board.

to buy a different house because it's the only one he could find with the kind of view he wanted.

A member emeritus of the American Institute of Architects, a title that comes from "50 years with a clean record," Matthews no longer designs. He occupies his time with golf and other activities.

Webb President John Meeker, the only remaining Webb employee who worked with Matthews in Sun City, described Matthews as "very conscientious and very good at his job. He still gives a lot of his personal time to the hospital."

And testimony to Matthews' ability is given in the 1,000 houses and buildings he did in Sun City.

LANDSCAPING

"The Finishing Touch"

Landscaping is:

- A — The last item in completing a new home.
- B — The only homebuilding product not manufactured.
- C — The difference between a finished and unfinished look for any new structure or community.
- D — All of the above.

In Sun City, Arizona, landscaping is all of the above, and more. Sun City could easily be called Palm City . . . in recognition of its more than 50,000 palm trees.

From top management down, landscaping gets a lot of attention.

'In creating a community from a cotton field, it's necessary to install mature trees, says John Meeker, president of Del E. Webb Development Co.

"This helps provide continuity for people who have lived 50-60 years among lush greenery."

, Providing the greenery for Sun City and now Sun City West is a nearby oasis called Beardsley Nursery . . . 100 acres of trees and shrubs, employing more than 300 people.

It is Webb-owned, and probably the largest in Arizona with an inventory of approximately 50,000 trees including 27 varieties. Until 1972-73, Webb purchased mature trees from California for use in Sun City. Beardsley Nursery began operations in 1972, and has furnished the bulk of Webb's Sun City trees since that time.

Beardsley's operation may look informal, but behind scurrying men and machines is a plan.

"We have six divisions," explains Joe Tyler, nursery manager. "Propagation, Tree Farm, Landscape Installation, Design, Homeowner Tree Installation, and Sales.

Tyler is a graduate horticulturist. His staff includes other horticulturists as well as graduate landscape designers and architects.

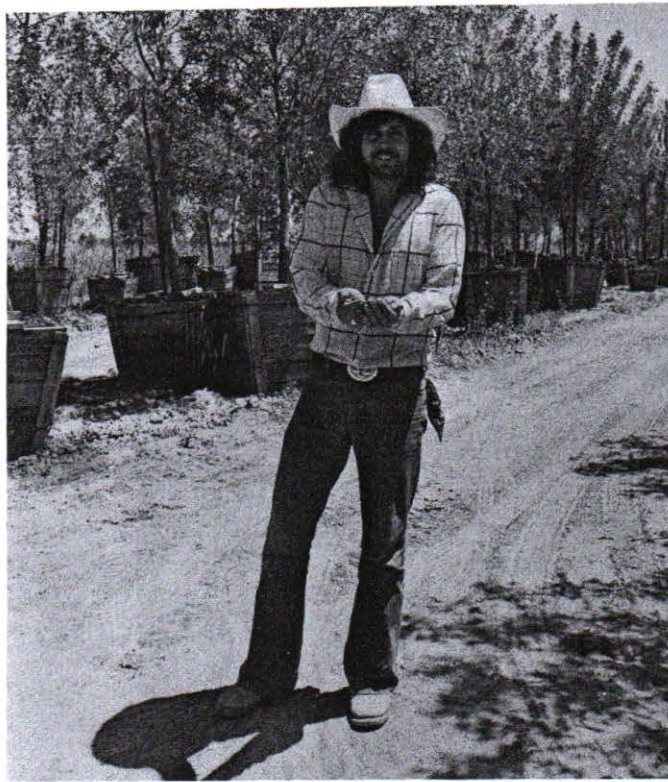
Beardsley also has a shop, employing eight mechanics to maintain equipment . . . from motorized augers to diesel trucks.

At first, the biggest problem Beardsley encoun-



tered was growing and harvesting the trees. "Harvesting" includes successful transplanting, and Webb now achieves a highly acceptable 3-5 per cent mortality rate on 6 to 7 year old trees.

Now the push is to furnish trees and install the complete landscaping for Webb's Sun City West operations.



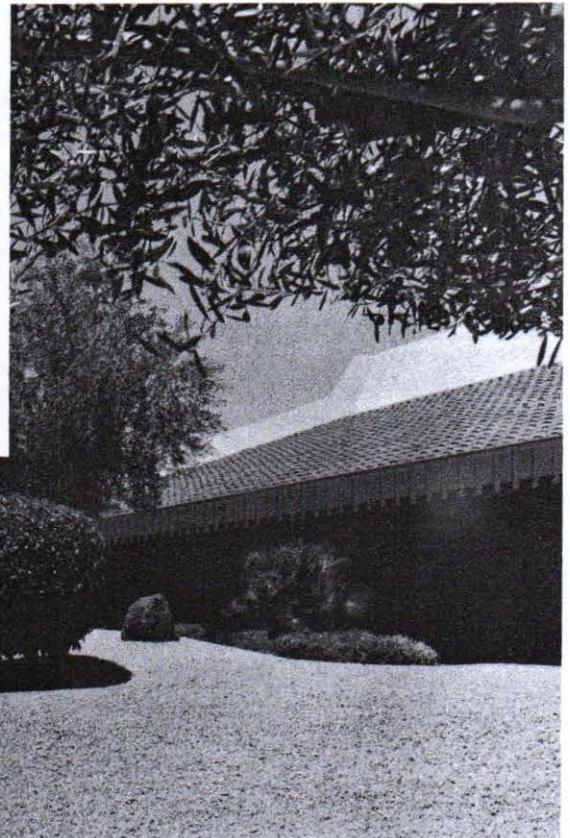
Standing amidst acres of ash trees, Joe Tyler, Beardsley Nursery manager, shows how once he easily held seeds for the trees in the palm of his hands.



Once nature and man bring a tree to harvest, machines are needed in modern nursery operations.



Head propagator at Beardsley is Debbie Morgan, a graduate horticulturist.



DAILY NEWS SUN

On reflection, models reopen

2-23-82

By ROBERTA LANDMAN
Staff Writer

Mirror, mirror on the wall? Everyplace but the bathroom walls and ceilings, chorused disgruntled visitors to Del E. Webb Development Co.'s new luxury Regency models.

The song of protest was shrill enough to cause Devco to shackle the doors of its \$375,000 to \$395,000-plus Monterey and Tudor models on Feb. 13.

Kenneth Parker, Devco sales manager, Monday dispelled rumors that J.G. Boswell Co., a 49 percent shareholder in Devco, locked the models' doors because of its intention to buy out the Webb interest in the new higher-priced homes.

"Absolutely not," Parker said of the rumored move.

Parker said a two-week stream of complaints about the mirrored bathrooms "got kind of bad for a while."

He said he ordered the homes

closed because he felt Devco "didn't want to insult the intelligence or morality of our people."

The move, he said, angered people who wanted to tour the models.

"It was bad judgment on my part," Parker said. After a few hours, he said, he realized "this is kind of ridiculous" and reopened the models to visitors.

The mirrors remain. A decision to remove them has not been reached, Parker said.

BUILDER OF THE MONTH

Del E. Webb Development Company

People-Designed Homes For The New Age

One of the most successful home builders in the country is Del E. Webb Development Co. (DEVCO), a subsidiary of Del E. Webb Corp., probably best known for its 9,000-acre development of Sun City just west of Phoenix, Ariz.

Designed for a resort/retirement lifestyle, the original Sun City opened in January of 1960. More than 100,000 visitors flocked to see the new community during its opening and 272 homes were sold during the first weekend! DEVCO eventually built almost 26,500 homes for Sun City in the process of creating Arizona's seventh largest community with 48,000 population.

Today Sun City includes its own hospital along with 11 golf courses, six shopping centers, seven recreational complexes, a 7,500-seat outdoor amphitheatre as well as its own stadium which serves as spring training for the Milwaukee Brewers.

Redefining Next Project

In today's market, however, admits George Reeve, DEVCO president and general manager, one can't rely too much on achievements of the past to carry a home builder through a very rough present. Not with the housing market experiencing its worst slump in almost two decades.

As such, Reeve says DEVCO is busy at work defining an even bigger effort, Sun City West. This 13,000-acre resort/retirement development will eventually be called home by some 70,000 residents and



A spacious interior highlights one of the model homes in Sun City.

claim the largest private recreational center in the state. Sun City West welcomed its first resident in October, 1978, and currently has a population of about 8,000.

"But the slump in the housing market

has affected us as much as it has everyone else," Reeve says. "Personally, I see the problem as one of interest rates, whether it be the rate on the new home someone wants to buy from us or the rate that allows — or doesn't allow — someone to sell their old home. "Of course, it's easy to sit back and point to the problem and scream for someone else to solve it. My feeling is that it's our problem and we've got to be the ones to solve it and we'd better solve it now." To assist potential buyers, DEVCO is meeting with national lending institutions, banks, and people who deal with home mortgages in order to secure preferential interest rates.

Survey Determines Needs

But on the other side of the coin, Reeve notes DEVCO is taking a second look at the product it is offering and the manner in which it is offered. "The buying market has changed substantially in the last few years, but we wondered whether we — as builders — were really offering the kind of home potential residents really wanted in this new market." DEVCO's solution was to attempt to redesign their five most popular home models.

"But we didn't want to attempt a redesign according to what we *thought* people wanted. We wanted to *know*." So DEVCO hired the marketing firm Cramer-Krasselt Southwest to hold informal meetings with Sun City residents who owned one of the five models. "After all, the best salesman any homebuilder can have are the people who already bought their home. So we had small evening meetings right in their homes, meetings were also attended by the architect and either our sales or construction people.

"For example, we were already thinking about the possibility of shared housing, which the younger generation has been engaged in for about seven years now. But we were surprised to find how many older citizens also thought it was a good idea. And, keeping the monetary situation in mind, we are developing a series of detached houses where there are two totally identical but separate bedroom suites complete with sitting areas which share a common kitchen, dining and living area for under \$50,000."



New Architect Hired

DEVCO also hired Jasper S. Hawkins, FAIA, principal and founder of the Phoenix and Los Angeles firm of Hawkins & Lindsey Architects, AIA and Associates.

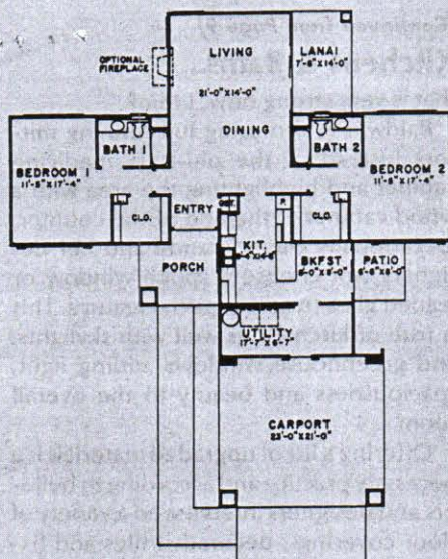
Hawkins found out shared housing also had a more serious advantage for the elderly which few builders, if any, have ever considered. "Shared housing becomes a great boon to the elderly where one spouse has passed away," he says. "Historically, the surviving spouse lives alone — which most of them don't like — or they ask someone to come and live with them — and that has its difficulties as well." In fact, according to the U.S. Census Bureau, a fourth of all men and some two-thirds of all women over 65 either live alone or with someone not their spouse.

Hawkins, who was appointed to President Reagan's Housing Commission last year and is chairman of the National Institute of Building Sciences, feels a significant portion of the cost of housing is reflected in zoning ordinances and land use, rather than in building codes. "And working on how we use the land, how we site the homes and develop the streets and bring in the utilities, we feel we'll



GEORGE REEVE

OVER



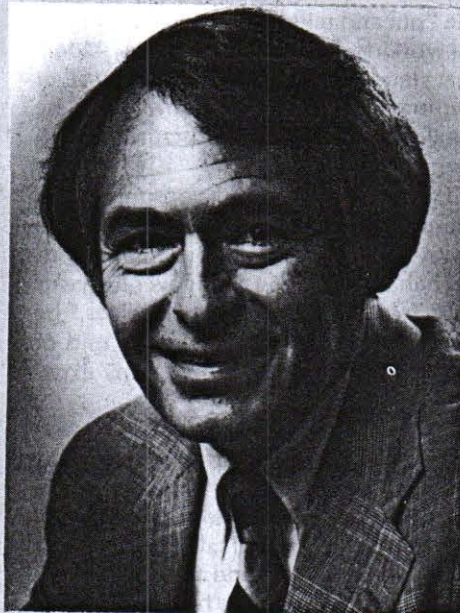
One of the Sun City West plans of a shared housing model featuring identical bedroom suites.

ultimately be able to reduce the raw cost of the land per home, and thereby further reduce the price of owning a home in Sun City West."

The 11 new models will range in size from 1,000 to 2,800 square feet with a minimum two bedroom/two bath to three bedrooms/two-and-a-half baths. Prices will range from \$49,000 to \$195,000.

"We're out to generate a lot of action because action creates action and success breeds success," says Reeve. We're going to get some real sales cooking out here and you're going to see Sun City West booming and turning around quicker than the rest of the housing market because we're planning now for when the economy turns around.

"And when that time comes, we'll be running with it while a lot of other builders will just begin to react."



JASPER HAWKINS

Architect leaves mark on evolution of Sun City

By GILLIAN SILVER

"Shades and shadows are important to architects," says Sun Citian Wes Matthews, but apparently so are connections. For it was professional associations that brought him to the area and Del Webb.

Matthews' friendship with ex-Del Webb vice president Jack Ford led to a series of attractive offers to create a new type of retirement housing for the building and construction firm.

The two men met sometime before World War II, shortly after Matthews opened his own architectural design office. Ford asked for a job and although Matthews had nothing to offer him, he later heard of an opening with Webb Development and passed the tip along to Ford.

Several years later Ford became a vice president and was in need of technical people to spearhead a "program in its infancy," — Sun City.

Knowing of Matthews' experience in residential work, Ford immediately offered him the job. However, Matthews was initially unimpressed, repeatedly turning down the position.

"I had a nice contract in Denver and didn't know if I wanted to make a move," he says.

But the Webb people were persistent. By December 1962 he had agreed to visit the site.

"I came down here and it was all cotton fields, but I could see the embryo of the idea," Matthews recalls.

After visiting the area, and being wooed by beautiful offices and an enterprising concept, Matthews was asked to give Webb officials a decision within two weeks.

"You know," he says, "those rascals called me every day offering me salaries and compensations. Well, finally, I couldn't resist any longer."

Accepting the position as chief architect, Matthews organized a staff of ten and began his work. Among his new responsibilities

were the design of several models for the Sun City retirement project.

Buyers would be coming from throughout the country and Matthews needed to create homes that would appeal to their particular tastes. Using three basic styles — colonial, french provincial, and ranch — he offered potential customers homes with regional similarities to their past residences.

The basic aim of the development, however, was to provide custom-look houses at a nominal expense.

"We tried to create an area of individual houses in appearance and at the same time keep in line with standard production building methods and keep costs down," he says.

By alternating the placement of models on a street no exact duplicates were built side by side. Models of different colors were rotated about every tenth house and distinguished by stylized courtyards and ornamental iron.

"Our idea was that you could drive down the street and see your house as yours even though there was a repeater later down the block," says Matthews. "The houses sold like fire."

The single-family models sported center hall plans, large, accessible closets and kitchens in the front part of the house.

"We gave the kitchens and dinettes special attention," says Matthews. "If at all possible we arranged them facing the street."

You're retired for the first time, spending time in the kitchen and would want to see people."

Although certain features were carried through each design, some adjustments were made along the way. For instance, some difficulties were encountered with the fourplexes. Purchasers approached them with some apprehension.

"Salesmen could sell the end ones but not the middle ones so I said, 'why don't we get rid of the middle ones.' That's how we got the duplexes," he says.

Matthews' personal favorites, two-story mediterranean homes featuring an upstairs den, weren't successful sellers. Even when first built, the models were too expensive for the designer himself to purchase.

"I like two-stories but they didn't seem to work in this area," he says. "I have a theory that a home should have areas for men and women and designed the stucco mediterraneans with that style in mind. But the salemen wouldn't sell them and if the people don't know about them they won't buy them, and didn't."

"They're very special, even today," he says.

Matthews estimates that along with his other work for Webb, he has designed over 2,000 homes for seniors. Despite his numerous accomplishments, he remains modest about his contribution to the area.

"You had to have the product," he says. "But the people sold Sun City."



Photo by Laurie Hurd

ARCHITECT WES MATTHEWS has left his mark on the look and feel of Sun City. Matthews, who once worked for Del Webb, had a hand in designing the original homes in Sun City.

Housing evolves into luxury items

By PAT KOSSAN
Emphasis Editor

Affordability.

That was the byword of builder Del E. Webb when he first designed the homes that would make up the neighborhoods of his business adventure called Sun City.

He never envisioned the lush tile-roofed haven for retired executives that grew to mythical proportions in the minds of snow-weary Midwesterners from better neighborhoods.

"SUN CITY was designed for the butcher, baker, the candlestick maker," explained Ken Parker, Del E. Webb Development Co.'s senior vice-president of sales.

Webb's first Sun City top-of-the-line home was 1,600 square feet with a single carport and sold for \$15,000.

Smaller homes, with two bedrooms and a bath, sold for as little as \$8,000.

"Features in housing is a recent thing," explained Parker, who said that it really wasn't homes that Webb was trying to sell. "Mr. Webb al-

ways told us, 'Sell the lifestyle.'"

THE PLANNERS at Webb never expected that lifestyle to expand north of Grand.

"We really hesitated to jump Grand," recalled Parker, who said the venture meant "millions of up-front money" for items like new recreation centers. And home sales had dropped off.

It was during this early-1970s expansion that the kind of house built for active retirees began to take on added importance.

"As the market became more sophisticated—and with the cost of housing increasing—it was more critical that we consider to greater degree the house and its features," explains Parker.

SUN CITY houses grew in size, along with homes all over the country.

In the 1960s, explained Parker, homes averaged 1,300 square feet, expanding to a 1,500-1,600-square-foot average during the 1970s.

The second phase of Sun
* Housing, A36

* Housing grows

—From A35

City home buyers enjoyed angled walls, tile roofs, dishwashers, self-cleaning ovens, dual pane windows, face brick, improved quality of insulation, 3-foot overhangs, and double carports that expanded into double garages with golf cart spaces—all wrapped up in a more Southwestern style.

The biggest improvements in Sun City houses can be seen in the bathrooms and the kitchens, said Parker. "You can see it in the size, the fixtures, the lighting and the flooring material."

FRAMED housed replaced the block homes of Phase I.

"There was more concern for exterior detail," said Parker, "more concern for street patterns, to give character to neighborhoods and better drainage."

Flat roofs made a brief appearance in Phase II, "But they were not practical in terms of materials," said Parker.

Fireplaces were always an option in Phase II homes, but rarely were requested.

"**FIREPLACES** weren't a big item," said Parker. "When a retiree thinks of a fireplace

he thinks of cutting wood and that takes time away from the golf course."

Prices grew along with the amenities and the size—reaching \$60,000 for 2,400 square feet.

"We attracted more affluent buyers who were accustomed to the prices," he added.

Lot sizes also increased, "although not proportional to the increase in cost," said Parker.

SOME PHASE I homes sat on lots as small as 60 linear feet, while Phase II homes were built on lots as large as 80 linear feet.

The much debated phase II gained rapid acceptance and the homes turned into Devco's fastest sellers.

"There was rapid appreciation of housing during the late 1970s," said Parker, trying to explain the success. "And housing in the Midwest reached its zenith. The price for a home here was proportionally less."

That meant retirees could sell their Midwest homes for \$100,000 and pick up Sun City homes for \$50,000.

PARKER'S favorite house of all is what he calls the old number seven, better known as the Annapolis to Sun Citians.

Sun City West residents plan massive protest

Proposed development sparks anger

Gazette Northwest Bureau

SUN CITY WEST — More than 250 Sun City West residents are expected to drive to Peoria tonight to protest a planned housing development near Sun City West, said Phil Vision, organizer of the protest.

A public hearing on the proposed development at 135th Avenue and Deer Valley Road is scheduled for 7 p.m. at the Peoria Community Center, 8335 W. Jefferson St.

A protest caravan of 200 cars was planned, but the Maricopa County Sheriff's Department advised against it because of possible traffic problems, Vision said.

The cars were to have driven down Grand Avenue en masse. Instead, Vision said, the vehicles will leave the Property Owners and Residents Association headquarters in three smaller groups at about 5:30, Vision said.

One group will go down Grand Avenue, another down Dysart Road and the third down Bell Road and 83rd Avenue, he said.

To avoid congestion and allow for an orderly trip, Vision said he is requesting people interested in attending the meeting to assemble at the PORA building at 5 p.m.

Sun City West residents are opposed to the proposed high density development by Coronet Realty because "it endangers the Sun City West way of life we have chosen," Vision said.

Vision and other members of the Town Hall Protest Rally, formed in August to block the Coronet proposals, say they fear traffic flows from high density housing near Sun City West will spill through their streets.

"Our pace and way of getting around is not conducive to bringing in high volumes of outside traffic," Vision said.

"Creeping high-density, low-quality urban blight is a very real

possibility if we don't vocalize our concerns," he said.

"That's what a public hearing is for, to allow the public to make its opinions known. We're going to pack that hall (Community Center) with people who will do that."

Vision and Allen Powell, PORA vice president and chairman of the PORA Planning Committee, will be on hand at the hearing to read statements opposing Coronet plans, Vision said.

Powell announced at a Planning

"Our pace and way of getting around is not conducive to bringing in high volumes of outside traffic."

— Phil Vision

Committee meeting Tuesday that Coronet representatives had agreed to reduce the project's density by 100 dwellings to 651 on the 120-acre parcel.

Vision said that is not enough. "So they dropped by a hundred? The density is still too high," he said.

Powell agreed the reduced density, about 5.4 units per acre, is too high. "The development as it is now discussed is not compatible with Sun City West," he said.

"We'd like to see that brought down to about what Sun City West has, about 2.2 or 2.3 units per acre," Powell said.

Planners and representatives of BRW, a Valley planning and consulting company, will be at the hearing to take public comment.

BRW has been retained by the Maricopa County Planning and Development Department to make recommendations on the proposed development.

Ultimate authority to proceed with the development lies with the Maricopa County Board of Supervisors because the site is outside an incorporated municipality and subject to county jurisdiction.

Contact: Martha Moyer
(602) 468-6757 or 876-3455

Don Tuffs
(602) 468-6882

FOR IMMEDIATE RELEASE

SUN CITY HOMES CAPTURE DRAMATIC 30-YEAR EVOLUTION OF ADULT HOUSING

Phoenix, AZ (Oct. 26, 1988) (WBB:NYSE/PSE) -- Thirty years ago, retirees were buying homes in Sun City, Arizona, without air conditioning. The 1,000 sq. ft. homes cost just \$8,000 and offered no special features to make them more livable for retirees.

Today, builders don't use the word "retirement." The most popular home has 2,100 sq. ft. and costs about \$120,000. Air conditioning is standard and special features abound.

Adult housing has undergone a dramatic evolution during the last 30 years. The changing needs of the adult buyer have been the catalyst of this evolution. Their lifestyle, affluence and habits have shaped, and continue to shape, a growing industry.

Del Webb Corporation was the first homebuilder to actively court retirees. But the lifestyle, not the home, was Webb's true product. As a result, the first Sun City homes were designs Webb was selling in other Phoenix locations.

Now, almost 30 years and 35,000 homes later, the lifestyle is still the key to success, but the design of the home has become much more important in a very competitive industry. Builders from around the world visit Sun City and neighboring Sun City West to try and discover the formula for success.

"There's no way to keep a secret in this industry today," says Paul Tatz, executive vice president of Del Webb Corporation. "As a result, we have to become more innovative. That benefits the buyer because the home becomes more functional."

Webb began responding to the specific needs of its buyers soon after Sun City opened. A retirement community in the middle of the Arizona desert was an acknowledged gamble for Webb. But with 1,300 sales by the end of 1960, Webb's gamble had paid off and the architects began to receive design recommendations from these early retirees.

