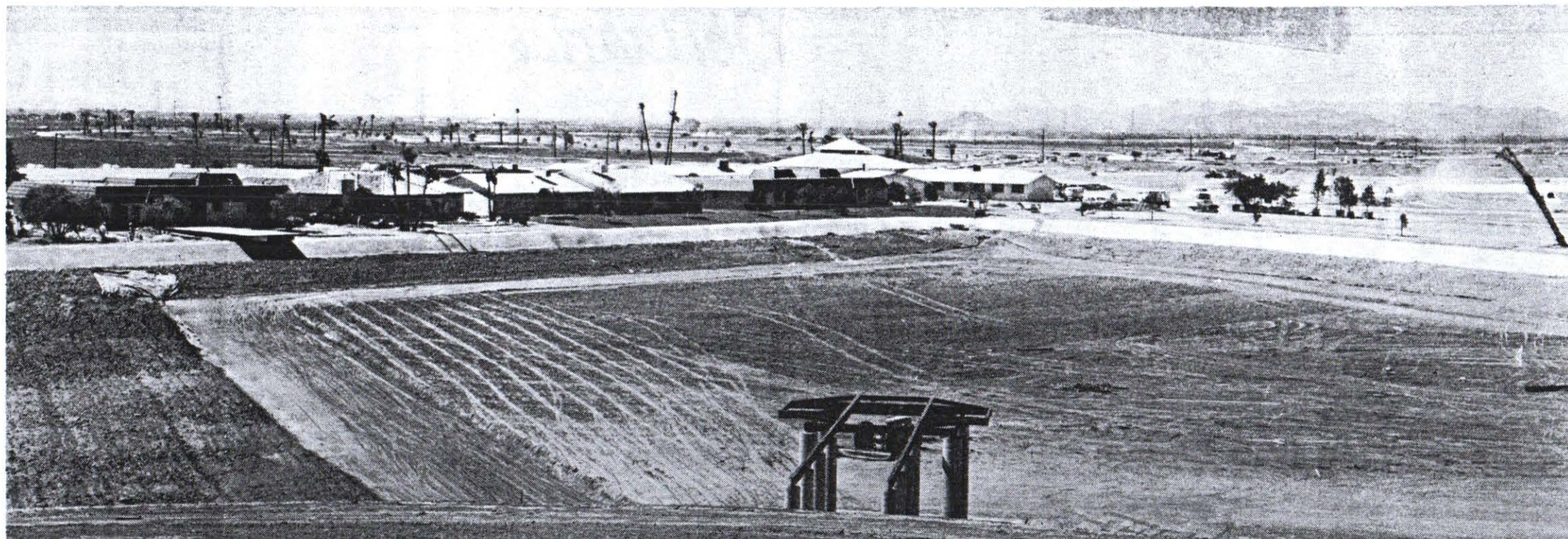


VF LAKES



HOMES GO UP and lake goes down simultaneously. Model homes along what will be shore of new Sun City

lake in area north of Grand Avenue should be ready for fall showing. View from nearby manmade hill

shows lake also is well along toward completion. That's fishing pier in foreground. (News-Sun Staff Photo)

Viewed by [unclear]

OKT 7098 MAR 31 1969

LAKE

DECLARATION OF RESTRICTIONS.

Rec. 7/17/69
~~DEC 12 1971~~

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, ARIZONA TITLE INSURANCE AND TRUST COMPANY, an Arizona corporation, as Trustee, being the owner of the following described real property, situated in the County of Maricopa, State of Arizona, to wit:

TRACT "A," SUN CITY UNIT SIXTEEN (16)
according to a plat thereof recorded in the
office of the County Recorder in Book 122
of Maps, at Page(s) 3 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 shall be erected, maintained, or permitted thereon or on any portion thereof.

2.

A. One boat docking facility may be constructed and maintained from and in connection with each single family residential lot fronting on the lake. One boat docking facility may be constructed and maintained in connection with each unit of any multi-family residential building which may be made subject to this Declaration of Restrictions. Boat docking facilities for multi-family units shall be constructed and maintained from the common area of such area fronting on the lake. No boat docking facilities in connection with lake front multi-family residential property may exceed ten (10) feet in width.

B. One (1) boat docking facility and one (1) fishing pier may be constructed and maintained from and in connection with Tract "B", Sun City Unit Sixteen. Such boat docking facility may be other than cantilever in construction, and may be anchored to or on the lake bed, and may extend more than ten (10) feet past the lake edge onto the lake. Said fishing pier may rest upon or penetrate the lake bed.

C. All boat docking facilities, except on Tract "B," Sun City Unit Sixteen shall be cantilever in construction, shall not extend more than ten (10) feet past the lake edge onto the lake, and shall be anchored above water level. No boat docking facility, or any portion thereof, except such facility located on Tract "B," Sun City Unit Sixteen, shall be permitted to rest upon or to penetrate the lake bed.

D. No boat docking facility or any replacement of the fishing pier located on Tract "B," Sun City Unit Sixteen shall be constructed on any property adjacent to the lake, or major modification made thereto without the design thereof being first approved by the Architectural Control Committee. Plans thereof shall be presented to the Architectural Control Committee which shall have a period of not less than thirty (30) days from the date of receipt thereof to either approve or disapprove said plans. Failure of the Architectural Control Committee to act on any such plans shall be construed to be an approval thereof. The initial Architectural Control Committee shall consist of three (3) members, or their successors, selected from time to time by Del E. Webb Development Co. The initial Architectural Control Committee members shall be J. W. Meeker, O. F. Childers and W. Matthews.

3. No boat exceeding fourteen (14) feet in length or powered by any motor in excess of five (5) horse power may be tied up at any dock on the lake or used upon said lake. This restriction shall not be construed as prohibiting the owner of any lot from owning and/or maintaining a boat or boats exceeding such limitations of power and/or length for use other than on the lake adjoining said lot. Boats may be placed on and removed from the lake only by one of the boat loading ramps located and maintained on Tract "B," Sun City Unit Sixteen.

4. So long as Del E. Webb Development Co. is using any lake front lots for model home purposes, cleaning and maintenance of the lake shall be performed by Del E. Webb Development Co., at its own expense. When such model homes are no longer maintained on lake front lots, such cleaning and maintenance shall become and thereafter remain the responsibility of the owners of lake front property. Maintenance shall include, but not be limited to, removal of weeds, cleaning and repairs to the lake.

5. Evaporation losses from the lake shall be determined by means of tests conducted a sufficient number of times each year to assure relative accuracy. Seepage losses shall be determined at least once each year. Seepage and evaporation shall be determined by acceptable scientific procedures. Such determination shall be made by an independent engineering company (qualified to make such determination) working alone or, at the lake owner's option, in conjunction with engineers working for or hired by the owner of the lake. Commencing July 1, 1970 and so long as the source of water for the lake is