Contrary to the belief that retirees buy smaller homes, the size of homes in Sun City has been increasing steadily for 30 years. The modest two-bedroom, single-bath homes of the early 1960's have added an additional bedroom or den, another bath, an Arizona room and expanded the size of the kitchen. Tatz says the size of Sun City homes has been influenced by two factors.

"Over the years, buyers found they could afford a larger Sun City home with more luxury and convenience. Today, we're selling a large percentage of our homes to Californians who are equity-rich. The ability to trade up and bank a nest egg is still very attractive to our buyers," he said.

The second factor influencing the size of the home was the need for additional space. "Early buyers found the big dining room set wouldn't fit in a 1,000 sq. ft. home. They also found a constant stream of house guests, particularly in the winter months. Because of these factors, the retirees' home has been getting bigger and bigger," Tatz said.

He also believes the industry has reached its peak in housing size. "We hear more and more women wondering how they'll keep 2,100 sq. ft. clean. After all, they're here to enjoy the amenities, not clean the house," he said.

While early Sun City homes had no specific design features for the retired buyer, today's homes incorporate 30 years of buyer feedback. "When someone walks into our newest models, it's hard to distinguish any special features, but they're there," Tatz said.

Webb has found that today's adult buyers do not think of themselves as "senior citizens." Yet, the company includes numerous features to make its homes more functional for adults. The grab bars in bathtubs are probably the most noticeable feature. The use of cultured marble and other easy-to-clean surfaces are also selected with the adult buyer in mind.

It's not immediately apparent, but the electrical outlets are raised about six inches higher than conventional housing, making them easier to reach. The light switches in the bedroom, bath and hall are luminous, making them easier to find at night.

Storage space is an important feature in adult housing. The closets in today's Sun City West homes are exceptionally large to accommodate larger wardrobes. Webb has found that built-in cabinets and shelving are also appreciated by adult buyers to store curios and other collections. Kitchens feature more cabinet space than the conventional market and pull-out drawers have replaced deep cabinets, making it easier to access items.

What started out as utility rooms for the washer and dryer have expanded into craft rooms, accommodating more hobbies the Sun Cities lifestyle fosters. In many instances, the two-car garage has been replaced by the 1 1/2 car garage, which includes an electrical outlet for charging the golf cart.

Lighting is an important consideration when designing homes for the adult market. Webb architects have addressed this issue with large fluorescent overhead lighting in the kitchen and additional lighting around the bathroom vanity. The bathrooms have become larger over the years, allowing more personal space for the husband and wife.

"When someone moves into the Sun Cities, they see it as a move up," Tatz said. "They want a little more luxury, a little more space. But we also find they remain frugal in many respects."

Energy efficiency is a major consideration for adults when buying a new home. Webb learned that lesson well when it introduced a dramatic new model series in 1984. The designs featured high vaulted ceilings. It took buyers quite some time to warm up to the designs.

"When they entered the homes, their first concern was the electric bill, even though the air-flow through the home was designed to keep the living space warm or cool. The vaulted area was essentially dead air," Tatz said. Sales were slow at first so Webb offered 8-foot ceilings," Tatz said. "But we did learn an important lesson about building homes that were energy efficient." As a result, the local electric company has recognized Webb's designs in its Energy Efficient Home program.

Market research has begun to play a major role in the design process. At any one time, Webb's marketing department will have several different research programs in the field. Tatz acknowledges this face-to-face dialogue as an important component of the company's success.

"We can specifically identify our buyers and ask them about their likes and dislikes, show them specific floorplans and elevations and get valuable feedback which is then incorporated into the final designs," he said.

With a large percentage of its buyers coming from the Midwest, Webb recently considered building basement homes, since basements were common in that part of the country. "The research came back with a very low preference for basements and we dropped the idea," Tatz said.

Webb's research department utilizes many techniques that are at the cutting-edge of marketing research. Psychographics, a technique that goes beyond simple demographics, can evaluate a persons values and belief structures. The research is applied to the exterior design of the homes, which can make different architectural statements to different buyers.

Innovation is important to Tatz. "Looking to the future, my most important question is, 'What do the adult buyers of tomorrow want in their homes?'". As a result, Webb has already undertaken research with the next great segment of retirees -- the Baby Boomers.

In that research, Webb asked questions about lifestyle preferences; where "Boomers" would be retiring; how they planned to finance their retirement; what important issues faced them in retirement and at what age they plan to retire.

"The Baby Boom market is 80 million people strong. They are going to have a tremendous impact upon our society and the only way to remain successful is to begin preparing now for what their needs are going to be at retirement," Tatz said.

In 1960, Webb entered a market it knew very little about. Today, the company knows more about adult housing than any other builder. It has recognized the need for innovation and adapted its product to fit the changing needs of its customers.

What will the retirees' home of the future look like? Chances are it's already on the drawing table of some Del Webb architect.

Del Webb Corporation is a Phoenix-based company engaged in the management and development of active adult communities, real estate and leisure operations. It is presently divesting its leisure operations to concentrate on real estate activities.

Grandma's house changes with the times

When we used to go to Grandma's house, we would find a cookie-jar shaped woman standing in a home that was filled with knickknacks and enveloped by the smell of baked goods and moth balls.

Now, when we head over to her house, we find some trim woman in tennis togs, who informs us that she's off to play some sets and we can help ourselves to some low-fat yogurt from her refrigerator.

Older people have changed and their housing reflects that change, said Dan Brodsky, who has designed tract homes in Phoenix for 25 years. Brodsky worked on models for Del E. Webb's Sun City West and UDC's Westbrook Village, an "adult community."

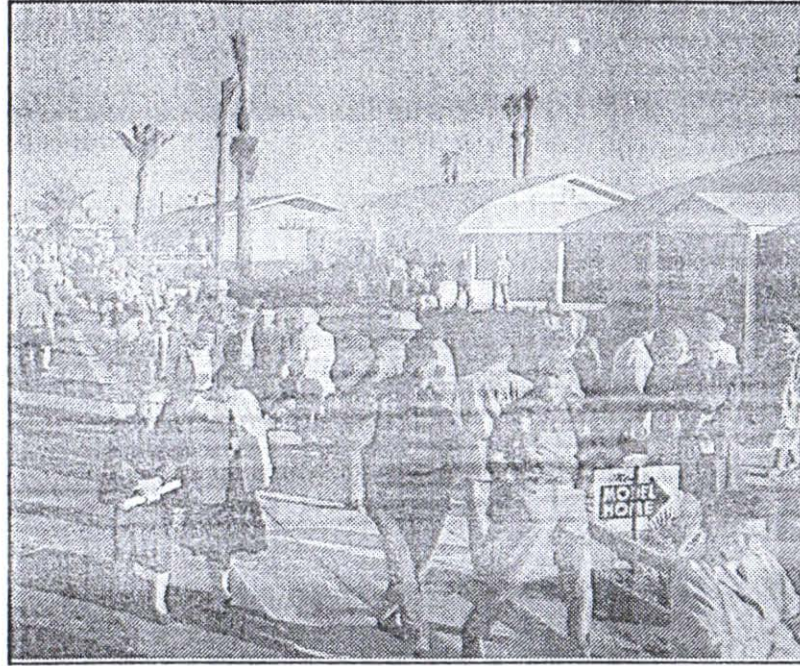
With the increase in the number of adult communities — those with residents who are 40 years and older — senior housing is becoming less conservative and more luxurious, he said.

"We have people in these new communities who haven't retired yet. They want interesting homes with all the amenities like the master suites and the upscale bathrooms," he said.

Sun City West serves as a good example of how homes have evolved, he said.

Del Webb, which started building retirement homes more than 27 years ago, designed homes for people who were 55 years old and older. Webb's first offerings were no-nonsense, easy-to-maintain homes designed for people who didn't want to spend much time on their home's upkeep.

Now, a typical home in Sun City West, Webb's latest Valley retire-



Phoenix Gazette

Midwesterners flocked to Sun City in 1960 to see what Webb's "active adult community" was all about.

ment community, is about 2,100 square feet and is priced at about \$100,000.

The increase in size and price reflects the older buyer's desire for luxury and the ability to pay for it, Brodsky said.

One of the most popular Sun City West designs has been the Francisco, which features two master-bedroom suites at opposite ends of the home. The kitchen, breakfast area and Arizona rooms are located between the two suites.

"Our research shows that there's a lot of people who favor this type of arrangement, especially people who find themselves

single and who don't want to live alone," said William Parks, director of product research and design for Del Webb.

"We're really trying to make the effort to tailor the homes to our buyers' needs and special circumstances," he said.

The retirement-housing leader now emphasizes research and consumer tracking, says Parks. He estimates that Webb spent about 1,000 hours researching consumer tastes in preparing the new models.

In general, designing for older buyers meaning creating well-

lighted kitchens and baths. Light fixtures should be placed so that they don't give off glare.

There also should be plenty of storage areas because senior buyers usually have accumulated a lot of stuff.

Safety equipment such as grab bars in the showers and tubs also have been added to many homes in the senior market.

Smaller techniques such as raising electrical outlets several inches higher, installing luminescent light switches in bedrooms, baths and hallways and designing wider doorways and halls also are used.

"I try to imagine what their needs are and picture what kind of home they want to live in," Brodsky said.

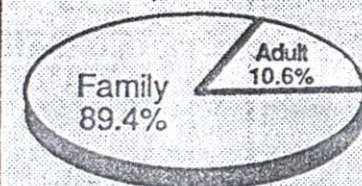
Most older people have problems with stairs, so you won't see many two-level homes, sunken living rooms or raised entryways, he said.

Despite that consideration, Brodsky says he would like to see senior housing to have more lofts, which could be used as guest bedrooms. The addition of the second-story loft would give the homes more drama, which would be appreciated by the "younger" older buyers, he said.

Brodsky dismisses the idea of the older buyer being more conservative. "When you think about how conservative can these people be? Here, they leave their homes and friends to come out to a place they have never lived in. These people are willing to accept changes."

Current housing sales

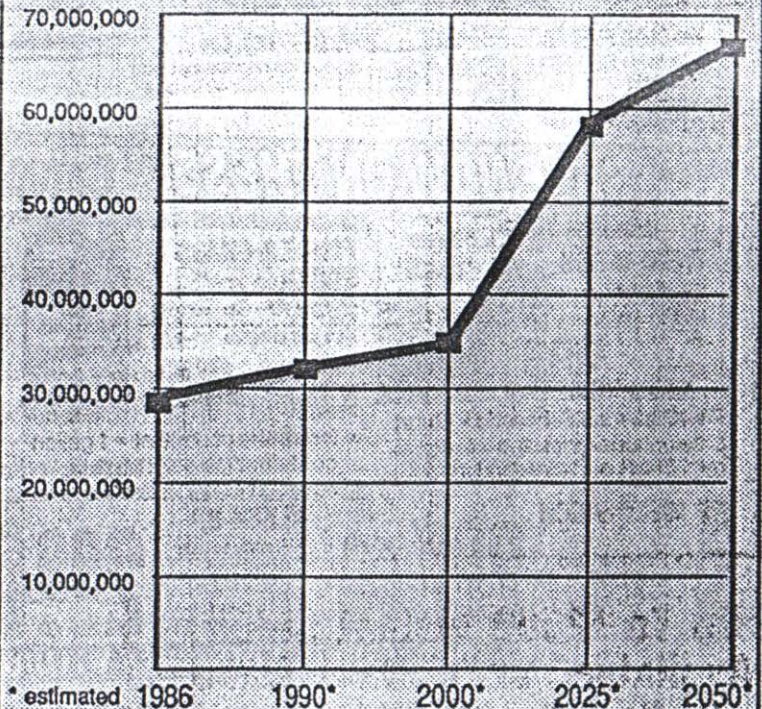
For Phoenix, 1987



Source: "The Sales Report" prepared by Home Builders Marketing, Inc.

U.S. senior population projections

65 years of age and older



Source: U.S. Bureau of Census

Nancy Pendleton, Phoenix Gazette

1990



Contact: Martha Moyer
(602) 546-5110

Public Relations News

13950 Meeker Boulevard
P.O. Box 1705 Sun City West, AZ 85372-1705
(602) 974-7011 FAX (602) 876-3441

FOR IMMEDIATE RELEASE

SUN CITY HOMES CAPTURE DRAMATIC 30 YEAR EVOLUTION OF ADULT HOUSING

Phoenix, AZ ----- (WBB:NYSE/PSE) -- Thirty years ago, retirees were buying homes in Sun City, Arizona, without air conditioning. The 1,000 sq. ft. homes cost just \$8,000 and offered no special features to make them more livable for retirees.

Today, builders don't use the word "retirement." The most popular home has 2,100 sq. ft. and costs about \$120,000. Air conditioning is standard and special features abound.

Adult housing has undergone a dramatic evolution during the last 30 years. The changing needs of the adult buyer have been the catalyst of this evolution. Their lifestyle, affluence and habits have shaped, and continue to shape, a growing industry.

Del Webb Corporation was the first homebuilder to actively court retirees. But the lifestyle, not the home, was Webb's true product. As a result, the first Sun City homes were designs Webb was selling in other Phoenix locations.

Now, almost 30 years and 35,000 homes later, the lifestyle is still the key to success, but the design of the home has become much more important in a very competitive industry. Builders from around the world visit Sun City and neighboring Sun City West to try and discover the formula for success.

"There's no way to keep a secret in this industry today," says Paul Tatz, executive vice president of Del Webb Corporation. "As a result, we have to become more innovative. That benefits the buyer because the home becomes more functional."

Webb began responding to the specific needs of its buyers soon after Sun City opened. A retirement community in the middle of the Arizona desert was an acknowledged gamble for Webb. But with 1,300 sales by the end of 1960, Webb's gamble had paid off and the architects began to receive design recommendations from these early retirees.

Contrary to the belief that retirees buy smaller homes, the size of homes in Sun City has been increasing steadily for 30 years. The modest two-bedroom, single-bath homes of the early 1960's have added an additional bedroom or den, another bath, an Arizona room and expanded the size of the kitchen. Tatz says the size of Sun City homes has been influenced by two factors.

"Over the years, buyers found they could afford a larger Sun City home with more luxury and convenience. Today, we're selling a large percentage of our homes to Californians who are equity-rich. The ability to trade up and bank a nest egg is still very attractive to our buyers," he said.

The second factor influencing the size of the home was the need for additional space. "Early buyers found the big dining room set wouldn't fit in a 1,000 sq. ft. home. They also found a constant stream of house guests, particularly in the winter months. Because of these factors, the retirees' home has been getting bigger and bigger," Tatz said.

He also believes the industry has reached its peak in housing size. "We hear more and more women wondering how they'll keep 2,100 sq. ft. clean. After all, they're here to enjoy the amenities, not clean the house," he said.

While early Sun City homes had no specific design features for the retired buyer, today's homes incorporate 30 years of buyer feedback. "When someone walks into our newest models, it's hard to distinguish any special features, but they're there," Tatz said.

Webb has found that today's adult buyers do not think of themselves as "senior citizens." Yet, the company includes numerous features to make its homes more functional for adults. The grab bars in bathtubs are probably the most noticeable feature. The use of cultured marble and other easy-to-clean surfaces are also selected with the adult buyer in mind.

It's not immediately apparent, but the electrical outlets are raised about six inches higher than conventional housing, making them easier to reach. The light switches in the bedroom, bath and hall are luminous, making them easier to find at night.

Storage space is an important feature in adult housing. The closets in today's Sun City West homes are exceptionally large to accommodate larger wardrobes. Webb has found that built-in cabinets and shelving are also appreciated by adult buyers to store curios and other collections. Kitchens feature more cabinet space than the conventional market and pull-out drawers have replaced deep cabinets, making it easier to access items.

What started out as utility rooms for the washer and dryer have expanded into craft rooms, accommodating more hobbies the Sun Cities lifestyle fosters. In many instances, the two-car garage has been replaced by the 1 1/2 car garage, which includes an electrical outlet for charging the golf cart.

Lighting is an important consideration when designing homes for the adult market. Webb architects have addressed this issue with large fluorescent overhead lighting in the kitchen and additional lighting around the bathroom vanity. The bathrooms have become larger over the years, allowing more personal space for the husband and wife.

"When someone moves into the Sun Cities, they see it as a move up," Tatz said. "They want a little more luxury, a little more space. But we also find they remain frugal in many respects."

Energy efficiency is a major consideration for adults when buying a new home. Webb learned that lesson well when it introduced a dramatic new model series in 1984. The designs featured high vaulted ceilings. It took buyers quite some time to warm up to the designs.

"When they entered the homes, their first concern was the electric bill, even though the air-flow through the home was designed to keep the living space warm or cool. The vaulted area was essentially dead air," Tatz said. Sales were slow at first so Webb offered 8-foot ceilings," Tatz said. "But we did learn an important lesson about building homes that were energy efficient." As a result, the local electric company has recognized Webb's designs in its Energy Efficient Home program.

Market research has begun to play a major role in the design process. At any one time, Webb's marketing department will have several different research programs in the field. Tatz acknowledges this face-to-face dialogue as an important component of the company's success.

"We can specifically identify our buyers and ask them about their likes and dislikes, show them specific floorplans and elevations and get valuable feedback which is then incorporated into the final designs," he said.

With a large percentage of its buyers coming from the Midwest, Webb recently considered building basement homes, since basements were common in that part of the country. "The research came back with a very low preference for basements and we dropped the idea," Tatz said.

Webb's research department utilizes many techniques that are at the cutting-edge of marketing research. Psychographics, a technique that goes beyond simple demographics, can evaluate a persons values and belief structures. The research is applied to the exterior design of the homes, which can make different architectural statements to different buyers.

Innovation is important to Tatz. "Looking to the future, my most important question is, 'What do the adult buyers of tomorrow want in their homes'?". As a result, Webb has already undertaken research with the next great segment of retirees -- the Baby Boomers.

more

In that research, Webb asked questions about lifestyle preferences; where "Boomers" would be retiring; how they planned to finance their retirement; what important issues faced them in retirement and at what age they plan to retire.

"The Baby Boom market is 80 million people strong. They are going to have a tremendous impact upon our society and the only way to remain successful is to begin preparing now for what their needs are going to be at retirement," Tatz said.

In 1960, Webb entered a market it knew very little about. Today, the company knows more about adult housing than any other builder. It has recognized the need for innovation and adapted its product to fit the changing needs of its customers.

What will the retirees' home of the future look like? Chances are it's already on the drawing table of some Del Webb architect.

Del Webb Corporation is a Phoenix-based company engaged in the management and development of active adult communities, real estate and leisure operations. It is presently divesting its leisure operations to concentrate on real estate activities.



The
HOUSES
That
WEBB
BUILT

Prepared for Sun City's

"30th"

Anniversary January, 1990



1960

When Sun City opened on January 1, 1960, 5 newly constructed homes (plus a shopping center, recreation center and golf course) awaited the 2 mile long line of prospective buyers.

These 5 homes are all on a golf course and the lowest priced home sold for \$9,750 — then the lowest price in America for a golf course home!

The first homes range from 947 to 1,600 square feet, not including the carport and patio areas. The houses are constructed of concrete block and have ceramic tile kitchens and baths; landscaping was included in the basic price of the house.

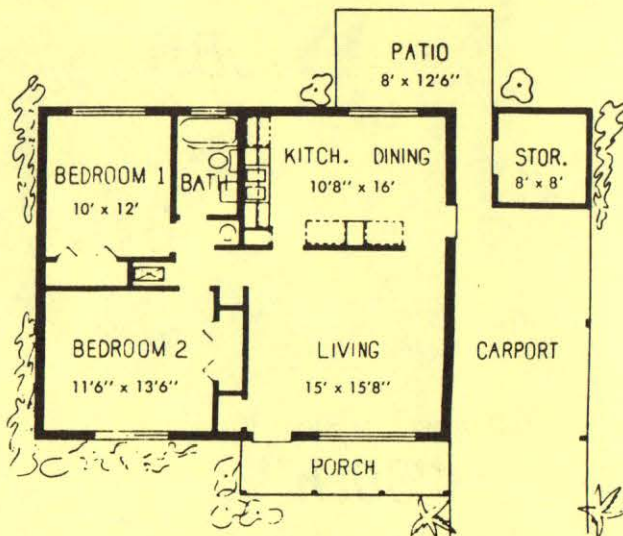
After selecting one of the floor plans, the buyer had a choice of 3 different exteriors, thus 15 elevations were available. This practice was continued throughout the city whenever new models were built.

KENTWORTH

2 Bedrooms
1 Bath
Porch
Patio

947 sq. ft.

Plan 1-C



1990

Most sets had at least 8 floor plans and sometimes as many as 6 exteriors so about 270 different houses can be available to buyers in Sun City. This does not include the many multiple dwellings, each with 3 to 4 elevation choices.

During the early 1970's DEVCO built 6 "modes of living" — single family homes, patio homes, patio apartments, garden apartments, foursomes and chalets. Mediterranean and Spanish villas as well as cooperative apartments had already been built south of Grand Avenue. There is a wide choice range for the prospective buyer — a selection not readily found in many areas of the southwest.

Homes in the last building phase have 905 to 2,132 square feet. There are no one bedroom single homes and most dwellings have 2 baths, some homes have 2 1/2 baths.

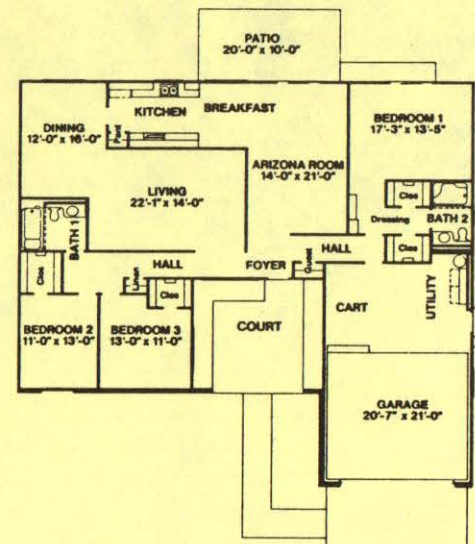
"Modified" is a key word in Sun City. Most homes have been modified to suit the owners' taste. All dwellings are named and have floor plan numbers, yet all are unique and geared for indoor/outdoor living in sunny Arizona.

CASTILLO

3 Bedrooms
2 Bath
Dining Room
Arizona Room

2,132 sq. ft.

Plan 768



Resale housing market picks up

By MIKE GARRETT
Daily News-Sun staff

SUN CITY — Local Realtors are calling 1991 the turnaround year for the Sun Cities real estate community with inventory of resale homes hitting a four-year low.

The low supply has helped drive up prices of many model homes as more buyers enter the market from California, Illinois and even Phoenix, said Marilyn Radford, president of the Sun City Area Board of Realtors.

She said heavy board promotion in those areas and organizations like the Sun City Ambassadors and the Northwest Valley Chamber of Commerce have also stepped up their out-of-state promotions.

Radford said the Sun City resale market in particular was flooded a couple years ago when so many residents moved into the Northwest Valley's many new care centers, resulting in lower prices.

"Now we're down to 1,139 active listings and we've had many weeks where we sold more homes than we listed,"

said Radford. "That's the lowest inventory I can recall since prices started falling in 1987. Last September the board reported more than 1,500 active listings.

"As long as a house is priced well and is halfway cleaned up and well cared for, it's going to sell at a higher price because we do have less on the market," said Radford.

She said many in-state buyers also seem to be attracted to homes in the Sun Cities.

"I think that's in response to the board effort," said Radford. "We have really been trying to promote Sun City on a personal basis in Phoenix, Scottsdale and other boards in the Arizona Association of Realtors."

Other statistics support Radford's claims.

Alan Bestall, vice president and general manager of O'Keefe Real Estate/Better Homes and Gardens, said sale prices on homes sold by his sales agents are up more than \$3,000 on average since the end of last year.

The latest Sun Cities Multiple Listing Service book shows a 3.7 percent in-

'Lower inventories have created a much better supply-demand scenario in recent months.'

Donald Teel
Realtor

crease in the average sales price of Sun Cities homes since Jan. 1.

"Lower inventories have created a much better supply-demand scenario in recent months," said Donald Teel, Prudential Mull-Smith general sales manager.

Although there are fewer homes listed for sale in the Sun Cities, which Realtors said is a good sign, 1991 prices are still lagging behind 1988 prices.

The average Sun City single-family home is selling year-to-date for \$71,921. Sun City West single-family homes are selling for an average price of \$106,773, according to SCABOR figures.

Board figures show the average selling price of a Sun City single-family

home has dropped from \$75,702 in 1987. Sun City West single family has dropped from around \$111,000 in 1988.

Realtors believe the Sun City West figure is a temporary aberration since several more expensive Sun City West single-family homes have recently been sold to make up for the sale of lower-priced condominiums earlier this year.

"We have been very comfortable with our volume going up in that market in last few months," said Bestall. "More affluent buyers seem to be coming into the area and the very high-end home in the \$300,000 and up range seems to be selling better than we saw a year ago."

It's not all good news for the local real estate community. Radford said prices of some models, particularly in the older sections of Sun City and Sun City West "aren't appreciating as much as we would like."

Despite prices of \$5 to \$20 more per square foot, Radford said the new Sun City West homes with stucco, raised ceilings and tile roofs are attracting many buyers while prices for older Sun Cities models built before 1980 have stagnated.

Sales rise 28 percent in SCW

SUN CITY WEST — Sun City West new home sales are up 28 percent over a year ago at this time, according to the latest Del Webb Corp. sales figures.

One hundred seventy-two home sales were reported during the fiscal year's first quarter (July through September), compared with 123 sales during the same 1990 quarter.

"This was our best first quarter since 1986 when we recorded 234 sales during the first three months of the fiscal year," said Chuck Roach, Sun City West vice president and general manager.

Roach said Webb's comprehensive sales and marketing approach coupled with buyer confidence appears to have made a difference in sales.

Webb debuts 14 new homes

By MIKE GARRETT
Daily News-Sun staff

SUN CITY WEST — Many of the hundreds of visitors who toured Del Webb Communities' 14 model homes at the new Model Home Center Tuesday were talking about how much they liked the color schemes and the flow of the spacious floorplans.

With homes ranging in size from 1,100 square feet to 2,900 square feet and priced from the low \$70s to \$203,500, Webb officials say they are confident those features and other less noticeable amenities will help generate 2,000 to 2,500 home sales from the new models over the next three years.

Webb reported more than 700 new home sales in Sun City West in 1991.

Conducting a tour of the new models on the north border of Hillcrest Golf Course at 13001 Meeker Blvd. were Chuck Roach, Sun City West general manager and Webb executive vice president; Rich Vandermeer, Webb vice president of sales and marketing; Martha Moyer, Webb manager of community and public relations; Steve Carder, chairman of Webb's New Product Task Force; and Del Martenson, vice president of Webb construction operations.

They pointed out a number of new features, noting that architects and interior designers put primary focus on innovative interior and exterior designs and improved energy efficiency.

Webb officials described just what went into the new designs and features.

"The color palate is designed to accentuate the architecture of the home to essentially make it more aesthetically pleasing to the eye," said Roach. "The colors we used were specially selected on the basis of compatibility with the surrounding area.

Higher 10-foot ceilings and

windows will allow natural light into the home without compromising privacy. "You can still look out and see the sky and the mountains. The homes also feel roomier because you get two feet of additional height in the ceiling," Roach said.

"When we were designing the homes, we as a new product task force sat down and came up with a typical couple that would live in each home, their background and hobbies," said Carder. "We then gave that to our interior designers who played off that in terms of accessorizing."

Events set for opening

Del Webb Communities will feature numerous local entertainment acts under the big top tent at its new model home pavilion during the two-day grand opening ceremonies Saturday and Sunday.

Saturday:

10 a.m. — Sun Cities Poms.

11 a.m. — Music Makers.

Noon — Sun Cities Salon Ensemble.

1 p.m. — Sun City West Rhythm Tappers.

2 p.m. — Sun City West Nani Komohana Tutus.

3:15 p.m. — Sun City West Christopher Girls.

Sunday:

11 a.m. — Music Makers.

Noon — Christopher Girls.

12:45 p.m. — Mayflower Players.

1:30 p.m. — Sun Cities Salon Ensemble.

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3 p.m. — Rhythm Tappers.

4 p.m. — Nani Komohana Tutus.

Tours showcase Arizona lifestyle

By MIKE GARRETT
Daily News-Sun staff

SUN CITY WEST — The word is already out about Del Webb Communities' \$3 million sales pavilion and 14 new model homes.

Since opening unofficially Jan. 21, the pavilion and model homes have attracted nearly 1,500 people daily, said Martha Moyer, Webb manager of public and community relations.

Grand opening festivities Saturday and Sunday at the complex, 13001 Meeker Blvd., will feature a number of local variety and entertainment acts.

"We've already sold more than 70 of the new models, averaging

about five to eight sales a day," said Richard L. Vandermeer, Webb vice president of sales and marketing. "We had more than 20 pre-sales based on our plans before the sales center opened."

Webb officials estimate sales at between 2,000 to 2,500 homes during the next three years in the mostly northwest section of Sun City West Phase I and in the 895-acre expansion area northwest of Deer Valley Road, which is expected to open next year.

Many of the buyers who purchased their homes within the past month will be able to move in by the end of March; it takes about four months to build a

home, Vandermeer said.

Webb allows most visitors to tour the model homes by themselves. To help them along, Webb has provided an outside manned information booth and electronic recorded messages inside the homes describing standard and optional features for each model.

The sales pavilion features enlarged lifestyle photos of the community and state. A nine-minute movie relates Del Webb's role in developing Sun City West.

A sight-and-sound display area offers the latest in laser disc technology, Vandermeer said. By

pressing a button, a visitor can hear a brief synopsis on the Sun Cities Symphony, the Stardust Theatre, area sports activities, the Arizona lifestyle experience, even information on the community's annual Monte Carlo Night.

In addition to the models, special display areas feature a replica of Havasupai Falls found on the Havasupai Indian Reservation west of the Grand Canyon, a petrified wood display in front of one of the models and a landscaped Sonoran Desert museum-like patch of ground to show visitors Arizona's large variety of desert plants.

OVER

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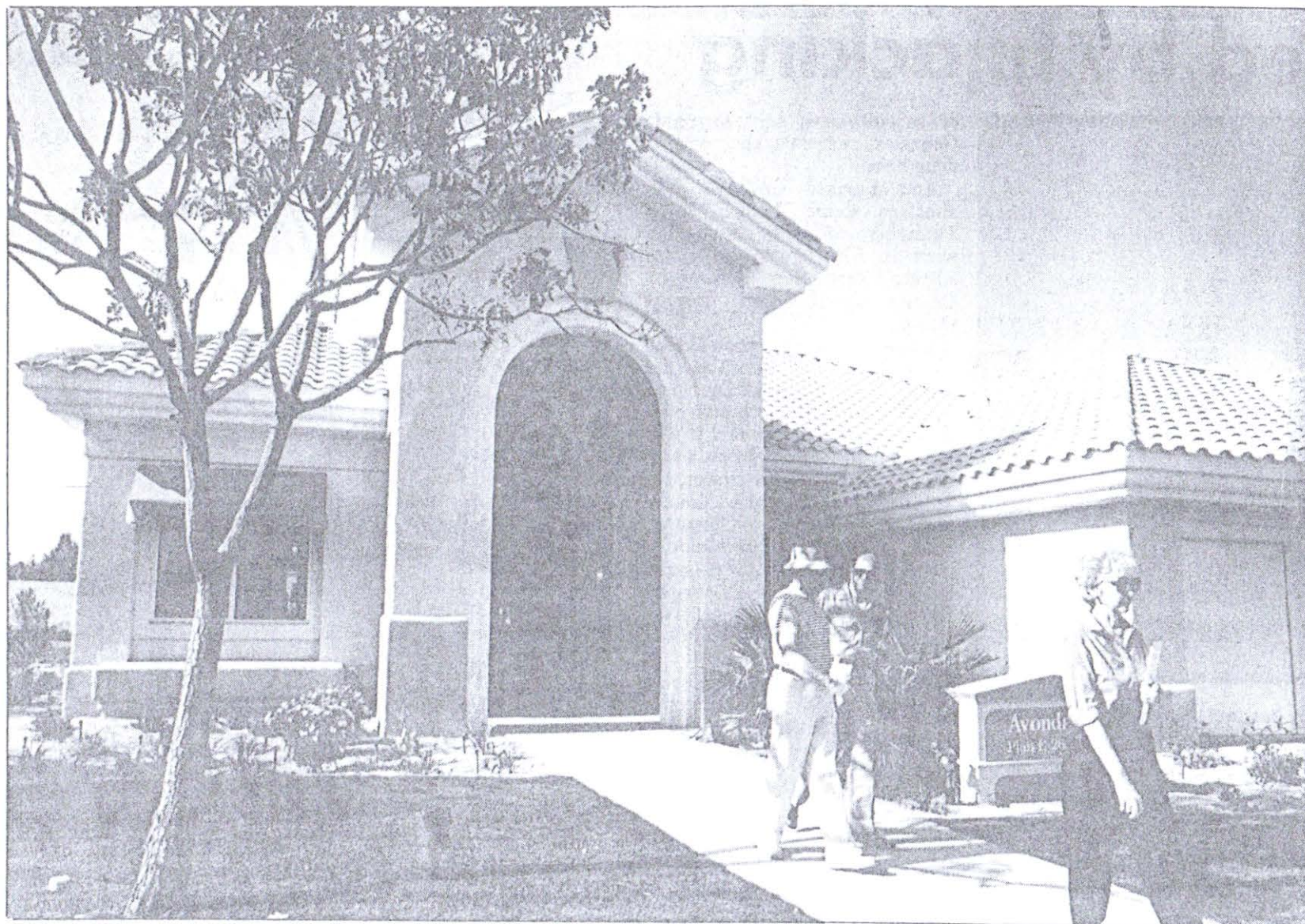
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OVER



Stephen Chernek/Daily News-Sun

Visitors leave the Avondale, one of the largest models on display at the new design center in Sun City West.

Del Webb unveils plans for steel-framed home

By ANNE RYMAN
Business Review

The Del Webb Corp. plans to use steel in the construction of some of its homes, a material company officials say is more stable in price and construction than wood.

"The biggest benefit to the homeowner is the stability of it," says Del Martenson, vice president of construction operations for Del Webb.

Unlike wood which contracts and expands in response to climate, steel is not susceptible to moisture and temperatures. The metal is stronger, lighter and therefore less subject to foundation settlement and cracking. All this could translate into lower maintenance costs for the homeowner, he says.

Framing is nearly identical to timber construction, except workers use screws instead of nails to assemble the structure. Once completed, the home is virtually identical to wood-framed homes and features stucco exteriors, drywall interiors and tile roofs.

"At this point, we don't see any real disadvantages (with steel). There are some concerns about the insulation value of steel versus wood," Mr. Martenson says.

While wood acts as an insulator and absorbs heat and cold, steel conducts temperatures. This could be solved by installing additional insulation or air spaces between steel and other building materials, he says.

Some industry experts say steel can reduce construction costs by up to 20 percent because metal beams are the same size and do not vary in quality while lumber typically has a waste factor of 10-20 percent.

Right now, Del Webb officials do not expect to save any money using steel instead of wood, but the potential for savings exists in the future if lumber prices continue to rise, Mr. Martenson says.

Commercial contractors have used steel for years, but the metal is just now being

"I don't think steel will ever replace lumber. It will form a niche for itself and may force the price of lumber down."

—Del Martenson, vice president of construction operations for Del Webb Corp.

adapted by residential builders because of soaring lumber prices and an emphasis on using recycled materials in home construction.

Because 60 percent of steel is recycled, this translates into an environmentally friendly material and stable prices, two advantages over wood.

In recent months, lumber prices have risen because of an increased demand for timber and a series of rainstorms that slowed production.

Mr. Martenson predicts the use of steel in residential housing will increase over the next decade.

"Nationally, steel accounts for perhaps 2-3 percent use by the housing industry. It's my guess it could reach 20 percent in the next 10 years," he says.

"I don't think steel will ever replace lumber, though. It will form a niche for itself and may force the price of lumber down."

Workers began building Sun City West's first steel-framed home in late February along Meeker Boulevard and 133rd Drive. Mr. Martensen expects construction time will take about four months. After completion, officials plan to give the public the chance to visit it and provide input.

Initial plans include building 12 units with the material.

It is not the company's first venture into steel, however.

Del Webb used steel in some of its Coventry Homes division in Phoenix, says Martha Moyer, manager of public and community relations for Del Webb.

Steel vs. the 2-by-4

Metal-frame homes gain popularity with builders and buyers

By Susan Doerfler
Staff writer

George Lutsch was bicycling near his Sun City West home when he saw several steel-frame homes under construction.

Having worked for General Motors in a steel-frame office building, he was intrigued, so much so that he and his wife, Cathy, sold their wood-frame home and bought one of the steel ones.

The Lutsches, who have been in their new home about a month, have joined the slowly growing number of people choosing steel framing over two-by-four or two-by-six wood construction.

Though contractors commonly use steel in commercial construction for offices, hospitals and schools, only about 3 percent of builders nationally use it for homes. That's up from 2 percent a year ago.

Manufacturers are making a concerted effort to get steel on the minds of builders. At the National Association of Home Builders convention in January, a steel-frame home was

open for touring in the parking lot of the Las Vegas Convention Center. There also were seminars and press conferences about steel framing.

The producers have big aspirations: They anticipate that 75,000 homes will be built using steel framing in 1994, up from about 20,000 last year. In 1997, they would like 25 percent of new homes to use steel construction, said John D. Ewing, one of the speakers at the builders' convention.

Steel framing is not new to metro Phoenix. It has been used in some custom homes, and a few production builders, including Del Webb and Coventry Homes, are offering steel as an alternative to wood.

In Sun City West, Del Webb is building three steel-frame homes in an average week. The company offers interested customers a video on steel framing and has developed a brochure on the material.

Del Martenson, who oversees the framing as vice president and general manager of Del Webb's Contracting Services Inc., expects that number to grow.

— See **STEEL-FRAME**, page AH2

Steel-frame homes gain popularity with builders, buyers

— STEEL-FRAME, from page AH1

More and more potential buyers are showing an interest in steel because of its durability and straightness, he said.

"Lumber has a tendency to twist and curl, and shrink a bit," he said.

Ewing, managing director of business development at United States Steel, a Pittsburgh manufacturer, cited other advantages of steel: "It doesn't burn, and termites find it very distasteful. It doesn't rot, warp, split or crack.

"You have the opportunity to have perfectly square, plumb homes if you build them right."

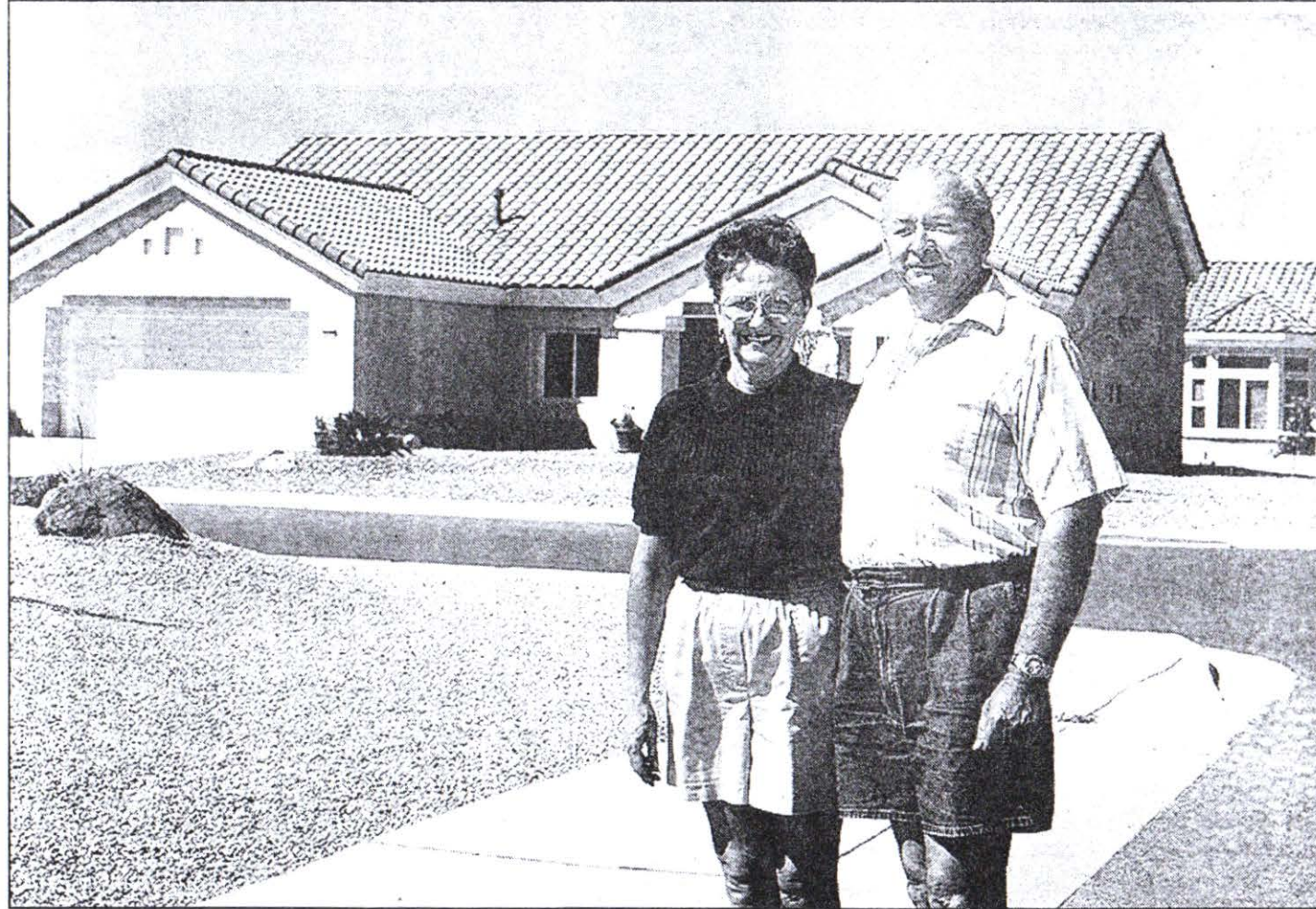
With all these advantages, Lutsch, who particularly likes the straightness of steel framing, commented, "I would say it's about time they're doing it. What took them so long?"

Steel has lagged behind wood framing for a variety of reasons.

One is that it has not been as recognized as a viable residential building product.

"Our members have been better-known for production of cars," said Andrew Sharkey, who spoke at the convention. He is president of the American Iron and Steel Institute, a trade group for steel producers.

Steel also has not been as readily available as wood. The industry has not yet developed an efficient distribution system to serve the building industry. Such a system, similar to those for wood products, will take



John Samora/Staff photographer

some time to establish, Ewing said.

Also, few builders have crews trained to use the material, which requires different framing techniques from those for wood studs.

"It takes three houses before the

trades (framers) really know what they're doing," said Kenneth R. Vought, marketing manager for USS-Posco Industries in Pittsburgh, which makes a galvanized-steel product that is supplied to steel manufacturers.

Steel studs require screws, which take longer to install than the nails used in wood framing. The industry is trying to shorten the time factor. Innovations, such as screws imbedded in plastic strips, have been developed

to make the installation easier, Ewing said.

'A logical choice'

Once builders become more familiar with steel framing and more crews

are trained, the steel industry is hopeful that steel-frame home construction will accelerate.

A few outside forces have been working to steel's advantage. One is environmental concerns.

"Any scrap at the construction site can be recycled," Ewing said. "It doesn't have to go to a landfill." Plus, about two-thirds of the steel used in manufacturing studs is recycled.

"Home builders ... need to know there are several recycled cars in that house instead of trees," Sharkey said.

Environmental reasons prompted Jim Sauve and his wife, Katherine Guffey, to buy a steel-frame home at Coventry's Cholla Canyon subdivision in the Foothills master-planned development.

"It seemed like a logical choice," Sauve said. He had seen steel used in commercial construction but had not been familiar with it as a home-building material until he found the Coventry homes.

Besides concern for the environment, price stability is another factor working in steel's favor.

Lumber prices have been fluctuating and have added several thousand dollars to the price of a typical new home in the past year. After a low of less than \$250 per 1,000 board feet at the beginning of 1992, it reached a high of \$510 on Dec. 30. As of March 18, the price was \$443, according to the *Random Length Index*, a lumber industry newsletter.

Because steel prices are set on a quarterly basis, builders can better plan their projects, Ewing said.

Cathy and George Lutsch of Sun City West have been in their new steel-frame home about a month. George particularly likes the straightness of steel framing.

House of steel aims to stand by June

Rising lumber prices spur test

By Lori Baker
Staff writer

SUN CITY WEST — The first steel frame house in this retirement community is taking shape.

Del Webb Corp. is building the house as an experiment to see if steel works as well as lumber.

"The cost of lumber has risen 60 percent in the last year," Del Webb official Del Martenson said.

Lumber costs are at a record high because of supply problems stemming from reduced log cutting in the Pacific Northwest federal forests and the rain-soaked South.

Webb's steel house, which is expected to be finished by June, is at 133rd Drive, just west of Webb's model home center on Meeker Boulevard.

Steel is being used in place of the traditional lumber studs for

framing and roof trusses. The steel skeleton will be covered with traditional building materials, including stucco.

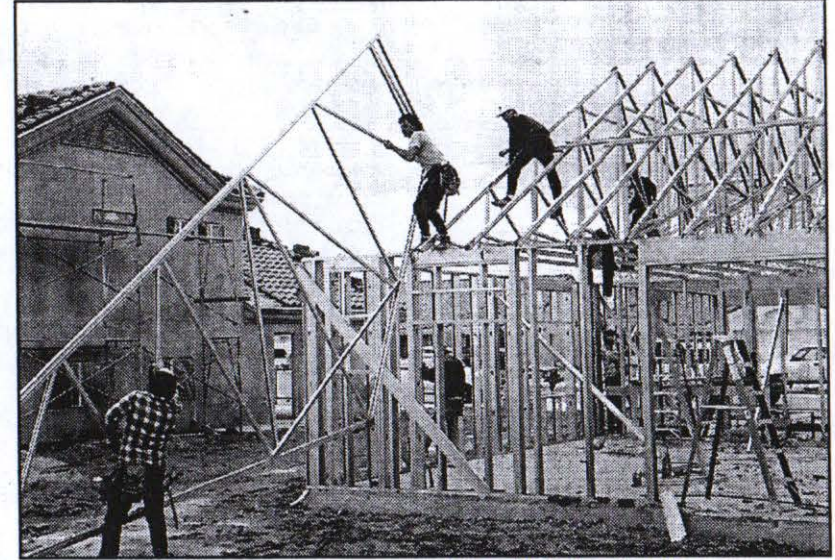
"This home will look like a wood-framed home once it has been completed," Webb spokeswoman Martha Moyer said.

The company selected the 1,761-square-foot Chandler model as its steel prototype.

"We will build several more on a specialized basis, modifying where necessary, before launching into a full production mode," Moyer said.

Moyer said a steel-framed house was built in Sun City Las Vegas in 1992. Another is being built by Webb's subsidiary Conventry Homes in the Foothills subdivision at South Mountain.

According to *California Builder* magazine, steel framing provides several benefits:



Russell Gates / Staff photographer

A construction crew lifts a truss into position on the first steel frame house being built in Sun City West.

Steel is termite- and vermin-proof; all waste can be recycled; it does not warp, shrink, bow, slip or swell; it is non-combustible; it's

lighter and stronger than wood.

Webb has 18 models in its complex at 13001 Meeker Boulevard.

Del Webb's latest models include multilevel choices

SUN CITY WEST — Multilevel homes have come to the Sun Cities for the first time.

Del Webb Corp. has unveiled four new model homes, adding to 14 already offered.

Two of the new home plans offer more than one level.

The 2,705-square-foot Bellemont is a trilevel, with the exterior appearance of a single-story home. It has two bedrooms, 2½ baths, a den, an entertainment room, and formal living and dining rooms. It is priced at \$157,000.

The 2,523-square-foot Patagonia features two bedrooms and a den on the first floor, a dramatic entry, and an upper-level bonus room that can be a guest room, an office or a hobby area. The home is priced at \$149,000.

The Truxton, a 2,267-square-foot model, offers a spacious master suite, formal living and dining rooms, and 2½ baths. This single-story model is \$138,000.

The smallest of the new plans is the Sedona, at 2,190 square feet. The Arizona room and breakfast nook combination are a popular feature. Its price is \$134,000.

Webb plans to test the new models for about six months to determine buyers' preferences. It then will decide which plans will be added permanently to the model series.

All models may be viewed at the model home center, 13001 Meeker Blvd., from 9 a.m. to 5 p.m. daily.

SNEAK PREVIEW

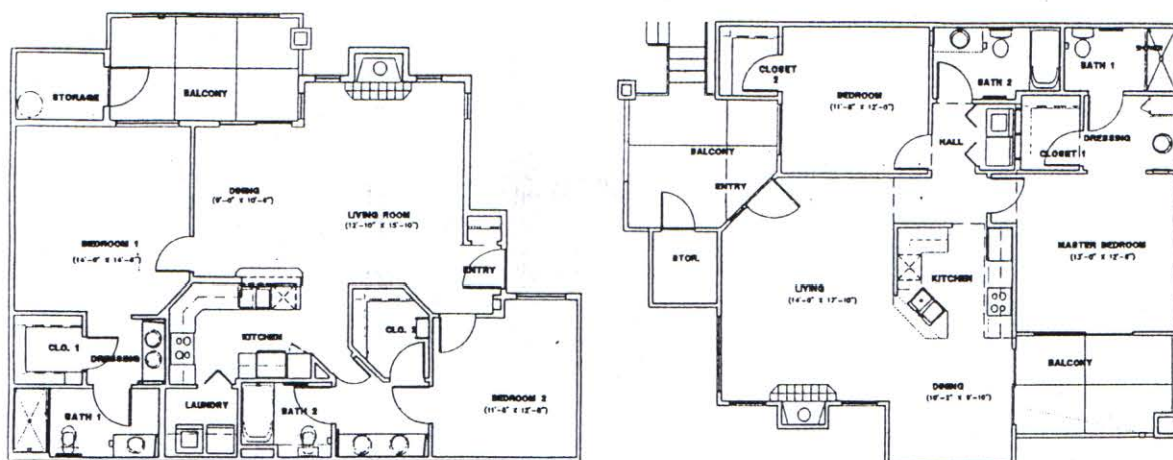
Estadio del Sol



Luxury Rental Apartments For Sun Citians; at 111th & Grand

A PARK-LIKE ATMOSPHERE

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OFFERED TO ALL SUN CITIANS:

FIRST CHOICE FOR RENTALS - TWO NEW SWIMMING POOLS - A WATERFALL AND POND FEATURE - A NEW RECREATION ROOM AVAILABLE FOR USE BY THE RECREATION CENTERS OF SUN CITY.

COMING FALL, 1995

For more information, please call **602-933-3300**

Since all inquiries so far have come from existing Sun Citians who have expressed a need for the convenience and flexibility of renting, we have provided copies of site plans and other information to the offices of the Recreation Centers of Sun City or the Sun City Home Owners Association.



Crews to start SC apartment project

Staff report

SUN CITY — Construction crews soon will roll into the former site of Sun Cities Stadium to grade the property before construction of an 180-unit luxury apartment complex begins.

Grading at the site of the rental retirement community, to be called Fountains at Sun City, is expected to begin within two weeks, said Charles Dorego, a partner in Newcastle Realty. The company owns and is developing the apartment complex, which initially was called Estadio del Sol.

The name was changed because of market research indicating the former name was difficult for people to

'The latest projection shows the first buildings coming up for availability on Oct. 12.'

Charles Dorego, Fountains at Sun City

remember, spell and pronounce.

The new name better reflects the architectural design of the project, which is to feature a number of fountains and lush landscaping, Dorego said.

Building plans for the Fountains were filed with Maricopa County last week. Construction is expected to begin in June, Dorego said.

"The latest projection shows the first buildings coming up for availability on Oct. 12," he said.

About 100 people have expressed interest in living in the Fountains. Those people will be given priority when pre-leasing gets under way sometime this summer, Dorego said.

Rental rates have not been set.

The Fountains will include its own recreation center with exercise, card and billiard rooms. Complex residents also will be members of the Recreation Centers of Sun City, as a result of an agreement forged be-

tween the centers and the developer last year.

The project "is going to feel much more like a resort hotel. It will have all large bedroom units with most modern conveniences. It will be a gated community with one access. Security will be high," Dorego said.

Sun Cities Stadium, the one-time spring training home of the Milwaukee Brewers and home of the women's softball team Sun City Saints, was razed in January.

More recently the stadium was home to an Arizona Fall Baseball League team — the Sun City Solar Sox in 1993 — and to men's Senior League softball.

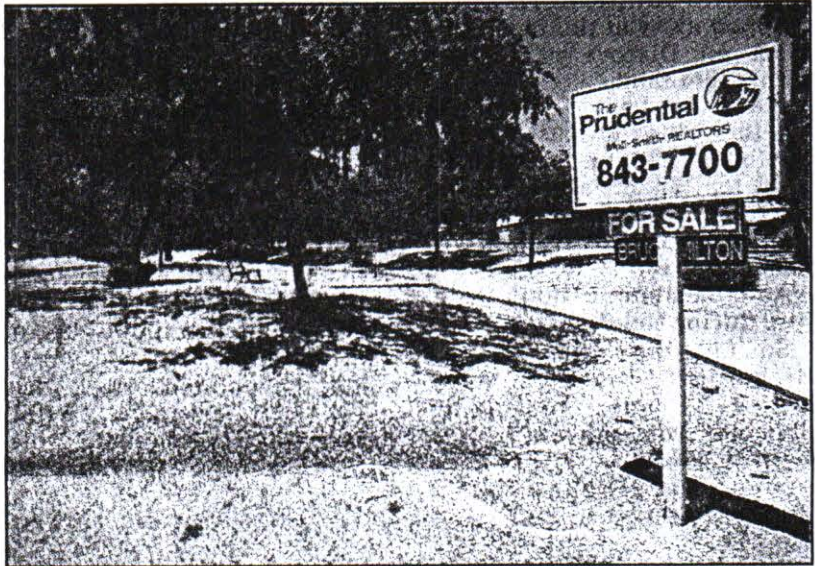
'Park' up for sale

By BRUCE ELLISON
Staff writer

SUN CITY — What many Sun Citians believe is a public park has been put up for sale by its owners, two women in Texas, and soon could become a retirement complex or senior citizen apartments.

The property is at Del Webb and Thunderbird boulevards, just south of La Ronde Centre. It is a semicircular tract of just under 2 acres, wrapped around a now-closed Exxon station.

That service station, which has different owners, also is up for sale, and could become part of the total development, said Bruce Milton, a broker at



Mollie J. Hoppes/Daily News-Sun

A cool, shaded path winds through a 2-acre park near Sun City's La Ronde Centre. The privately owned tract has been put up for sale by its absentee owners.

Prudential Mull-Smith, the real estate firm handling the sale of the park property.

Asking price for both parcels totals about \$1 million, Milton said Wednesday. His park tract carries a pricetag of \$690,000, he said, while the

service station property, being sold through another firm, likely will be priced at about \$300,000.

Milton, whose office is at 59th Avenue and Bell Road, said he did not know why the

► See Housing suggested, A5

PRIDES crews take care of parcel

By BRUCE ELLISON
Staff writer

When it comes to keeping Sun City neat, members of the PRIDES don't take no for an answer. So, despite some disagreements with the owners of a park-like tract of land near La Ronde Centre, the area still is maintained, patrolled and cleaned regularly.

Waldo Smith, a past president of the PRIDES, said he doesn't know just who originally landscaped the parcel, at the southwest corner of Del Webb and Thunderbird boulevards. The privately owned 2-acre site, which is up for sale, has a curving path, park benches, trash containers and various inviting plantings, as well as a parking lot.

"A couple of years ago, the water was turned off, and the

plants began to wither and die," Smith said. The action came after the land was acquired by an out-of-state owner.

"Anyway, without water we couldn't do much, so I called down to Texas to talk with them about getting it turned back on, and their representative told me they weren't interested. He said they didn't want to spend a dime on the property.

"I told them we'd been taking care of that land for years, doing work there regularly to keep it attractive, and they told me to stay off the property — that we would be trespassing.

"I suggested that they'd have a hard time selling the land if all the plants died and the place looked messy, so

they relented and said they'd get the water turned on again — if we would pay the taxes, which were about \$1,200.

"I said no to that, but in the end, we voted to continue to care for the park, and pay for the water ourselves. I went to everybody in town from the rec centers to the community foundation, but nobody would be responsible for the water bill."

In the end, Smith said, "the merchants association there in the shopping center was concerned, and agreed to put up as much as \$500 a year for water so we could keep the place up, and we're still caring for it so people can stop and enjoy a seat in the shade, or take a little walk close to home."

Housing suggested for Sun City parcel

■ From A1

privately owned parcel "looks like a park, or who is taking care of it." But, he said, he thought the Sun City Home Owners Association had something to do with the tract's landscaping.

A spokeswoman for the Home Owners Association said she had no information about the origins of the park.

Waldo Smith, a past president of the Sun City PRIDES, said the PRIDES have been taking care of the land, though not without some initial disagreement with the tract's absentee owners, who at first ordered the volunteers off the property. (► See story below.)

Milton, the real estate broker, said the park land is zoned for residential development, and could be built on with no additional action. But his clients, whom he said were "very conscious of the community," believe that the

best use of the land might be for a small apartment complex, or a retirement or nursing facility.

It would be best, Milton said, if the gas station property were sold at the same time, and the two tracts combined into one for that purpose.

A sign offering the property for sale went up about six weeks ago, Milton said. It has prompted a few calls, mostly from people in the area, who wonder why the property they believed was a public park had been put up for sale.

One caller criticized the appearance of the land, while another praised the way it had been cared for, Milton said.

The park land, which also includes a parking area now used by the public, may have been part of the original plat of the La Ronde Centre, said Randal Miller of Koll-CBS

Real Estate Service Co., which manages the center and several others in Sun City now owned by a Texas teachers' pension fund.

The shopping centers were embroiled in a foreclosure action a number of years ago, Miller said, and various undeveloped parts of them may not have been sold at the same time as the centers were.

"I do know that the ladies who now own that park are relatives of the earlier owners of the La Ronde Centre," Miller said.

While homes may be built on the park property, any decision to combine the two tracts would require approval from the county because the service station area is zoned for commercial development.

County officials did recently agree to rezone the commer-

cial land that once was the Sun Cities Stadium, near 111th Avenue and Santa Fe Drive, so that it could be used for apartments.

But the park tract is much closer and more visible from the existing La Ronde Center, and might pose a different problem if rezoning were sought.

And use of the land where petroleum products once were stored might raise environmental concerns, even though the gasoline storage tanks were removed about two years ago when the station closed.

Milton, of Prudential Mull-Smith, said the former Exxon station had been sold to another gasoline company, Tosco, which then decided not to use the property for a service station and put it back on the market.

Deer, antelope play by these Sun City homes

By BRUCE ELLISON
Staff writer

SUN CITY — Paul Beresic soon will be moving his family from a large house in Glendale to a smaller "home on the range" in one of Sun City's least-known neighborhoods, Rancho Estates.

It's horse country, west of 111th Avenue between Peoria and Olive avenues. Most people think the place isn't part of Sun City, but it is.

Among the Beresics' neighbors-to-be is Alice Backle, who lives a block

away on Hatcher Road. She and her husband are in love with their acre of range land.

"I do like the elbow space," Backle said Wednesday. "It's close enough to the neighbors to wave across the street and say 'good morning,' but not so close that you can hear the rattle of the breakfast dishes being cleared."

That's what Beresic and his wife wanted too, he said. That and some room for his large motorhome.

Del Webb created Rancho Estates

in the 1960s as an alternative to the city-like life of Sun City. It would be a country home atmosphere, a place for people to have horses if they wanted them.

From Webb's point of view, Rancho Estates was a failure. Few people opted for the large lots, the open trail system, or the wildlife that regularly trotted, crawled or flew up from the Agua Fria riverbed that runs along the back of the area.

Eventually, as construction of Sun City entered Phase II north of Grand

Avenue, Webb sold the remaining lots in Rancho Estates as a unit, and abandoned the project.

But for some, the ranchettes — as many people call the homes, are just what they want. It's just what Beresic wanted, he said: large lots, recreation center privileges, nice neighbors and a smaller house.

Even so, the home he is building, at 3,500 square feet, is one of the largest in Sun City. Like the others in Rancho Estates, it also may be

► See Residents enjoy, A6

■ From A1

among the most expensive.

Beresic won't say what he's paying for the custom-built home, but one across the street is on the market with an asking price of \$395,000, he said.

Steve Meade, a Realtor at Ken Meade Realty in Sun City, said he has seen homes in Rancho Estates come to market with asking prices hitting \$500,000. That is higher than the lakefront homes along Viewpoint and Dawn lakes off Thunderbird Boulevard generally command.

These days, Rancho residents say, there are few horses kept in the corrals and stables, but there is a lot of horsepower around. Much of it is in several notable collections of antique automobiles, including a stable full of Edsels, while the rest is in luxurious motor homes that Rancho residents now keep in large outbuildings.

Owners of the antique vehicles prefer not to publicize their collections, they say.

In the rest of Sun City, deed restrictions prohibit outbuildings; here almost every

lot has one, and they aren't small sheds, either.

Beresic's "garage" will house a 40-foot motorhome made from a converted bus chassis, along with two or three cars, for instance. A few blocks away, on 112th Avenue, a retired Phoenix policeman has built a 16-foot by 40-foot two-story garage on his 2-acre lot. He uses it as a place to putter around in, he said.

Rancho Estates has the only still-vacant land in Sun City zoned for single-family homes, and, in the last year, three or four have been constructed, the only new homes built in what is essentially a fully developed community.

The Beresics' neighbors-to-be, the Backles, came four years ago from rural Pennsylvania, Alice Backle said this week.

She and her husband, Richard, didn't like Sun City when they first visited five years ago, though they did like the climate and the recreation centers.

"Everything was so close together on those little lots, with walls," she recalled.

Finally, she said, a real estate representative showed

them a 2½-acre lot in Rancho Estates, and they fell in love, designed their own house on a little knoll, and had it built to their specifications.

Many people who live in Rancho Estates are still employed, Backle said, although the area, like the rest of Sun City, is an age-restricted community. And, she said, it's a neighborhood like that she and her husband knew back east.

While the wildlife in her yard is different from what she was used to in Pennsylvania and earlier in New Jersey, it's still a pleasure to watch, Backle said.

"We have lots of rabbits, and many coyotes, though they don't come as much in summer since there is no water here for them."

Occasionally Backle has heard a ring-tailed cat — the official Arizona state animal — "hollering in the night."

She misses the deer and bear that were common back east, she said, but she doesn't miss winter. "We had too much black ice. This, even the heat of summer, is much easier on us. Richard's out playing golf right now," she said.



Bob Dunn/Daily News-Sun

Sun Cities Stadium has been torn down, but the outfield wall remains standing. The former spring-training home of major league baseball's Milwaukee Brewers, the stadium also played host to a top-ranked women's softball team called the Sun City Saints.

Making way

Apartment construction begins on stadium site

Staff report

SUN CITY — It's "full steam ahead" this week for construction of an 180-unit apartment complex at the site of the former Sun Cities Stadium.

So says Charles Dorego, a partner of project developer Newcastle Realty. Dorego blamed a nearly yearlong delay in the construction of the Fountains at Sun Cities, 111th and Grand avenues, on design revisions that he said will make the project more accessible to retirees.

"We changed some of the buildings to three stories with an elevator and redesigned the recreation room and the office. ... We didn't really want the project delayed, but we needed to make these changes," Dorego said.

The necessary permits and construction loans are in hand and a construction contract was issued to Summit Builders, Dorego said. Con-

struction is to get under way this week.

The redesigned apartment complex will feature elevator access to all but 55 units and a full-service recreation center with exercise, card and billiard rooms.

As its name denotes, the landscape design for the Fountains at Sun Cities includes an elaborate system of fountains.

The Fountains at Sun Cities is one of a number of apartment or condominium projects to be built in the Sun Cities in the coming months. Ryerson Cos. is building three rental or condominium projects, one at Boswell Boulevard and Palmeras Drive in Sun City, and two in the central core of Sun City West. Sun Health Properties and the Freedom Group are teaming on the Grandview Terrace project, a six-story, life-care

community on the grounds of Del E. Webb Memorial Hospital in Sun City West.

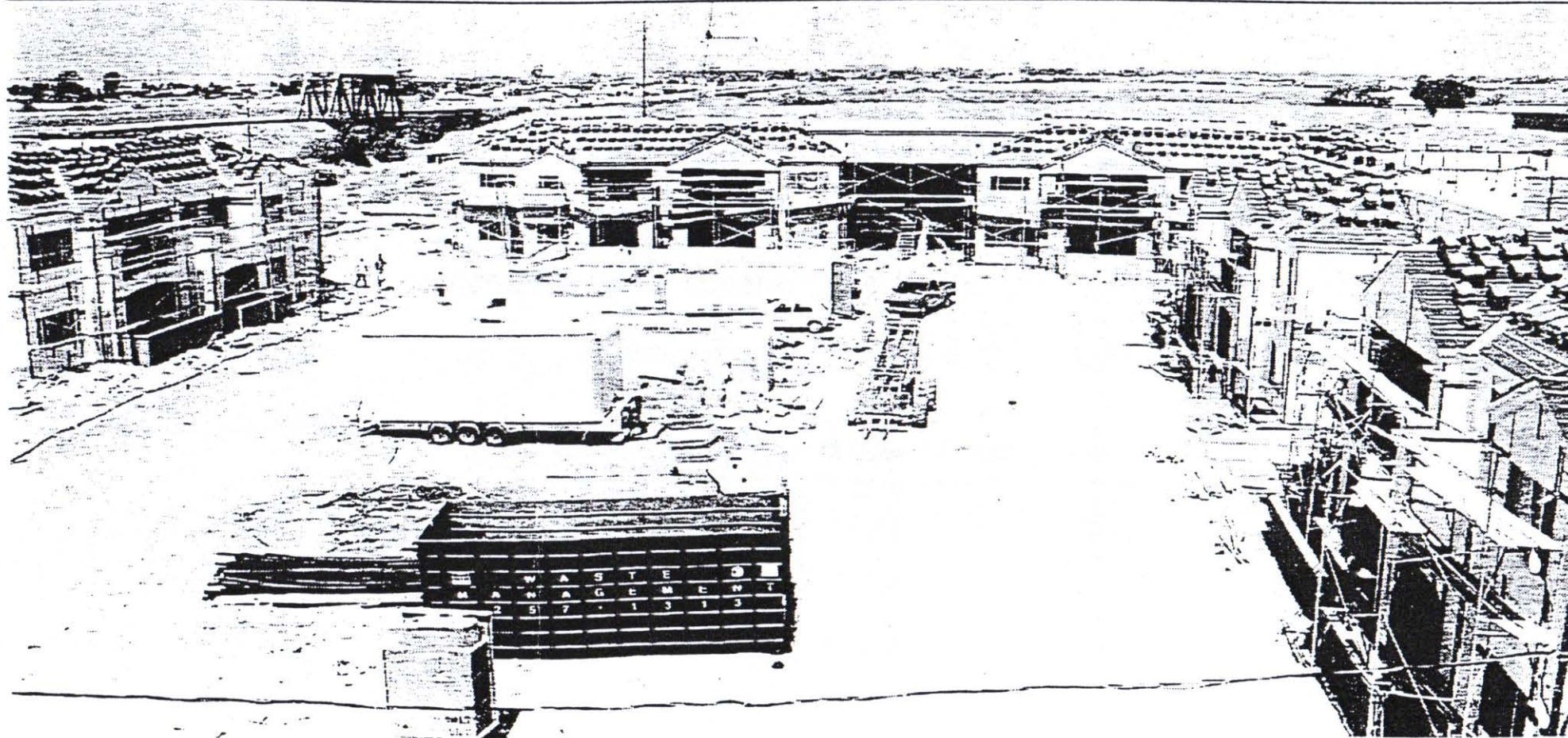
The Fountains at Sun City originally was named Estadio del Sol. The name was changed because of market research indicating the former name was difficult for people to remember, spell and pronounce, Dorego has said.

Sun Cities Stadium was razed last January to make way for the apartment development. The stadium was the former spring-training home of major league baseball's Milwaukee Brewers. It also played host to a top-ranked women's softball team called the Sun City Saints.

More recently the stadium was home to an Arizona Fall Baseball League team called the Sun Cities Solar Sox and to men's senior league baseball.

Community

■ Sun Citians defeated 17 Peoria bond issues between 1962 and 1974.



When finished, the courtyard at the Fountains will feature palm trees and barbecue grills.

Steve Chernek/Daily News-Sun

Sun City apartments take shape

By J.J. McCORMACK
Senior staff writer

The White Tank Mountains once were the backdrop for baseball and softball fans who spent many an evening at Sun Cities Stadium.

By the fall, the same view will be enjoyed by some of those who choose to spend their golden years at the Fountains at Sun City luxury apartment complex.

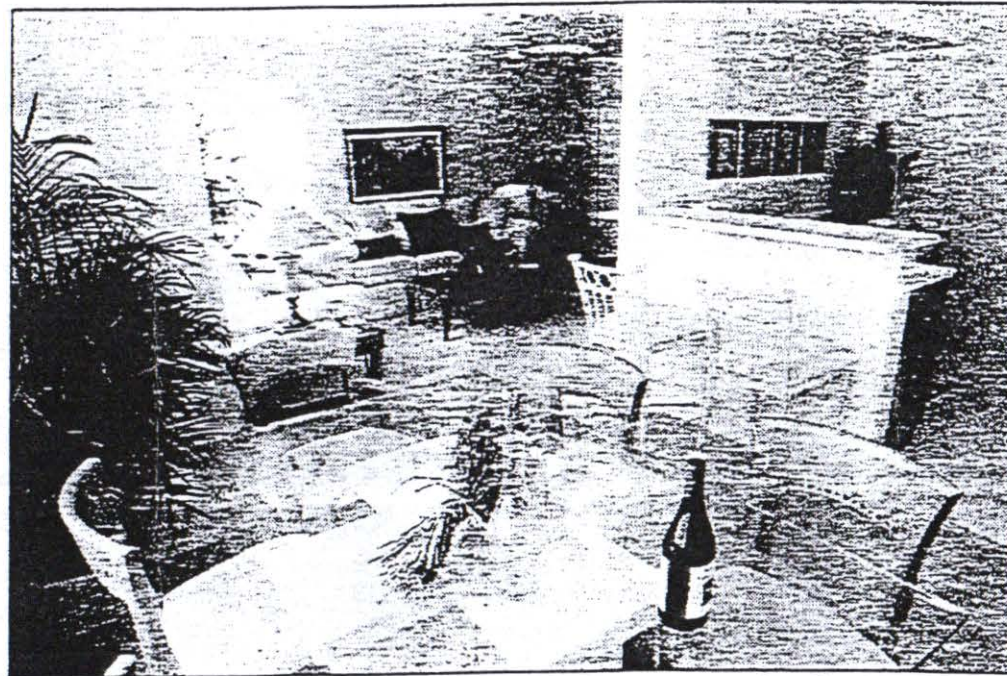
The 182-unit complex is taking shape at the former stadium site at 111th Avenue and Newcastle Drive. The "For-Lease" sign is up and move-in specials are available for people who see the beauty beyond the yet-to-be landscaped open space and the complex's unfinished multi-level residential tower.

What prospective renters will see when they visit the complex in the coming weeks are four luxuriously appointed models and an equally opulent 3,300 square-foot recreation center with billiard and exercise rooms, card tables, big-screen TV and snack/drink bar.

The recreation center decor blends desert green and sand colors in window treatments and upholstery to complement the light-wood, glass and wrought-iron furnishings.

The four ground-level model apartments, all two bedrooms, each boasts nearly 1,300 square feet of space under 8½-foot-high ceilings. One- and two-bedroom apartments in the tower building range in size from 1,046 to 1,523 square feet.

"A lot of people are coming from houses with furniture and we wanted to show them that these apartments are plenty big to take whatever they have," said Charlie Dorego, a development partner in the Fountains.



Steve Chernek/Daily News-Sun

The interiors of the apartments, at left above, show a clean, modern arrangement. At right, A fountain adorns the entrance to the recreation center.

The open floor plans feature such extras as laundry niches, wide windows and wider patios, fully appointed kitchens, ceiling fans, brass light fixtures and ceramic-tile entryways.

"We're trying to create a great little community within a great community," Dorego said.

The apartments at the Fountains at Sun City are designed to appeal to retirees who want to enjoy the lifestyle and amenities Sun City affords, but don't want the responsibilities that come with home ownership. Dorego said.

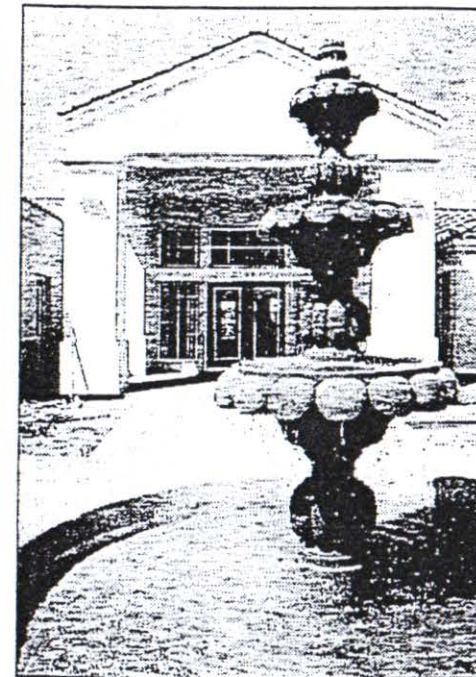
"They want a new beautiful home, but they don't want to worry about

the outside or inside," he said.

Dorego and his partner, Steven Swartzman, are doing business as Newcastle Realty. Summit Builders Construction Co. is the general contractor.

Public interest in the luxury apartments that seem to be going up at lightning speed has been strong since the leasing office opened in late April.

About 600 people have visited the site and toured the models in the last three weeks, Dorego said. Some of the units have been reserved. The first residents are expected to start moving in in mid-July. The complex



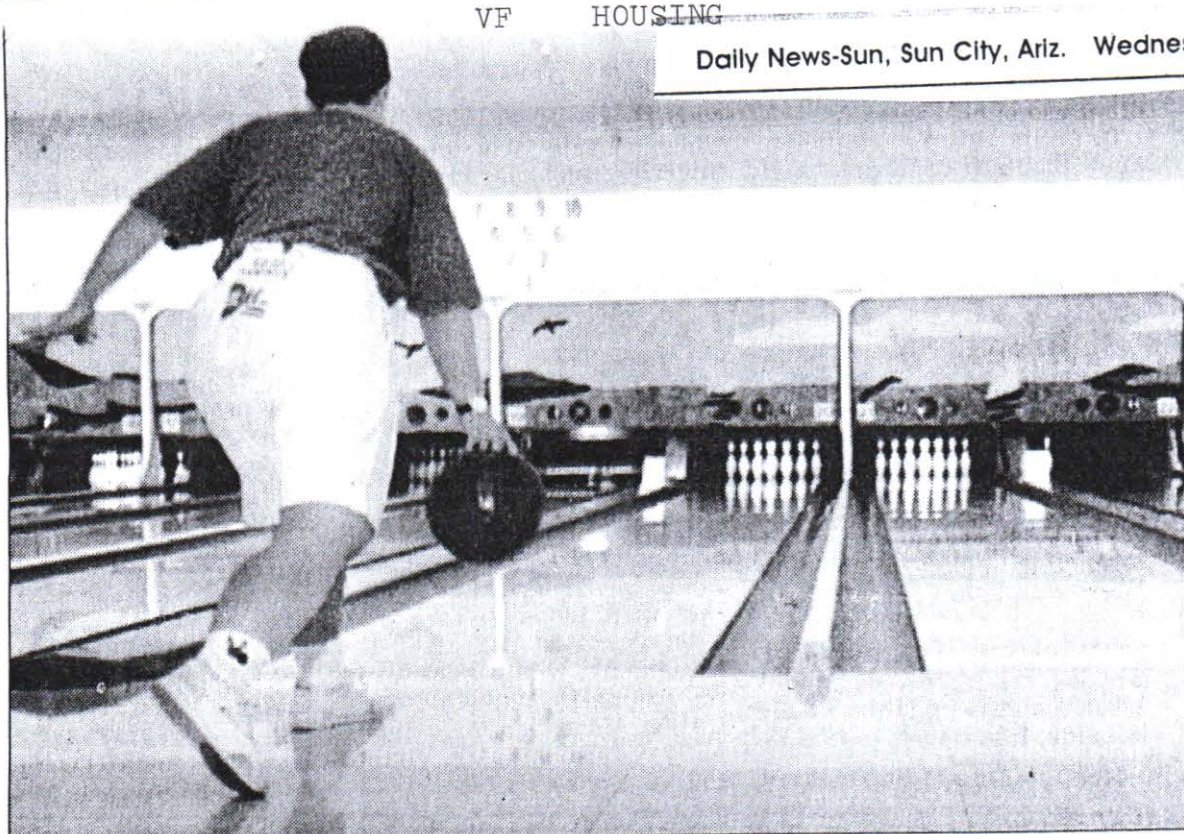
Steve Chernek/Daily News-Sun

should be completed by the end of August.

"We'll be ready for everybody when they come home," Dorego said referring to Sun City residents who spend their summers elsewhere.

After a lease special of \$950 per month expires July 4, rates will start at \$1,100 per month based on a 12-month lease.

The rental prices include cable fire, panic and security alarm; in each unit and a closed-circuit security system at the front gate. Security guards will be posted at the front gate at night as well, Dorego said.



Children and young adults who are developmentally disabled and live with relatives in the Sun Cities bowl at Lakeview Lanes in Sun City.

/Daily News-Sun

A mother's unending love

Sun City woman's legacy may be care home for disabled

By JEANNIE JOHNSON
Staff writer

SUN CITY — Betty Coby isn't your typical retiree. The Sun City resident is a full-time mom.

Her 35-year-old daughter, Carol Anne Campbell, has Down syndrome. The two share a home in Sun City, and Betty shuttles Carol Anne from one activity to another.

It was Carol's choice to move to Sun City with her mother and stepfather in 1982.

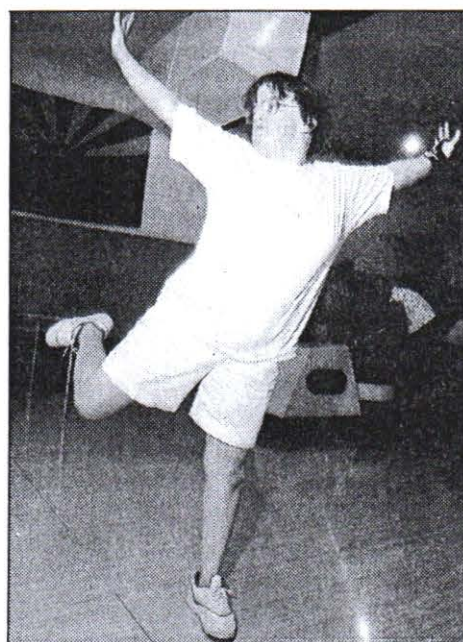
"She could have stayed on Long Island with either one of her sisters or her brother, she could have stayed in a group home or she could move to Arizona with us," Betty said. "She chose to come with us and has been here ever since. She's acclimated well."

While Carol Anne may have adapted well during the past 14 years, it's the next 20 years that worry Betty. What will happen to Carol Anne when Betty dies?

If Mary Almassy has her way, Betty and other parents of developmentally disabled offspring living in the Sun Cities won't have to worry. Almassy, the executive director of the St. Joseph's Foundation, said she hopes within the next year or so a residential campus for developmentally disabled young adults will be built somewhere between Sun City and Sun City West.

The St. Joseph's Foundation first became involved in the project when Almassy was approached by Dr. David and Margaret Chase. Unlike Carol Anne, their son David has no offspring who could care for him in the event of their deaths.

"The St. Joseph's Foundation actually became involved when we were asked to find a social worker for (Sun City Youngtown Special Activity Center)," Almassy said. "It was clear they required a needs assessment. We needed to know what was needed in the housing



/Daily News-Sun

Mary Durkin of Sun City uses a little body English while bowling at Lakeview Lanes.

area, what the parents had in mind and what the kids had in mind."

What the parents, children and Almassy came up with is a village concept with several cottages that could house six young adults. Almassy said the concept is based on a village at 21st Avenue and Orangewood that houses Alzheimer's patients.

"This is meant to be a residential facility that also would provide respite care," Almassy said. "Parents would be able to go into the hospital if they needed elective surgery, or if they're sick, they know they have a safe place for their child."

The \$4.2 million campus would include eight cottages, each containing a kitchen, living area, bathrooms, six individual bedrooms that would be decorated by the residents and large amounts of yard space, Almassy said. In addition to the cottages, there would be a main kitchen as well as several buildings and areas for recreation.

All parents involved in SCYSAC — a program that provides a wide

variety of activities for developmentally disabled young adults living in the Sun Cities — are eager for the completion of the campus.

"It's a real load off all our minds," said Maurice Munroe, whose son, Greg, participates in SCYSAC. "St. Joseph's chartered a bus for us and our offspring and took us down to the Alzheimer's place. The only problem we saw was the cottages were pretty small. Mary told us our design wouldn't be that small. Our kids have furniture and computers they would want in their bedrooms."

In addition to knowing their young adults will have a safe and nurturing home, the parents also can be assured the level of activity would remain the same. This would be essential for people like Carol Anne.

Currently she is involved in bowling, golf, swimming and horseback riding. She participates in Special Olympics each year and has represented Sun City in the International Games in the past. Last year she was voted Most Inspirational Athlete, which came with the honor of lighting the Olympic flame for this year's state games.

With all the village will have to offer, Bill and Louise Durkin said they hope they will be able to afford placing their daughter in the residence.

"We're really looking forward to the village," Louise said. "We're not sure we're in an economic position to afford it. They haven't set their prices yet."

What role the community, local businesses and service organizations will play in the construction and operation of the residence is yet to be seen. Almassy said all \$4.2 million will have to be raised through donations. She also said the group is hoping to find a person or group to donate the five to six acres needed for the village.

Thus far, the foundation has raised \$500,000. Donations may be sent to the St. Joseph's Foundation, 300 W. Clarendon, Suite 300, Phoenix, 85013.

New look for old neighborhood

Resident restores Phase I houses

By BRUCE ELLISON
Staff writer

Although he "retired" to Sun City four years ago, Leo Cournoyer still works 12-hour days at his tool supply business in Glendale.

For relaxation, he buys and upgrades Sun City houses.

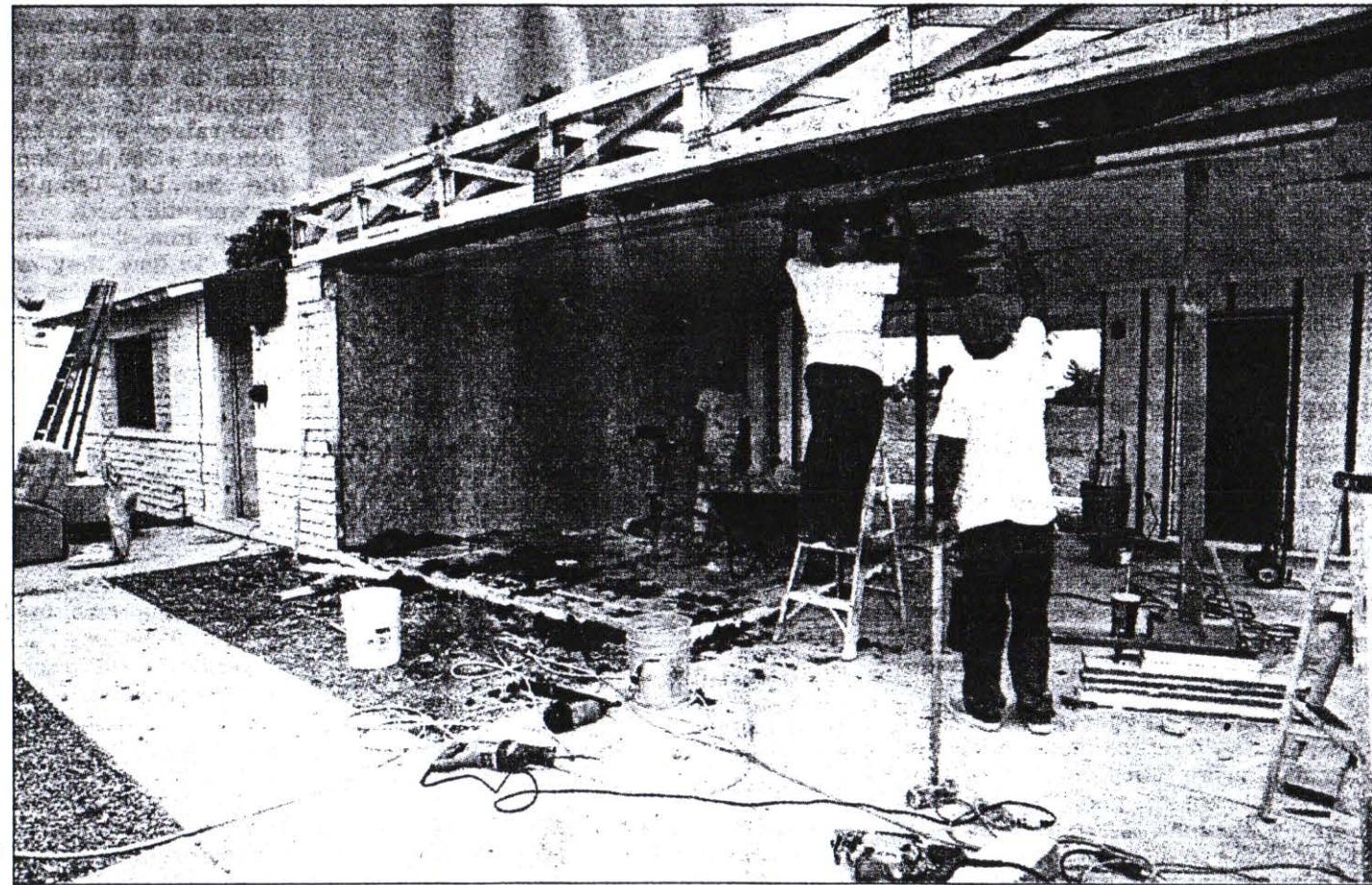
"It's something different to do after work," he said of the remodeling of two homes that now is under way on 107th Avenue a block or so south of Alabama Avenue. "For me, there's a thrill in doing it, and complete relaxation."

But then, Cournoyer has been in construction-related businesses all his life, so he knows a lot of contractors. His Glendale tool business, Banner Tool Co., sells primarily to builders.

The remodeling definitely is changing the neighborhood — and attracting attention.

"I went out there Tuesday morning, when we started the second house, and the very first thing that happened is that two people pulled up to see if I could do something similar for their houses," he said last week.

"Somebody else called me to see if I could do something ... for their house on the lake," he said. "It's generated a lot of interest."



Mollie J. Hoppes/Daily News-Sun

Cournoyer doesn't hesitate to do more than cosmetic work on the homes he buys. Often he makes a major structural change that opens up the living area, adds a garage or Arizona room or both, and — so far, at least — he has added wall insulation and a thick layer of stucco to what had been plain concrete block homes in the older parts of Sun City.

"There's no architect," he said of the changes he has crafted in his own home in the Quail Run area, or of the alterations under way now on 107th Avenue.

Most people who have remodeled their homes in Phase I, the area south of Grand Avenue, have made just minor changes, Cournoyer said — often trying to keep the cost down.

They don't think big enough, he said. "It costs a couple thousand dollars more to take the roof up

and tie in an addition under it, but people didn't do that. They added a room by putting it up under the eaves overhang, so it looks like a shed or something. And when they go to sell it, that's what it looks like, a shed or something.

"Better they should have done it right."

And few people have thought of stucco, he said, although most newer homes in Sun City West, Sun City Grand and nearby communities now are finished that way, in a Southwestern style.

It may be the stucco that stopped most of the passers-by on 107th Avenue, for unpainted stucco in a whitish gray color looks odd. It also didn't match the block homes in the

neighborhood, but looks much better now that it's been painted. A

Raycon Construction owner Ray Morton, right, his son Tom, left, and Normando DeHalle, center, renovate a home on 107th Avenue in Sun City's Phase I south of Grand Avenue. The three are moving the garage and adding a new living room to the back of the home. At left, a home owned by Leo Cournoyer sports a new look after Cournoyer added insulation and stucco. The house draws lots of attention now that it stands out from the others along 107th Avenue.

few other homes in the area, including two on Sun City Boulevard, have been stuccoed. So has Cournoyer's current home in Quail Run.

His workers add a layer of insulation outside the home using a special masonry glue, then add a layer of stucco over the insulation, which must be treated to accept and hold it.

"It's not blown or sprayed on," Cournoyer said. "It's troweled on."

The additional four inches of thickness gives the house a different look, especially because windows are inset deeply into the new wall.

Some of the alterations Cour-

► See Home upgrades, A5

noyer makes require approval from the county, and he's somewhat constrained by deed restrictions and side lot and front setback rules.

In the case of the second house on 107th Avenue — into which Cournoyer and his wife, Josephine, eventually plan to move — major room changes are in progress. The house looks gutted and forlorn, but the owners say it will emerge as beautiful as a butterfly.

"There wasn't enough space (under the rules) to widen the garage, so we just moved it," Cournoyer said. The living area will go in the back, where it's easier to build on with county approval, and will have a much better view over the fair-

Home upgrades attract attention

◀ From A1

ways of the North Golf Course, which abuts both homes.

In the first home, at 11629 N. 107th Avenue, Cournoyer converted the carport into a larger garage, added a laundry room, enclosed the formerly open front entrance way and walk, added the insulation and stucco, and will do some red-rock landscaping.

His tenant in the building, Van Horsen, said the master bedroom also will be enlarged by moving it out toward the golf course, and that eventually a large Arizona room will be added between the bigger master bedroom and the garage, also with a view to the golf course.

"So far he's done nothing on the inside except make it bigger," Horsen said. Horsen is renting the house at some discount because of the construction, while he and his wife decide if Sun City is the kind of community where they want to live.

Ever since the work started in the second week in June, "I get people stopping to see what's going on. Some of them even walk right in, like it was their house or something," he said.

Horsen talks with many of them if he has time, and almost all want to know what's happening, who's doing the work, and especially how much it's costing.

The cost is something Horsen doesn't know and Cournoyer declined to discuss.

But he did say that because he knows so many contractors, it may be easier for him to get the work done than it would be for other residents.

Cournoyer, from Oak Creek, Wis., has worked on houses since he was 19, he said. "I've remodeled some bigger buildings for my businesses, so I know what to do."

A draftsman in the neighborhood has helped him with drawings submitted to county officials for permits and approvals.

These days, Cournoyer works 12-hour days at his tool business, where his wife helps him. When upgrading homes, he generally plans and supervises, but doesn't get physically involved with the job.

For other relaxation, he said, he and his wife go to the pool at Fairway Recreation Center to swim on Sunday nights.

And he likes Sun City, he said.

"I wish I'd have moved here sooner."

'Millionaires' condos fetch cutrate prices

By MIKE GARRETT
News-Sun staff

SUN CITY — Back when there was a waiting list to get into Fairway Court East condominiums, they used to call the complex "Millionaires' Row."

But now vacancies are at a record high and prices are lower than they've been in more than a decade.

Some say the problem comes down to pets. Or, more precisely, the lack of pets, since Fairway Court East doesn't allow them. And that prohibition against pets, written into the condominium board's rules three

years ago, could be discouraging some potential buyers.

And if several residents and condominium group officers at Fairway Court East are representative of other owners, nothing's going to change their minds about pets, even if it would mean attracting new neighbors.

That's despite the fact that 60-unit Fairway Court East has 10 vacancies, the highest in its 25-year history. In that respect, Fairway Court East isn't much different from the rest of Sun City's condominium market. In early November there were 556

condominiums on the market in Sun City, nearly a two-year supply, according to the Sun City Multiple Listing Service book.

That presents a real problem for real estate firms trying to sell Sun City condominiums with pet restrictions.

Sun Town Realty agent Jeanne Lewis said she has lost at least six sales at Fairway Court East because of the pet prohibition.

"People had a little poodle or whatever for 10 or 12 years and (getting rid of the pet to meet the restrictions would be) ...

like throwing the kids out to them," Lewis said.

Several Sun City realty's are holding an open house today and Sunday at Fairway to try to drum up interest in selling the condominiums.

Fairway residents understand the value of a pet to many elderly retirees, condominium chairman Bill Rietberg said. And at least one resident, Charlotte Fairley, still has her 13-year-old pet poodle, grandfathered in when pet restrictions were imposed about three years ago.

But as Rietberg said, "I'm one

of the new kids on the block and the function of this condo is enjoying the golf on South course."

Long-time Fairway resident Fairley said, "The pet business is not good here. I'm the only one who has one."

All the residents who talked about the pet problem agreed it was not the pets so much as the people who didn't take care of them by letting them out unattended.

"We used to have cats around here and they drove me crazy. One jumped on my dog once and

See Condo, A4

Condo vacancies set record high

— From A1

brother did I raise thunder," Fairley said.

The group also is adamant about controlling renters.

"I don't believe in rentals, I never will and that's it," Fairley said.

Rietberg said his condominium group is more lenient toward renters than some others, but it still has to draw the line.

"We're not just being arbitrary," Rietberg said. "The tax base can go sky high. I don't think too many people are aware of the fact that Maricopa County only allows a percentage of rentals for condominiums. After you rent a certain percentage of your units, the entire complex is then taxed (higher) as an apartment complex rather than as a condominium."

Rietberg said Fairway has three renters, all hardships allowed because the owners of those condominiums are living in nursing homes while trying to sell their homes.

She said the condominium is one of those rare works of construction in Sun City not built by Del Webb. The 1,200-square-foot golf course condominiums were built in 1962 and 1963 as a resort-like facility for golfers.

As they say in real estate, location is everything. And Fairway has "location."

Resident Ruth Gruenhagen said, "I can walk over to the shopping center and we have a nearby library and swimming pool."

That location was a big draw in the early days of the condominium complex. Lewis said, "People were lined up on a sheet

of paper to get in here. But most of the original residents have now died or left Sun City and the new crowd coming in has no idea what these places are. We just want to put the place back on the map and make people cognizant of what they are."

Aune Keith, Fairway board secretary, said, "The reason we have so many vacancies is because people have reached that age where they have moved to be near family or have died."

Fairley said, "They used to call it Millionaire's Row. Two years ago people were still looking for a place to buy down here. All of a sudden it changed."

So have the prices.

The two-bedroom Fairway condominiums are now selling for less than \$50,000 and the one-bedrooms for just under \$40,000, Lewis said.

She and Rietberg said that in 1986 and 1987 some units were selling for as high as \$60,400 and most were still above \$50,000 only a year ago.

"But I don't think easing the rental restrictions or allowing pets would help in any way," Rietberg said. "The concept of these units is to play golf all winter and come summertime you're on your way. Everything else is taken care of. All you do is lock your door."

Do the Fairway residents who were interviewed have any solutions to the problem? They all agreed Sun City's Phase I (the area south of Grand Avenue and the oldest part of the community) will have to attract younger residents.



FILLING VACANCIES — Sun Town Realty agent Jeanne Lewis thinks the attractive 60-unit Fairway East condominiums adjacent to

the South Golf Course on 105th Avenue should be able to attract plenty of buyers if it weren't for pet restrictions.

"I don't think it's all black or white," said Rietberg, who describes himself as one of Phase I's younger retirees. "In my view the reason for the downturn in real estate values here is that

Phase I is now moving out and it's just empty. They all came in at once and now they're all going out at once. We're going to go out the same way, feet first. At that time in another 15 to 20

years, you'll have the same situation."

"We were all young when we came here," Fairley said. "My husband retired when he was in his 40s."



Jim Poulin/The Arizona Republic

Jay and Del Foley recently bought a home in Sun City, despite the steady increase in housing prices there.

29% increase in NW Sun City

By Herb Whitney
The Arizona Republic

SUN CITY — There's some good news for residents of Sun City's far northwest corner, where most of the homes were constructed in the 1970s.

The median price of previously owned, single-family houses there rose 29 percent from 1994-98, the highest increase of any census tract in either Sun City or Sun City West.

Dan Middaugh, 88, is one of the original homeowners in the neighborhood, a 2-square-mile area bounded by Bell Road, Union Hills Drive and 99th and 115th avenues.

The retired life insurance executive from Minneapolis, who has lived in the 10800 block of Hibiscus Drive since

How does your area score in the resale game?

MEDIAN HOME SALE PRICES

Chart shows the 1998 median price for previously owned, single-family homes and the percent increase over the median price in 1994. Chart includes only communities that had at least 50 resales in 1994 and during the first 10 months of 1998.

| Community | 1998 Median price | Percent increase since 1994 |
|-----------------|-------------------------|--------------------------------------|
| Apache Junction | \$84,500 | 39.7% |
| Avondale | \$121,700 | n/a |
| Buckeye | \$84,000 | 7.7% |
| Carefree | \$330,000 | 17.9% |
| Cave Creek | \$197,000 | 20.1% |
| Chandler | \$117,500 | 27.9% |
| Fountain Hills | \$185,000 | 27.8% |
| Gilbert | \$136,000 | 17.4% |
| Glendale | \$105,000 | 21.8% |
| Goodyear | \$129,000 | n/a |
| Higley | \$134,000 | 17.5% |
| Litchfield Park | \$150,000 | 19.1% |
| Mesa | \$108,500 | 29.9% |
| Paradise Valley | \$555,000 | 43.2% |
| Peoria | \$106,000 | 23.3% |
| Phoenix | \$93,000 | 26.5% |
| Scottsdale | \$205,000 | 38.1% |
| Sun City | \$93,500 | 17.6% |
| Sun City West | \$139,000 | 15.8% |
| Sun Lakes | \$149,750 | 30.2% |
| Surprise | \$103,000 | 28.8% |
| Tempe | \$122,900 | 32.4% |
| Wickenburg | \$145,000 | 31.9% |
| Youngtown | \$59,900 | 33.1% |

SOURCE: Computer analysis by staff writer Ryan Konig, using home-sales data provided by the Information Store, a Phoenix-based company.

NW Sun City tops value gain

— NW SUN CITY, from Page 1

Jay and Del Foley moved from Albuquerque in February and bought a house across the street from Middaugh for just below the area's median price.

"I'm surprised to hear how the prices have gone up," said Jay Foley, 69. "That's good for the folks who have been here awhile, but it actually kind of hurts us."

The married couple don't regret their move to Sun City, though.

"It's nice and quiet here, and the houses are all well-kept," Jay Foley said. "And shopping is so convenient down on Bell Road."

Loretta Sand, 84, has lived on Hibiscus Drive since 1988 and had her home appraised in July. She said its value had increased by \$23,000 in 10 years.

"This neighborhood has everything, and it's so clean," she said. "I thought of living in Florida, but it's too humid there and a lot dirtier."

February 1975, was delighted to learn how well his neighborhood is doing.

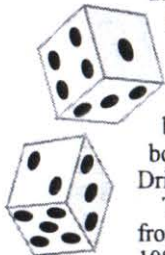
"Percentage-wise, the increase in my home's value has been very good," said Middaugh, who declined to reveal his home's worth, although prices during the past year for single-family homes in the area have ranged from \$80,000 to more than \$150,000.

The median price so far this year is

\$113,000, up from \$87,750 in 1994.

"This is a choice part of Sun City, and I'm not surprised the houses are doing so well," he said. "I've kept my house in good repair, and this is the first group of models that Del Webb sold with wheelchair access in the bathrooms and with double garages, not carports."

— Please see NW SUN CITY, Page 6



A wide array of living styles

From the very beginning, Sun City offered housing to accommodate people at any level of health

BRUCE ELLISON
DAILY NEWS-SUN

When homes in Sun City first were offered to the public in 1960, there was only a handful of models — and they were all one-story, single-family homes on relatively small lots.

But over the 40 years since, a variety of housing styles has appeared, some of them offered by the Del Webb Corp., and others — a few — by private developers.

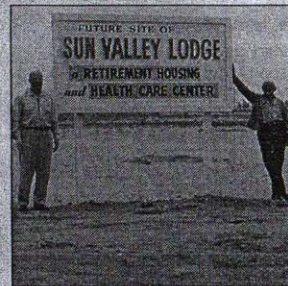
Facilities for those who could no longer live alone were among the first new housing types. They developed as church leaders realized there would need to be a community answer to that problem of aging.

Remember that in the 1960s, life expectancy at the normal retirement age of 65 was only a few additional years.

Sun Valley Lodge and Royal Oaks are two examples of that type of housing.

But in the early years, in Phase I south of Grand Avenue, the Del Webb Development Co. (Devco) experimented with other housing types.

There's a set of two-story units overlooking South Golf Course near Fairway Recreation Center, for instance; and some



DAILY NEWS-SUN FILE PHOTO

In 1963, members of the United Church of Sun City stand on the future site of Sun Valley Lodge.

Peoria Avenue off 106th Avenue near the Sun Bowl.

There's even a large tract with three- and four-acre lots, outbuildings and separate garages and adjacent pastures where horses graze. Yes, in Sun City. (It's called Rancho Estates, west of 111th Avenue south of Peoria Avenue.)

But there aren't a lot of any of them, for the Del Webb folks eventually concluded that the single-family home was where it was at.

However, after Webb completed the community about 20 years ago, it became apparent that other housing lifestyles would be needed as residents aged.

That would mean everything



STEVED CHERNEK/DAILY NEWS-SUN

Luxurious condos such as the Heritage Palmeras attract retirees who no longer want the responsibility of home ownership.

from what were then called retirement homes to nursing homes, assisted living facilities and apartment complexes.

Of course, as the community expanded over 20 years, housing styles changed: homes became larger, with more amenities and accessories.

By the time Webb was working on Phase III, north of Bell Road, you could spend \$100,000 for a Sun City home.

And you certainly can today, as golf course lots command a \$20,000 premium while the few lake lots available bring even more.

Older homes are fast being remodeled and upgraded, as a trip around the community's side streets will document.

Some retirees even make a living buying run-down estate

out, with perhaps a few odd spots available for the odd home.

Existing homes are on the market regularly in Sun City. Prices range from the mid-\$50s for one-bedroom condos to a quarter million dollars for an opulent home on a golf course lot. One Sun City property changed hands last year at just below \$300,000.

Rentals. There are fewer rental options in the Sun City than in most big cities. Many condo units now are owned by individual investors and offered for winter visitors or on a year-round basis, but not all condos permit rentals.

In the south part of Sun City, just off 99th Avenue north of Olive Avenue, are two large rental complexes.

At first glance, looking at the structures and their location, many residents would say they are in Peoria, but they're not. They are officially part of Sun City, were built by Webb, and carry recreation centers privileges.

Individuals, sometimes after inheriting them, often rent out single-family homes; they are cheaper on a year-round basis than monthly in season.

There is a limited number of new rental apartments in major complexes. One example is the Fountains in Sun City, off 111th Avenue and Grand.

Independent Living. Rental apartments are called independent living facilities if they provide meal service or limited other services such as changes of linen, maid service or scheduled or on-demand

San Antonio News 21

Housing

From Page 60

transportation.

Such units appeal to those who don't care to handle their own home maintenance chores, or who physically can't do the work, and to those who don't care to cook often. Generally, those facilities include breakfast and one other meal a day as part of their fee.

One example is the independent living area at Brighton Gardens by Marriott in Sun City.

Some of the rental and independent living facilities have recreation centers privileges — that is, the renters may use the swimming pools, golf courses, club

rooms and bowling at recreation facilities in Sun City that are intended for members only.

There may be an additional yearly fee for that Centers use.

● Assisted living. For those who can no longer be fully independent, but who do not need medical care, an assisted living facility is a good choice. These facilities often are part of a total complex that ranges from independent living to assisted living, and even to skilled nursing units. They also often included an Alzheimer's or dementia unit for those whose condition is troubling but not debilitating.

The co-location of the facilities is intended to assist in fostering the ability to age in place — to become less able to care for oneself without having to move out, away from friends and spouses, to get the care needed.

It's a seller's market for W. Valley homes

By Pat Flannery
The Arizona Republic

Like the rest of the area, West Valley cities saw the median price of resale homes rise by 10 percent or more this past year, with the amount of sales activity more than doubling in El Mirage and Goodyear.

The West Valley's highest median resale prices were found in Goodyear and Peoria

at \$183,000 and \$175,000, respectively. Both were above the Valley-wide median resale price. Glendale had the most resale activity last year, with 7,695 used homes sold, a 21.3 percent increase over the previous year.

The figures were released Tuesday by the Arizona Real Estate Center at Arizona State University East. The compilation indicates that the entire

metro area had a record number of used-home sales once again, posting a 38 percent increase over 2003 as housing prices continued to soar.

"It's unbelievable," said Gonzalo Enriquez, a West USA Realty associate broker who specializes in West Valley properties. "But I think it's slowing down now."

The home-buying frenzy has been driven by investors speculating on the continued run-up of Valley housing prices and move-up buyers cashing out of one home to buy a bigger or better one. First-time buyers are having a harder time finding Valley homes they can afford because of higher prices and dwindling inventory.

The median price of a used Valley home climbed 12.8 percent last year to a record \$174,815. At the same time, the number of homes for sale dropped in half during the past year. Valley houses often sell within days — even hours, in some neighborhoods.

Townhouse and condominium sales also increased Valley-wide, as did their median prices.

Paul Greves, a Realtor for Century 21 Metro Alliance, said much of the West Valley's growth has been in new homes. Those sales were not reflected in the figures released Tuesday.

Only three years ago, most West Valley housing sales involved used homes, said Greves, a West Valley specialist who sells both new and used properties. Now, with single-family home developments ex-

ploding, that equation has changed. But because home builders can't keep up with the demand for new houses, inventory is tight, and that, in turn, has continued to fuel strong interest in resale homes. Used homes often stay on the market no more than a day.

"The desirable properties? They're gone," Greves said. "You usually have three or four people bidding on a property."

He said appraisers are "going nuts" because houses often sell for far more than their appraised value.

The figures released Tuesday indicate that the number of used-home sales in Avondale and Surprise nearly doubled in 2004 over 2003, while Peoria saw a 30 percent increase. Sun City West was far more stable, with only about 3 percent more homes resold, but the median price increased by 14.2 percent. In Sun City, the median price of a used home increased by 16 percent.

West Valley used-home sales also claimed a larger share of the Valley total, comprising 9 percent in 2004. In 2003, the figure was 6 percent.

Enriquez said the housing market was so competitive and pricey in 2004 that some of his potential buyers became discouraged and decided to delay their purchases "until the market kind of settled down."

Enriquez said he detected a slight cooling in the market in late November and December, when some West Valley listings stayed on the market for one or two weeks, something unheard of earlier in the year.

Housing market hot

| | | 2003 | 2004 | % Change |
|---------------|--------------|-----------|-----------|----------|
| Avondale | Homes resold | 1,080 | 2,145 | 98.6% |
| | Median price | \$148,800 | \$163,000 | 9.5% |
| El Mirage | Homes resold | 550 | 1,340 | 143.6% |
| | Median price | \$118,000 | \$134,900 | 14.3% |
| Glendale | Homes resold | 6,345 | 7,695 | 21.3% |
| | Median price | \$142,000 | \$158,900 | 11.9% |
| Goodyear | Homes resold | 920 | 1,900 | 106.5% |
| | Median price | \$163,500 | \$183,000 | 11.9% |
| Peoria | Homes resold | 3,515 | 4,575 | 30.2% |
| | Median price | \$151,000 | \$175,000 | 15.9% |
| Sun City | Homes resold | 1,770 | 2,065 | 16.7% |
| | Median price | \$118,000 | \$136,925 | 16.0% |
| Sun City West | Homes resold | 1,035 | 1,065 | 2.9% |
| | Median price | \$144,500 | \$165,000 | 14.2% |
| Surprise | Homes resold | 1,865 | 3,685 | 97.6% |
| | Median price | \$140,000 | \$164,900 | 17.8% |



Riverwalk Village AT SUN CITY

SUBMITTED ART

An artist rendering of the proposed condos at Riverwalk Village at Sun City.

SC developments near approval

ANNIE BOON
DAILY NEWS-SUN

Both of Sun City's new developments — Riverwalk Village at Sun City and Sun City Manor — will adhere to Sun City's 55 and older age restrictions while enforcing their own Covenants, Conditions and Restrictions.

Carl Bommarito, president of Vision 5 developers, presented the final architectural renderings of Riverwalk Village at Sun City to the Sun

City Home Owners Association's Land Use Committee meeting in hopes of obtaining final approvals from the HOA. Current plans for the gated Riverwalk development include 201 condominium units and a retail strip on 15 acres at the northeast corner of 99th and Olive avenues, with the New River bordering one side.

Though there is no official HOA approval process for new developments, the HOA board will offer the Maricopa

County Planning and Development Department its input on the project, said HOA president Doug Kelsey. Thus far in the planning stages, the development has been well-received by the HOA, and no major problems have surfaced, he said.

Like all condominium associations in Sun City, Bommarito said Riverwalk will enforce its own set of CC&Rs, adding that residents will pay condo association dues and each unit will buy

into the Recreation Centers of Sun City membership.

Vision 5 is about to begin the county approval and permitting meetings. About 6 acres are zoned for commercial building, but Bommarito said his company may apply to rezone 2 acres for an additional 56 residential condo units and a smaller retail portion. He said the plan is to break ground in early 2007

See DEVELOPMENTS, A5

DEVELOPMENTS: Reservations now available

From A1

and begin moving residents in by the end of 2007, providing county approvals go smoothly.

A sales center is now up and running in a retail shopping strip at 9008 N. 99th Ave. It's too soon to enter into sales contracts but reservations are now being accepted, Bommarito said. There are two lists — one for those intending to own and occupy a unit and another for those interested in buying a unit as a rental investment. Priority will be given to the owner occupant requests, he said.

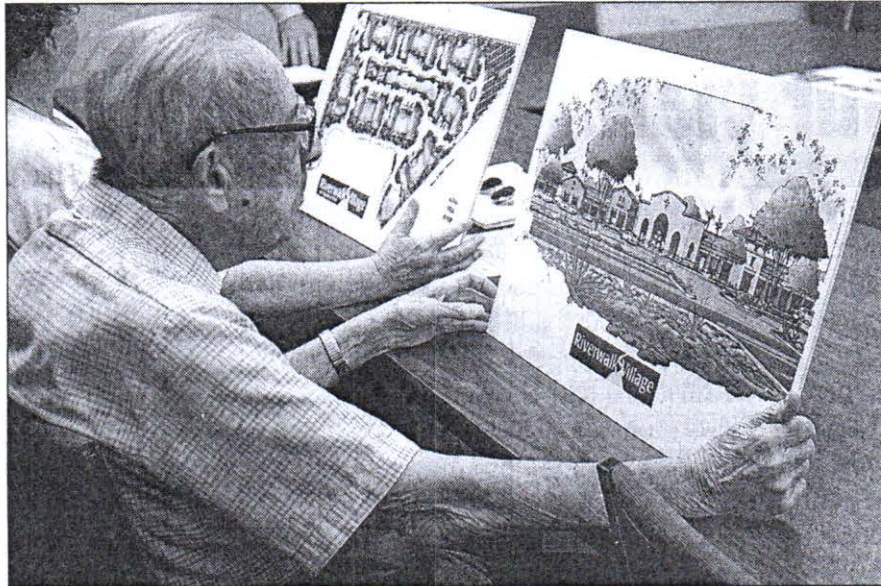
Riverwalk will feature 12 one- and two-bedroom floor plans ranging from 914 to 1,532 square feet, with a few three-bedroom plans. The condo units will be arranged in separate three-story buildings with ground level parking and private storage facilities for each unit. Elevators will be large enough to accommodate multiple wheelchairs and emergency gurneys.

Common amenities will include a clubhouse, fitness center, heated pool and a jacuzzi. There will be a mix of greenbelts and desert landscaping, and a walking trail will run along the New River. One unique feature, Bommarito noted, is a garden area that boasts several 7-foot by 8-foot garden plots, complete with hose spigots, available to residents.

Mary Jane Gibson, land use committee member and HOA director, expressed concerns over traffic flow.

"It's becoming a traffic pileup and Olive is always backed up," Gibson said.

The main entrance of the



Sun City Home Owners Association committee member Ted Hack looks at the proposal for the Riverwalk Village shopping center.

PETE PALLAGI/DAILY NEWS-SUN

development is off 99th Avenue, and there are exits at other areas of the development, so getting in and out shouldn't be a problem, Bommarito said. The retail center will mask the condos by facing the busy Olive Avenue traffic, a plus for retailers.

Glen Schulz, a director on the Condominium Owners Association board, attended the Land Use meeting and said he looks forward to Riverwalk Village at Sun City joining the ranks of Sun City condo associations.

"I think it will be a very good addition to Sun City," Schulz said. "It looks like it will offer a different type of (residential) option."

Namwest LLC's plans also are under way to build 140 single-family homes on the vacant land next to Sunland Mortuary off Sunland Drive and Del Webb Boulevard. The project has been deep in county planning and zoning, but with recent approvals, could see some site work

beginning within the next 30 days, said Mike McBride, CEO of Namwest. And within three months, Namwest hopes to establish a sales center for interested residents. Namwest will be a part of Sun City, as each new home owner will pay the \$330 per lot RCSC assessment fee and the \$2,100 capital preservation fee.

Architectural drawings submitted to the HOA Land Use committee indicate the homes will likely be 1,600- to 1,900-square feet and positioned on spacious lots. David McBride, Namwest vice president of land development, said the county approved the development's traffic plan.

There had been concerns that access through Sunland Drive or Del Webb Boulevard wouldn't accommodate the traffic, but after a traffic study was completed, experts concluded that the streets could handle the flow of cars.

Kelsey said the HOA is content with the changes Namwest has made for Sun City Manor, including a reduction in homes from 260 to the planned 140. He said the development will enforce its own set of CC&Rs until the development has been sold out. Once that happens, Namwest will step aside and the existing Sun City CC&Rs will take precedence, Kelsey said. He said the HOA doesn't foresee a problem with Namwest's CC&Rs because they are actually more restrictive than Sun City's. But in the event of a conflict between CC&Rs, he said Sun City's rules will trump Namwest's.

For information about the Riverwalk Village at Sun City condominiums, call Vision 5 Development at 480-837-9300.

For information about Sun City Manor, call Namwest LLC at 602-344-4600.

Annie Boon may be reached at 876-2532 or aboona@aztrib.com.

Developers find use for every inch of Sun City

ANNIE BOON
DAILY NEWS-SUN

Sun City's newest developments are plugging their way through the planning and permit process.

Developers say the projects are right on track.

Both the Riverwalk Village at Sun City condominiums and Sun City Manor subdivision are fielding hundreds of calls from potential residents interested in taking advantage of a new housing option in the world's first active adult retirement community.

Ground has yet to break on the Riverwalk Village at Sun City condominium development, but more than 50 residents have already put down deposits to reserve their condo, said Carl Bommarito, president of Vision 5 Development, Inc. There also is a list of 275 names of those interested in learning more about the condos.

"Everything is progressing forward. We're working on our plat and all the documents and paperwork," Bommarito said. "People are still coming in and signing reservations, which is wonderful."

The land has been graded and prepared for construction, and providing the project continues smoothly, groundbreaking should be in January and residents could move in by fall, he said.

Plans for the gated Riverwalk development include 213 condominium units and a retail strip on 15 acres at the northeast corner of 99th and Olive avenues, with the New River bordering one side. The first phase will feature 191 units designed from 12 one- and two-bedroom floor plans. There will be 22 three-bedroom plans with "mother-in-law" suites planned during phase two of construction. The units range from 937 to 2,514 square feet.

The condo units will be arranged in separate three-story buildings with ground level parking and private storage facilities for each unit. Elevators will be large enough to accommodate multiple wheelchairs and emergency gurneys. Common amenities will include a clubhouse, fitness center, heated

See SPACE, A5

SPACE: Interest high in Sun City

From A1

pool and a Jacuzzi. A garden area will include several 7 feet by 8 feet garden plots.

Sun City Manor developers, Namwest LLC, hope to start construction on its 140 single-family, single-story homes in August or September. David McBride, vice president of land development, said models should be ready to view sometime in April.

The development will be on the vacant land next to Sunland Mortuary off Sunland Drive and Del Webb Boulevard. McBride said a sales trailer has not yet been established for the site. Architectural drawings indicate the homes will likely be 1,600- to 1,900-square feet and positioned on spacious lots.

There had been concerns that access through Sunland

Drive or Del Webb Boulevard wouldn't accommodate the traffic, but after a traffic study was completed, experts concluded that the streets could handle the flow of cars, McBride said.

Both Riverwalk Village and Sun City Manor will be a part of the Recreation Centers of Sun City, as each new home owner will pay the \$330 per lot RCSC assessment fee and the \$2,100 capital preservation fee. And both developers said they are honoring Sun City's senior age-overlay restrictions.

Doug Kelsey, Sun City Home Owners Association president, said Sun City Manor will enforce its own set of CC&R's until the development has been sold out. Once that happens, Namwest will step aside and the existing Sun City CC&R's will take precedence, Kelsey said. HOA doesn't foresee a problem with Namwest's CC&R's

because they are actually more restrictive than Sun City's. But in the event of a conflict between CC&R's, Kelsey said Sun City's rules will trump Namwest's.

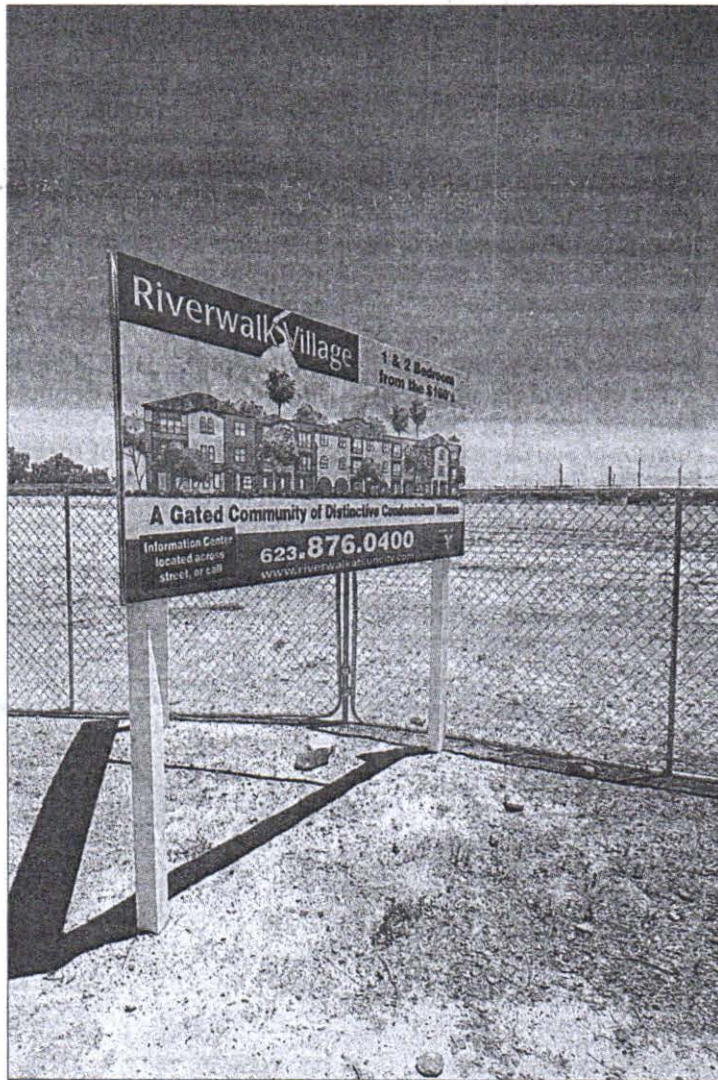
Riverwalk Village also will have its own set of CC&R's, and Bommarito said he's working with SCHOA to ensure the governing documents are aligned.

The Riverwalk Village sales center summer hours are 10 a.m. to 5 p.m. Friday and Saturday. It's in a retail shopping strip at 9008 N. 99th Ave.

For information about the Riverwalk Village at Sun City condominiums, call Vision 5 Development at 480-837-9300.

For information about Sun City Manor, call Namwest LLC at 602-344-4600.

Annie Boon may be reached at 876-2532 or aboon@aztrib.com.



PETE PALLAGI/DAILY NEWS-SUN

Land is prepared where Vision 5 Development Inc. will build Riverwalk Village at Sun City, a new housing option in the retirement community.

WEDNESDAY, JUNE 11, 2008



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Citizens talk housing delays

Residents not given
community details

By Dave Casadei
Independent Newspapers

Despite having infrastructure in place for Sun City's first planned development in more than three decades, residents are questioning if Namwest's Sun City Manor will wind up in the hands of another homebuilder.

Namwest, a Phoenix-based home-building company that broke on to the scene in late 2004, purchased the 27-acre parcel owned by Sunland Memorial Park Cremation Center, 15826

N. Del Webb Blvd., west of the cemetery and south of the Sheriff's Posse of Sun City Building off Sunland Drive and 109th Avenue, with intentions of developing a single-family community of 140 one-story homes.

Prior to the sale, 10 acres of the land housed vegetable garden plots for the Recreation Centers of Sun City Garden Club. The club used the land for nearly three decades until September 2003.

But after developing the new community's streets, sidewalks, open areas and other integral infrastructure pieces toward the start of the year, the lots have

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been idle for months and no one has heard from Namwest officials, according to Sun City Gary Greer, who volunteers at the Sun City Visitor's Center.

The lack of community contact has some residents concerned the homebuilder ran out of money, while others believe Horton Homes may be positioning itself to purchase the project.

Mr. Greer is unsure about the delays, but noted he believes Namwest is stalling because it ran into a tough couple of years with the home-buying market. That thought is shared among the community and is a tough rumor to squelch considering Namwest is not communicating with residents, he noted.

Independent Newspapers

attempted to contact Namwest spokesman David McBride, but he failed to return numerous calls by press deadline.

Sun City Homeowners Association Director Ben Roloff said he heard in late 2007 that Horton Homes may take over the project. "Shirley Baker (SCHOA member involved with project planning) mentioned around Christmas time that Horton Homes was in the process of purchasing the Sun City Manor development," he said. "I don't know if that purchase ever went

See Delays — Page 3

Delays

Continued From Page 1

through."

If Horton bought them, they may keep them on as a subsidiary, he added.

Independent Newspapers attempted to contact Horton Homes representative Scott Keefe, but he also failed to return calls by press deadline.

SCHOA President Walt Patterson said Sun City Manor has been in the works for a couple of years, but noted his personal feelings on the development differ from the builder's.

"The area is too isolated to put that many homes back there," he said. "Traffic in the area will increase, but there is some good because there will be new neighbors in the community."

Mr. Patterson noted SCHOA directors fought with Sun City Manor project planners during initial phases when more than 200 homes, some two story, were desired. Although he does not approve of the development's location, Mr. Patterson said Sun City Manor, so far, is developing to SCHOA's satisfaction.

"It came out so far as well as we could have expected," he said.

Despite concessions, Mr. Greer still has issues with some of the project's plans. He explained the lots are too narrow for his liking, noting homes will be grouped close together. He also believes

Sunland Memorial Park will eventually become gated to deter Sun City Manor residents from using Sunland Drive as a cut-through, opposed to using the proper exit road — Agua Fria Drive.

Sunland Memorial Park officials held on tight to their property for years not wanting to part with the land, but eventually opted to sell.

Sunland Memorial Park General Manager Joe Salyards was not around when Namwest purchased the land from cemetery's officials, but noted the decision to sell was merely to get rid of excess land.

Sun City Manor developer files for bankruptcy protection

MITCHELL VANTREASE
DAILY NEWS-SUN

A housing developer with plans to build homes behind Sunland Mortuary in Sun City has filed for Chapter 11 bankruptcy protection.

Bill Pearson of the Sun City Home Owner's Association said SCHOA received a trustee's bill of sale, which shows Bryan Cave LLP in Phoenix represented M & I Bank in the NamWest acquisition proceedings. James Wood, a spokesman for Bryan Cave LLP said his group was not able to comment on the situation. NamWest, a Cave Creek builder, partially built the Montecito Estates in El Mirage before declaring bankruptcy.

No homes have been built in Sun City Manor, but walls, streets and some infrastructure were placed in the subdivision next door to the Maricopa County Sheriff's Posse office. Pearson said SCHOA has received some calls from residents who want to know about the status of the subdivision.

NamWest had agreed to pay SCHOA \$500 for every home built, Pearson said, according to an agreement between the association and the developer.

NamWest didn't return phone calls from the Daily News-Sun.

Pearson said many residents have com-

SEE MANOR, A5

MANOR: 140 homes slated for Sun City site

FROM A1

plained about the upkeep of the property, which is scattered with weeds.

"It's actually beginning to look like a jungle back there and seems really shabby," he said.

The 140 homes that are supposed to be featured in Sun City Manor were to range from 1,568 to 1,822 square feet. Some units would

have separate casitas and extra space for golf cars in the garage.

The bankruptcy filing could be attributed to falling housing market, Pearson said.

In 2005, NamWest opened Montecito Estates east of El Mirage Boulevard and north of Thompson Ranch and Greenway roads but hadn't finished the subdivision before its financial problems.

FRIDAY, MARCH 14, 2008

FRIDAY, MARCH 14, 2008

Sprinklers a 1st for Sun City subdivision

MITCHELL VANTREASE
DAILY NEWS-SUN

Sun City's new subdivision will be the first homes in the retirement community with fire sprinkler systems installed.

Sprinklers are expected to be added to 140 houses in Sun City Manor, located behind Sunland Mortuary and the Maricopa County Sheriff's Posse office.

Ken Rice, Sun City Fire deputy marshal, said the department will work with the housing development to install the systems in the homes.

"It's going to be a nice added feature and probably one of the safest communities here after they're all placed," he said.

Sun City Fire recently adopted new codes that require residential fire sprinklers in all new

homes in the area. There are a number of advantages, Rice said, to having the systems installed in the houses, including for insurance purposes.

The fire department plans to install systems in the garage and place sprinkler heads in every room of the homes.

"If a fire happens, the sprinklers will be able to go off very easily and residents can get out of there safely," Rice said.

Dave McBride, land development director for Namwest, said the installation of the sprinklers won't cost home buyers extra.

"It's really going to be a benefit to everyone involved, and we're glad to have all of this done in the beginning phase," McBride said.

Namwest is expected



MOLLIE J. HOPPE/DAILY NEWS-SUN

to build the first set of the model homes, within the next few weeks after it is finished preparing the land.

The 140 homes will feature four different models with three bed-

rooms, ranging from 1,568 to 1,822 square feet. Some units have separate casitas and extra space for golf cars in the garage.

Rice said sprinklers improve safety for home

owners and buy time for firefighters who are heading to the scene of a blaze.

Mitchell Vantrease may be reached at 623-876-2526 or mvantrease@yourwestvalley.com.

Jeff McBride, left, and his brother, Dave, of Namwest listen as Ken Rice, Sun City Fire Department deputy marshal, explains their homes in Sun City Manor are going to be the best equipped in case of a fire. They will have a sprinkler systems along with electric fire alarms.

FRIDAY, JUNE 15, 2007

DAILY NEWS-SUN

Sun City developments see success in early stages

ANNIE BOON
DAILY NEWS-SUN

Construction has begun on the Sun City Manor housing development, and the Riverwalk Village at Sun City condominiums are expected to follow close behind.

"We have broken ground and are open for public sales," said Sandy Miller, vice president of sales for Namwest Development, the builders of Sun City Manor, which will be next to Sunland Mortuary off Sunland Drive and Del Webb Boulevard.

Street grading is complete and crews are with burying the sewer and water pipes which will service the lots.

There are 116 names on the prospective resident list, Miller said. With 140 single-family homes

planned for the development, the turnout so far is encouraging, she said. Homes are 1,548-square-foot to 1,882-square-foot. Prices range from \$250,000 to \$305,000.

By the end of the year, Miller said sales will close on about 40 homes and residents will start moving in.

Vision 5 Development officials say the plats should be recorded next month for Riverwalk Village at Sun City, a gated condo community featuring 210 condominium units and a retail strip on 15 acres at the northeast corner of 99th and Olive avenues, with the New River bordering one side.

There are 290 interested buyers on a list and more than 48 have already put down cash deposits, he

said.

The builders, Regency Homes, have moved offices to the land and expect to start bulldozing in August for water and sewer line placement, said Carl Bommarito, president of Vision 5 Development, Inc.

"A month or two after that, you'll see a bunch of lumber dropped there and we'll start construction," Bommarito said.

Condo floor plans range from about 937 to 2,514 square feet and costs range from the "high 100s to the high 200s," Bommarito said, adding that there are a few larger duplex units that will cost in the "high 300s."

Both Riverwalk Village and Sun City Manor have crafted their own set of Covenants, Conditions and Restrictions and have



MOLLIE J. HOPPE/DAILY NEWS-SUN

Work continues on Sun City Manor housing development near the Sun City Posse headquarters Thursday

been working with the Sun City Home Owner's Association's attorneys to ensure that the rules coincide with the master CC&Rs, or are more strict.

Both developers said

they are honoring Sun City's senior age-overlay restrictions.

The RCSC can expect \$735,000 in capital pres-

See DEVELOPMENTS, A5

FOR CUSTOMER SERVICE & HOME DELIVERY, CALL 623-977-8347

Hardware stores take stock of homes' peculiarities

ANNIE BOON
DAILY NEWS-SUN

It's no secret the Sun City community is a true original, but when homes here and in Sun City West are in need of repair, sometimes only an original part will do.

Hardware stores have made it their business to cater to the specific needs of Sun City homes, as several elements of 1960s Del Webb construction are exclusive to the initial design.

Managers at True Value Hardware at 99th Avenue and Greenway Road and ACE Hardware on 99th Avenue and Bell Road say that nearly all Sun City customers need a unique item for their Del Webb home. And the True Value on Camino del Sol in Sun City West also stocks shelves with Sun City West-specific supplies.

"We have items no one else in town has," said Bill Farmer, True Value manager in Sun City. "Many

of our clients don't want to drive far out to get to a big box store, and here, we have (employees) who are knowledgeable to their unique needs, most are Sun City residents themselves."

ACE customer James Wick of Sun City said he's a "do-it-yourself" type of handyman. Now, he's replacing the faucet in his daughter's Sun City home using the original style of nuts and bolts. "Some of the houses here are unique," Wick said. "They're of that age when they need something special ... they're old-fashioned I guess."

Farmer said there are several rumors floating around as to why some of Del Webb's construction elements aren't compatible with anything but a specially manufactured piece. One is that he got a good deal on various components on close-out, thus making them nearly exclusive to Sun City homes. He also is rumored to have

been selective with what went into the homes design, careful not to be replicated, Farmer said.

"There is some pretty different stuff. They may have deliberately made some things unique," he said. "There are some things that are like nothing else anywhere."

Whatever the reason, Sun City homes are one-of-a-kind. Toilets are mounted to the walls, requiring elongated seats and lids and a very particular flush valve. The furnace filters are rare and are specially manufactured at 20 3/4-inches by 30 3/4-inches. Farmer said there is only one manufacturer in the state who provides the in-ground garbage cans seen on Sun City driveways, and unless residents shop locally, they're not likely to find one.

Even the bulbs that illuminate address numbers on the exterior of a Sun City home must be ordered and only fit Del Webb's

original design.

"Sun City has a lot of peculiarities that other places don't have," said Sun City resident Ed Cooper, a True Value employee. One example, he said, was that Phase 1 homes have two-prong outlets, while outlets in Phase 2 and 3 homes have three-prongs.

"Part of Sun City has aluminum wire, and other parts have copper," he said. "It just depends on when they were built."

Cooper said he recently had to install a new elongated toilet seat to replace an original Del Webb seat. And as expected, he said, it required a Sun City-specific replacement.

"It seems Del Webb got a special buy on some of these peculiar things because there are a lot of peculiarities in what's in these homes."

Annie Boon may be reached at 876-2532 or aboone@aztrib.com.

nuts & bolts



PHOTOS BY MOLLIE J. HOPPES/DAILY NEWS-SUN

Jim Deeds, left, has been mixing paint at the Ace Hardware at 99th Avenue and Bell Road in Sun City for 10 years. He says he can match any of the original colors builder Del Webb used. Above, Bill Farmer, owner-manager of the True Value at 99th Avenue and Greenway Road in Sun City, says along with other hard-to-find items, he stocks the old-sized air conditioning filters found in some Sun City homes.

Sun City apartments celebrate 10th anniversary

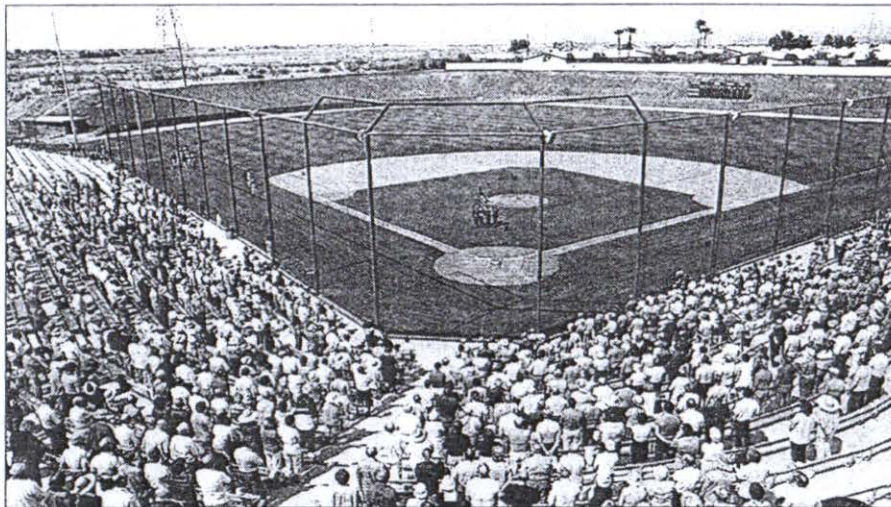
The Fountains at Sun City, Sun City's only apartment community, is marking its 10th anniversary by celebrating the historical significance of the site on which the complex was built.

In honor of the occasion, it will host an Asian-themed social for the Northwest Valley Chamber of Commerce at 4:30 p.m. Thursday. The event will be held in the Fountains' community room, and will include pictures and memorabilia presented by the Sun City Historical Society.

New area residents will be surprised to learn that the apartments sit on acreage that once was part of Arizona's famous Cactus League baseball empire.

More than two decades ago, springtime cries of "batter up!" rang out from the small nook in the desert near 111th and Grand avenues where the apartments now stand. There, in a dip near the Agua Fria River, sat Sun City Stadium, a field built in 1971 by Sun City's developer, Del Webb.

Webb was himself something of a baseball icon, having owned the famed New York Yankees from 1945 to 1965, a stretch in which the team won a fistful of World Series titles. The spring training stadium Webb built in Sun City was designed to lure the Milwaukee Brewers to Sun City for annual spring training. The stadium



A 1984 photo of Sun City Stadium, built in 1971, which was demolished in 1995 to make room for The Fountains at Sun City, which is celebrating its 10th anniversary.

proved to be a strong attraction for prospective area residents.

Built for what was then a whopping sum of \$1.1 million, Sun City Stadium eventually had a capacity of 5,500 people and was a sports mainstay for West Valley residents, particularly Sun Citians who

wanted to catch up on annual spring training activities.

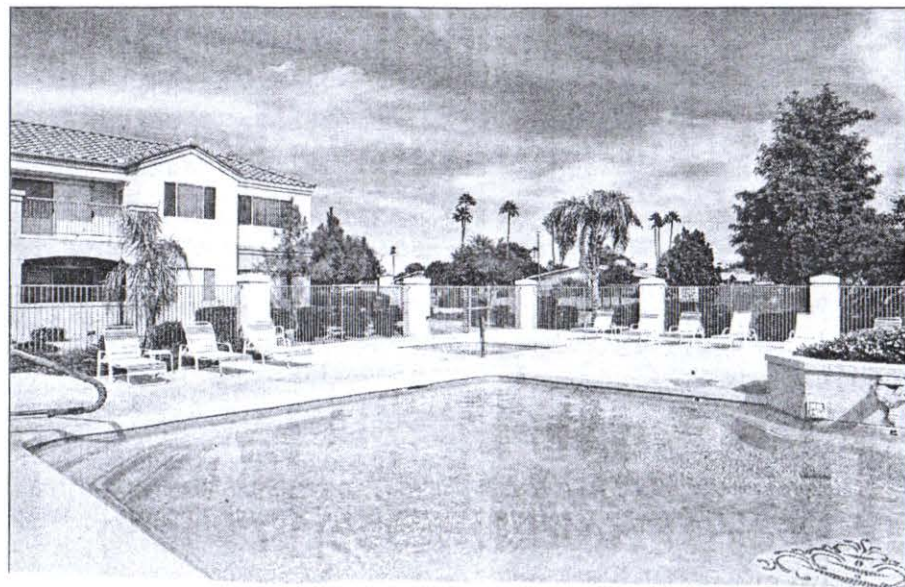
Alas, the Brewers left for Chandler and a

more modern stadium in 1985, after spending nearly 15 years in Sun City. Sun City Stadium tried to attract other tenants. But the construction of nearby Peoria Sports Complex, a modern, two-team pro baseball training facility, made filling Sun City's venue with pro baseball nearly impossible.

Other events, including games by the Sun City Saints and a senior men's league, filled seats occasionally. There were National Adult Baseball Association tournaments, even several musical concerts.

In 1994, however, the Maricopa County Board of Supervisors approved zoning for new apartments and the stadium was razed in 1995 to make way for what eventually became the Fountains.

Elaine Beal, marketing manager for the Fountains, said the apartment community, owned by MC Companies, opened its doors in 1996. Catering to residents 55 years old or older, it has 182 apartments in a landscaped setting with water fountains and a lagoon. Social calendars are set for residents monthly. Starting rates are \$785 a month.



PHOTOS COURTESY OF THE FOUNTAINS AT SUN CITY

Water fountains and a lagoon at The Fountains at Sun City now occupy the site of the former Sun City Stadium, razed in 1995 to make room for the apartment complex. The facility is celebrating its 10th anniversary with an Asian-themed social for the Northwest Valley Chamber of Commerce on Thursday at 4:30 p.m.

'Fountains' bubbles into 2nd decade

MITCHELL VANTREASE
DAILY NEWS-SUN

Dottie Holland fondly recalls those famous words from the "The Wizard of Oz" — "There's no place like home."

Holland first moved into the Fountains at Sun City 8½ years ago but chose to live in Sun City Grand after two years at the apartments. She then came back to the complex when her eyesight began to fail.

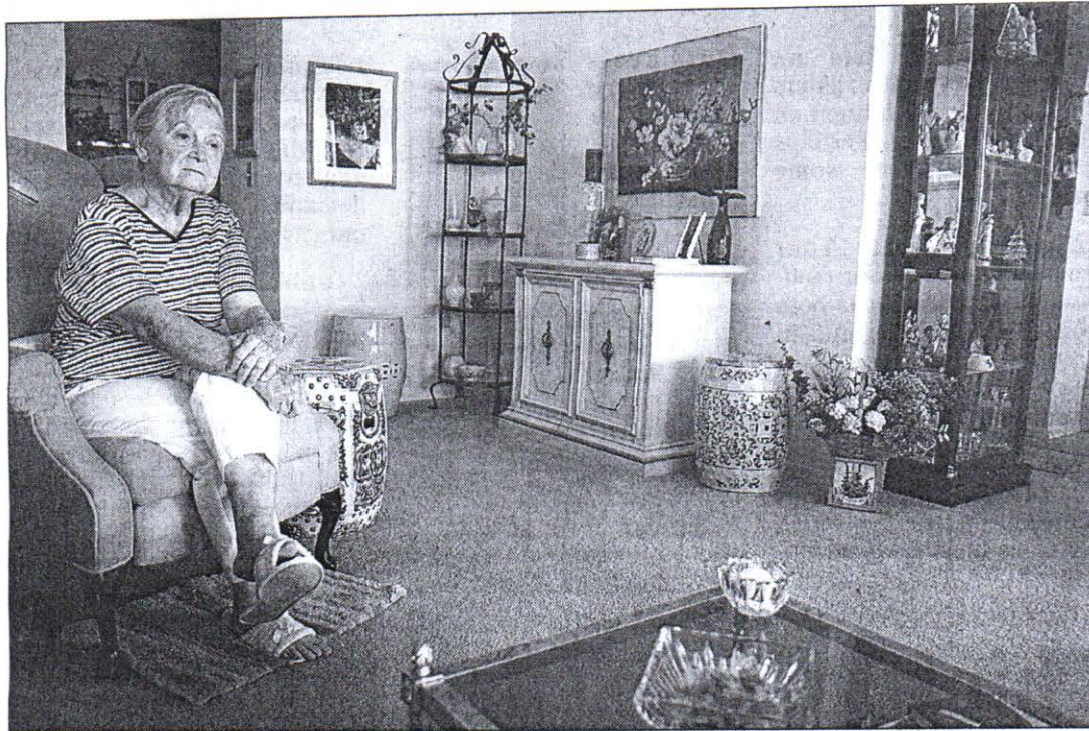
"It was one of the best decisions because I wouldn't have to really worry about transportation," she said. "All of my friends are here."

For about five years, Holland has lived in the Fountains, which celebrated its 10th anniversary Thursday with a reception. She said she loves the amenities provided to her and other residents at the complex, which is considered to be the first non-assisted living apartments in Sun City.

"I've had a chance to do so many things, and (I) love it here so much," she said.

And even when she moved from the apartments to Sun City Grand, Holland would often visit the Fountains.

"I had so many friends here that I just couldn't up and leave, so I would just come back to visit and do things with the people here," she said.



PHOTOS BY THOMAS BOGGAN/DAILY NEWS-SUN

Dorothy Holland, shown above and below left, sits in the living room of her apartment at the Fountains in Sun City. The complex celebrated its 10th anniversary Thursday. In the photo below right, a posterboard of photos documents the history of the Fountains.

The Fountains provide one-to-two bedroom apartments equipped with a full bathroom and kitchen as well as a patio area. They offer a fitness center, swimming pool and social activities.

Before the Fountains opened its doors to residents, the Sun City Stadium sat on the land it occupies.

Built in 1971, the stadium was the Cactus League home for the Milwaukee Brewers from 1973 to 1985, when the Brewers moved to Chandler.

Unable to lure another Cactus League tenant, the 5,000-seat stadium was demolished in the mid-1990s. The Fountains was built in its place, and opened in March 1996.

"Everybody knew about the baseball if you lived out here and the legacy it left," Holland said.

Before moving into the Fountains, Holland lived in a Sun City West condominium

until it became too expensive.

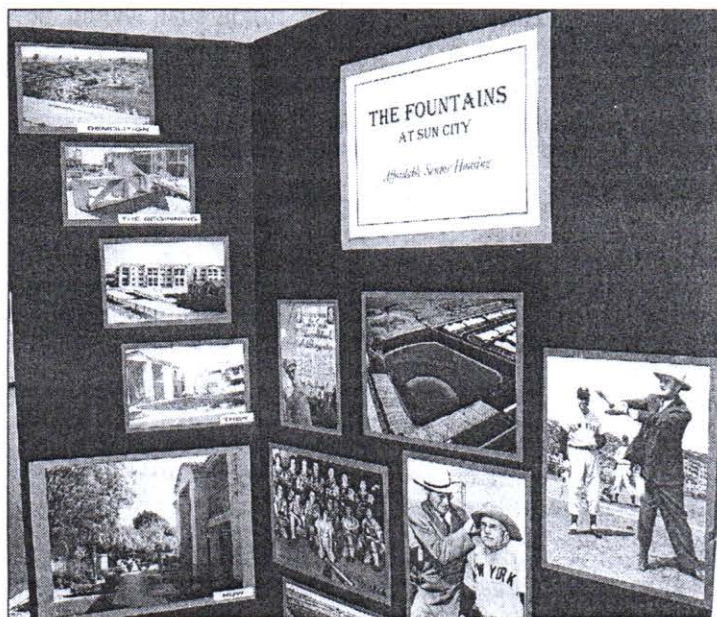
"I received a letter from the Fountains and found out more about the place so I decided to give it a try, and I'm glad that I did," she said.

She said she has always

felt safe in the gated apartment community.

"I feel comfortable to come and go as I please when I'm here," she said.

Mitchell Vantrease can be reached at 876-2526 or e-mail mvantrease@aztrib.com.



History of Rancho Estates

Sun City ranchos offer wide-open spaces to buyers

By P. Atwood Fenner

In the early 60s, secretary Lucy Krug complained to her boss that she was tired of boarding her horse and wished she could build a home and have her horse there, too.

Lucy's boss was John Meeker, president of DEVCO, since 1960 builder of modest homes, recreation centers and golf courses for retirees interested in an active lifestyle on former cotton fields just south of Grand Avenue.

By 1965, says John Meeker in his memoirs, the concept was approved for one-acre or larger lots with horse privileges and bridle paths instead of alleys. Soon land south of Peoria Avenue on 111th Avenue was purchased for Rancho Estates.

The utilities were put underground, and the builder would build any single residence home of the buyer's choice from the Sun City model homes. An acre lot here cost \$10,990.

By 1970 Lucy and her husband Richard Shields had moved onto an acre lot and built a modest ranch home and a small half-story building for her horse and feed storage.

Later, she moved to a larger lot on the same street, built the same ranch style home again and another small building for her horse.

They named this property Rancho Ventura, and along the back of her lot, Lucy built a cat cemetery for herself. She continued to work for DEVCO and ride



Rancho Estates is home to acre lots, sprawling homes and horse property. The area was the brainchild of Lucy Krug, secretary to DEVCO president John Meeker. She was the original owner of Rancho Ventura, a property now up for sale.

her horse.

Meanwhile other Rancho Estates residents occupied sprawling homes with

large garages; some added hipped roof barns for horses and sheds for antique cars, dog runs and antique farm

equipment, recreational vehicles and boats.

After the Shields were gone, a two-story workshop and office were built on their lot, and her small building was converted to a nine-vehicle outbuilding. The house was remodeled to include 1,728 square feet with two bedrooms, two baths and a two-car garage.

The next owner of Rancho Ventura wanted to repair, display and sell recreational vehicles, but the neighbors fought this project successfully.

Today a sign "Ranch for sale" can be found on 111th Avenue at Rancho Estates.

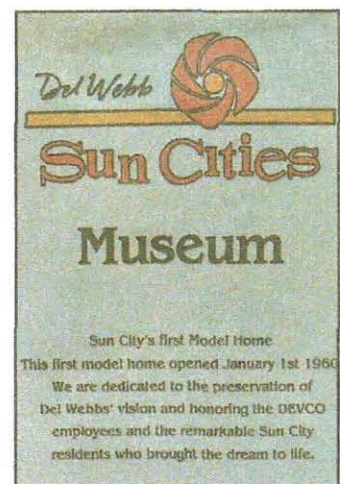
A short drive brings you to Rancho Ventura's arched entrance and a grouping of cactus, a horse and an Indian.

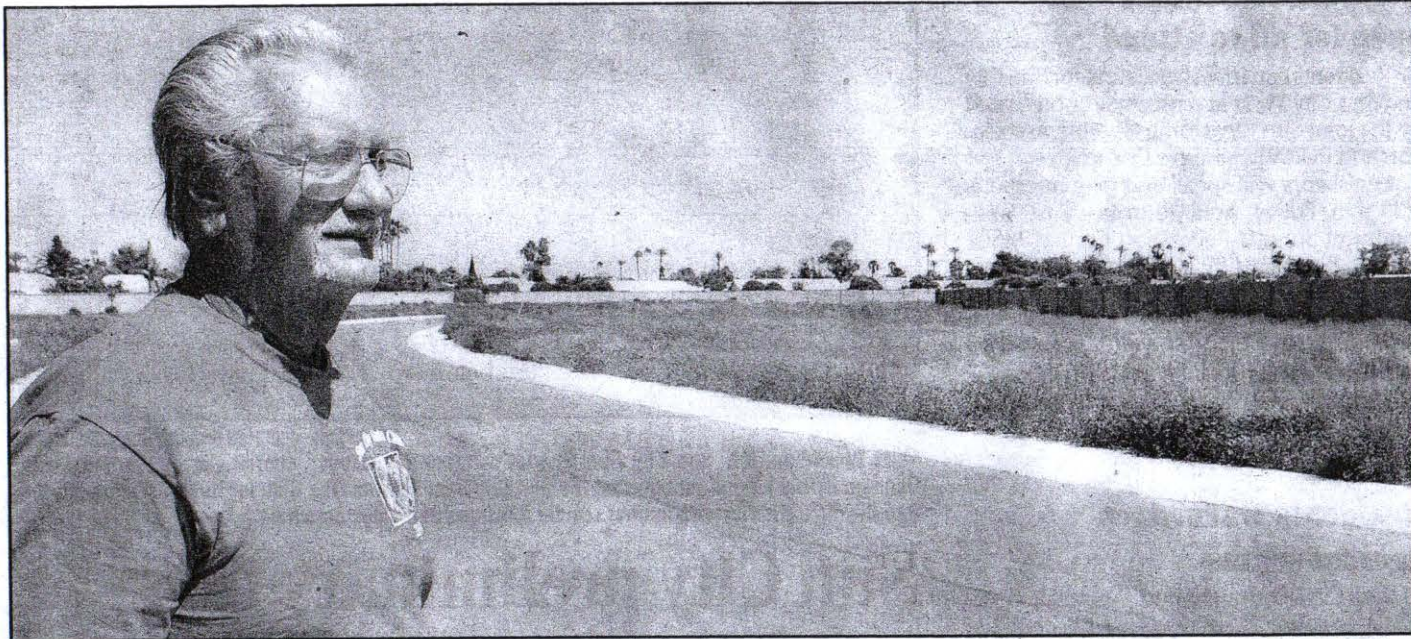
The asking price for the 5.635 acre parcel and its buildings is \$890, 000.



Sign of the times

The Del Webb Sun Cities Museum continues to see improvements and enhancements. Following an official name change in November, the museum saw a new sign erected earlier this year. Visitors to the museum are also greeted at the entrance by a new placard, right, that explains the historical significance of the house.





Independent Newspapers/Rusty Bradshaw

Sun City resident Pete Peterson looks out across the land that used to host the Garden Club, including numerous garden plots and structures. The club lost its location seven years ago when the land was sold and was planned to be developed with homes, but no homes have been built on the property.

Development remains stalled on Sunland

By Rusty Bradshaw
Independent Newspapers

The last undeveloped piece of property in Sun City may remain a thriving weed patch for a while.

The 27-acre lot straddling Sunland Drive east of 110th Avenue was planned to be the site of Sun City Manor when it was owned by NamWest. But delays in getting Maricopa County permit approval and the strug-

gling economy the last two years have kept contractors away. The land is now owned by Sun City Acquisitions LLC, a company listed on the Maricopa County Assessor's Web site, www.maricopa.gov/assessor/, as being located in Wayzata, Minn.

While an address is listed, there is no telephone number, e-mail or Web site listed for the company and attempts to find other contact information was unsuccess-

ful. A call to the NamWest phone number on a sign at the property was not returned.

But according to county and fire district officials, there is no activity for development of the property.

"There is no activity for permits or anything else at this property, and it appears there has not been any for some time,"

See Stalled — Page 18

Stalled

Continued From Page 1

said Mike Freeman, a Maricopa County planning department spokesman.

Ken Rice, Sun City Fire District fire marshal, said the fire department's last activity for the property was in 2007 when the final inspection for fire hydrants was completed.

"All the lines and hydrants are in," he said. "We had a pretty good discussion with people from NamWest at that time, but nothing since."

There are 10 hydrants within the 27-acre lot. Mr. Rice said any homes built there will fall under the new fire code and sprinkler systems will be required.

In 2004 the property was owned by CBJ Development, Inc., which proposed building eight homes per acre on the site. The Sun City Home Owners Association Board of Directors objected, claiming that was too dense in comparison with the rest of Sun City neighborhoods. SCHOA officials wanted 180 homes on the land, which represented six homes per acre.

"SCHOA did not oppose the development at all, only the initial proposals as the developer, at that time, wanted to build too many units for the space that they purchased," Sun City resident Thomas Stolt, a SCHOA board member in 2004, stated in an e-mail.

SCHOA officials also expressed concern

about access into the development on Sunland Drive, the only street access from any direction. Sunland Drive, a two-lane street, comes from Del Webb Boulevard, passing through Sunland Memorial Park, from the east and is the east entrance from Agua Fria Drive.

"We did not think this to be a good arrangement," Mr. Stolt stated.

Luke Air Force Base officials also expressed concern about the originally proposed density, according to Mr. Stolt. Base officials listed Sun City as a danger zone due to over flights of jet aircraft making landing approaches to the base, he stated.

"Luke recommended that no more than four units (density) would be acceptable," Mr. Stolt stated. "This is consistent with what all of Sun City density is."

The lack of development on the land is a cruel twist of irony for Sun City Garden Club members. The club cultivated 10 acres of the land under a lease, facilitated with the land owners by Recreation Centers of Sun City officials. But when developers began to seek permits for construction in 2003, the club's lease was terminated and it was forced to vacate, according to Sun City resident Pete Peterson, who remains a club member.

"We were told in June 2003 not to plant our fall crop because the lease would be terminated," Mr. Peterson said.

At that time the club had 285 members, but that dropped sharply to about 60 after the lease was terminated.

"Some members had quite and invest-

ment in the gardens," Mr. Peterson said. "Some used their crops to supplement their food supplies."

Despite the loss of the garden space, the club survived by adopting the citrus drive, started in 2002, as its main activity project. In the years since, club membership has slowly grown to more than 100 members, according to Mr. Peterson. While members have put their emphasis on the citrus drive, they still would like to restart the garden project, according to Mr. Peterson. But finding a piece of land on which to locate it may be difficult.

"The only piece of land I think would be suitable would be the piece east of JMichael's Restaurant, and I believe that is owned by Banner Health," he said.

There is also some land near the Sun City RV Park, but he is uncertain if that is available.

"Del Webb promised there would be a designated garden spot, but he did not follow through on that," Mr. Peterson said.

The Garden Club started in 1976 with a plot of land near the pet cemetery, then moved to the 10-acre site north of Sunland Drive in the late-1970s. The club's site had, at the time the lease was terminated, several structures, including a main building with a store, a kitchen area, a greenhouse and a storage garage. Club members were assigned specific spaces for their gardens.

When the club moved to the 10-acre site it was then owned by Del Webb, then sold

Stalled

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to the former owners of Sunland Mortuary. The land was later sold to developers and has changed hands several times since.

"In 1984 we were concerned about the possibility of losing the lease and tried to get the land donated to Sun City, but we were not successful," Mr. Peterson explained.

Instead, the club secured a 15-year lease with a potential 3-year extension. That was in place when the lease was terminated in September 2003, according to Mr. Peterson.

"We had looked at the 40-acre site near the RV park, with 10 acres for us and the rest for the RV park, but club members were reluctant to move because we had all that infrastructure in place and we would have to start all over again," he added.

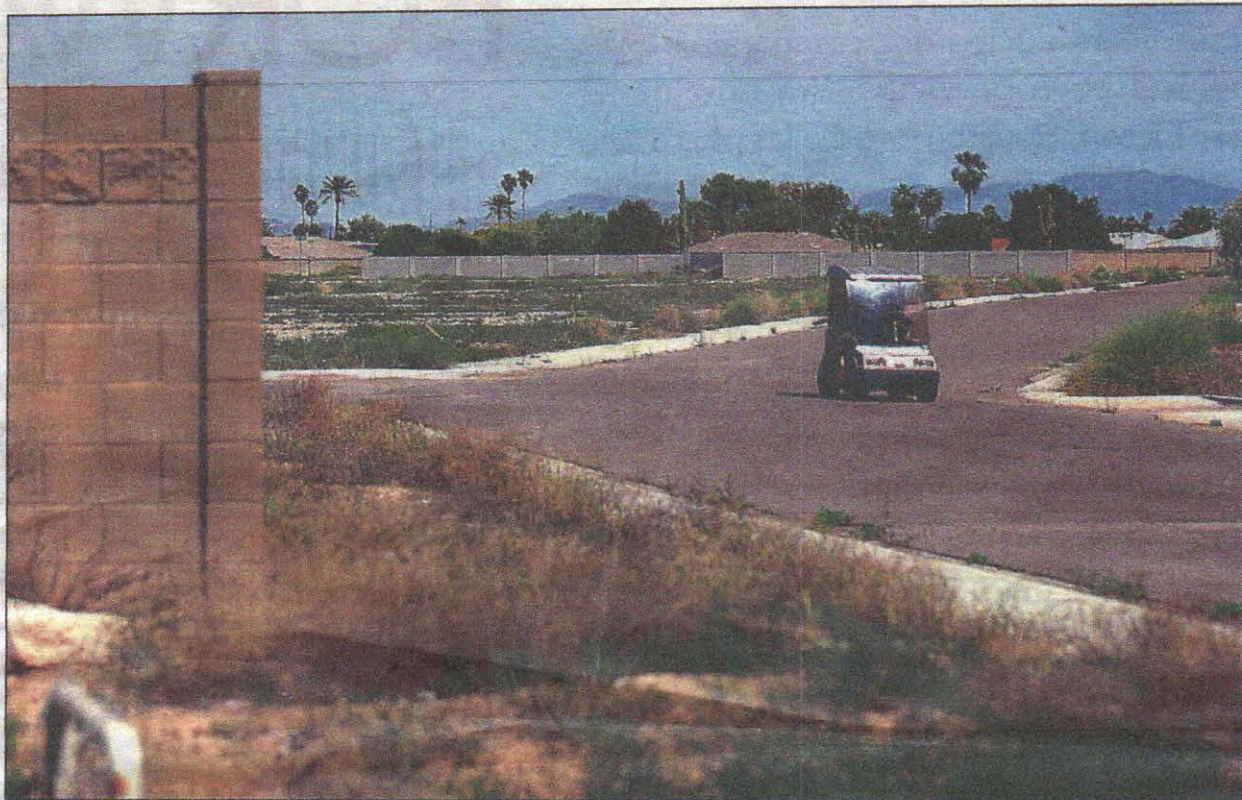
Club members in February 2003, knowing the lease would expire soon, approached the RCSC board about acquiring the land.

"They said they would look into it, but I don't think that happened," Mr. Peterson said.

In addition to individual member use, food grown at the club site was donated to St. Mary's Food Bank. The Garden Club continues to donate the fruit it harvests through the citrus drive to the food bank, Mr. Peterson said.

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

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Vacant lots along with signs of prior attempts at development, including paved streets, cinderblock backyard dividing walls and utility infrastructure, can be seen on a tract off Sunland Avenue just east of 110th Avenue in Sun City in April. Builder K. Hovnanian plans to transform the site into a 140-unit project of single-family homes starting in October. [Nick Cote/Daily News-Sun]

Homebuilder plans 140 units for long-vacant Sun City tract

By Jeff Grant
DAILY NEWS-SUN

It is a phrase that hasn't been spoken in Sun City for years.

But this fall, the words, "brand-new homes for sale" will be on the lips of Realtors, homebuyers and residents as the community welcomes its first new residential development in decades — and the last addition the active retirement enclave begun by Del Webb in 1960 will see.

K. Hovnanian will build the Four Seasons at the Manor, a 140-unit, all single-family home project on a 27.5-acre parcel off Del Webb Boulevard and Sunland Avenue. The undeveloped pocket of property has withstood years of attempts at building. Hovnanian, a nationwide builder that is launching its initial active-adult project in the Phoenix market, plans



to begin selling the first units starting around Oct. 1, according to Andy Pedersen, vice president of marketing and merchandising for Hovnanian's California and Arizona region.

"We are absolutely thrilled to be a part of Sun City. This is a destination as a true active-adult community with all the amenities and infrastructure in place in a location where it is easy to get to

shopping and restaurants. It's very exciting for us to become a part of that community," Pedersen said.

The project calls for Hovnanian to offer up to seven different floor plans for units ranging in size from 1,600 to 2,220 square feet on lot sizes of 150 feet by 50 feet, according to Pedersen.

"We haven't determined price points. We won't roll that out until right before we

open," he said.

There will be no pre-sales.

The builder plans to begin construction on three model homes in late July. Pedersen said a grand opening event will be scheduled once the models are open in early to mid-fall.

"We're anxious to get our models started and get some homes in the ground," he said.

All single-level units, the floor plans will include two bedroom, two or 2.5 baths with two-car garages and incorporate elements intended to give the owner a feel of luxury.

"We will have great rooms, open kitchens, a luxurious master suite with options that will allow you to personalize, from a master bath to a full, walk-in shower," he

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Manor

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added.

Exteriors are expected to feature stucco and tile looks with hues that Pedersen said will blend into Arizona's natural desert landscape.

Realtors are excited.

"I have a suspicion that's going to sell out as soon as people have some understanding of what's going to go there. This is a community that's close to everything. And now somebody can have a brand-new home in this environment," said Bill Tsonis, managing broker for Tempus Real Estate Group in Sun City, who has been selling homes here for more than a decade.

"People come here, they love amenities, the amount of golf courses and the fact the town is so clean, but they say, 'I really need a house with a great room.' Hovnanian is a quality outfit, and they're going to offer something new," said Jack Chalupka, a Realtor with Tempus who has been selling homes here for 19 years.

Tom Wilson, compliance manager with the Sun City Home Owners Association, said Four Seasons at the Manor likely will have its own homeowners association.

"They will have their own board of directors and CCRs (covenants, conditions and restrictions for property appearance and maintenance), and we would be enforcing authority for the CCRs," Wilson said.

The new houses and residents will add revenue to the Recreation Centers of Sun City in the form of an-

nual recreation dues and one-time preservation and asset fees. Marketing and Communications Manager Joelyn Higgins said the RCSC would not have a comment on the project at this time, noting it is still in the planning stages.

The development will have no direct access to a major thoroughfare. Sunland Memorial Park cemetery sits between the property and Del Webb Boulevard, leaving residents and visitors to

use one of several secondary streets to connect with Sunland Avenue, which bisects the new development. Meade and Brookside drives and 110th Avenue are the shortest routes, but Hutton Drive and White Mountain Road are options as well.

Emergency vehicles would, in most cases, access the development via one of the secondary routes, said Sun City Fire and Medical Department Fire Marshal Jim Fox.

"It would be easier. There

are speed bumps and turns (going through Sunland)," he said, adding the department likes to have two access points to any development.

Hovnanian is not the first builder to attempt development of the parcel. Previous projects have gotten as far as the initial stages but been scuttled for various reasons.

Signatures of the aborted effort by the original developer has remained throughout the years: Fully paved streets,

sewers, curbing, utilities and fire hydrants, as well as cinderblock walls dividing future backyards are all in place. The latter feature distinguishes Four Seasons at the Manor from the majority of Sun City residential neighborhoods, which have no backyard walls.

The most recent would-be developer, AV Homes, Inc., based in Scottsdale, put in a bid on the property but decided against proceeding.

AV Corporate Marketing

Director Todd Spencer declined comment on the decision.

Tsonis said the project only will open new opportunities to homebuyers but value to the neighborhood around it.

"This is great to have many lots in the middle of something that's 50 years old," he said.

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An old sign lies in the weeds at the site of Four Seasons at the Manor. [Nick Cote/Daily News-Sun]

HOUSING

Home foreclosures increasing

Varied policies at different HOAs

By Mark Fairall
SPECIAL TO INDEPENDENT
NEWSMEDIA

It is reported that homeowners associations are increasing their foreclosures.

Arizona has more than 9,000 HOAs. Due to the rising home values, HOAs increased their foreclosures to more than 3,000 Phoenix-area homes in 2015. Homeowners can lose their home for \$50 in back taxes and \$1,200 in unpaid HOA bills. Arizona has extremely liberal debt collecting laws that make the

state a debt collector paradise.

It is important for elderly homeowners to know the risks of past due of taxes or HOA bills. They could lose their home in an eviction. The home could then be sold for pennies on the dollar in a foreclosure auction.

According to Mike Whiting, Recreation Centers of Sun City West general manager, rec centers officials do not foreclose on homes for past due recreation fees. However, a lien may be placed on the property. That lien would have to be paid when the home sells.

Recreation Centers of Sun

City and Sun City Home Owners Association officials follow similar actions.

Fees and attorney cost would greatly increase the lien house debt that is owed.

Sun City West has more than 50 individual HOAs and Sun City has more than 38 condo associations. They have different past due for closure policies.

Property owners are urged to keep their taxes and HOA dues current, know their association's policies on foreclosure and not ignore a foreclosure lawsuit.

Editor's Note: Mr. Fairall is a Sun City West resident and senior abuse advocate.

HOUSING

| Rank | City | Average Years Living in Home | Avg. Homes with Negative Equity | Homes Decreasing in Value | Avg. Days on Market | Home Costs as % of Income | Healthiest Markets Index |
|------|-------------------|------------------------------|---------------------------------|---------------------------|---------------------|---------------------------|--------------------------|
| 1 | Sun City West, AZ | 13.7 | 4.9% | 7.5% | 50.0 | 17.0% | 92.75 |
| 2 | Cottonwood, AZ | 14.8 | 6.2% | 6.8% | 103.3 | 17.7% | 86.82 |
| 3 | Sun City, AZ | 12.6 | 7.8% | 4.6% | 51.4 | 19.2% | 85.29 |
| 4 | Catalina, AZ | 14.0 | 5.1% | 9.7% | 30.3 | 21.1% | 83.15 |
| 5 | Green Valley, AZ | 11.6 | 11.7% | 13.9% | 60.8 | 17.3% | 81.05 |

Accompanying art is a chart of study results

Sun City ranks as one of Arizona's healthiest housing markets

Financial technology company SmartAsset released the rankings from its fourth annual Healthiest Housing Markets Study, and Sun City and Sun City West ranked among the top three markets in all of Arizona, with

Sun City West topping the list.

The study measures market health by the average number of years residents spend in homes, home values, ease of sale and the costs associated with ownership.

Noted for Arizona:

- One of the most stand-out factors for Arizona as a state was its average days on the market. The national average came out to be 157.8 while Arizona averaged 89.1.
- Sun City West ranked number one in Arizona's top 10 with its standout factor of the lowest percentage of average homes with negative equity at only 4.9 percent.

As for the study's methodology, SmartAsset explains, a healthy housing market is

both stable and affordable; homeowners in a healthy market should be able to easily sell their homes, with a low risk of losing money over the long run. So, in order to find the healthiest housing markets in the country, SmartAsset considered the following four factors: stability, affordability, fluidity and risk of loss.

The study measured stability with two equally weighed indicators: the number of years people remain in their homes and the percentage of homeowners with negative equity (as homeowners with negative equity are more likely to go into foreclosure). To account for a second factor, risk, SmartAsset used the percentage of homes

that decreased in value. To determine housing market fluidity, the study looked at data on the average time a for-sale home in each area spends on the market - the longer it takes to sell, the less fluid the market.

Finally, SmartAsset calculated affordability as the monthly cost of owning a home as a percentage of household income in each county and city.

Affordability accounted for 40 percent of the housing health index, while each of the other three factors accounted for 20 percent. When data on the above four factors was unavailable for cities, SmartAsset excluded these from the study's final rankings of healthiest markets.

VF SC Housing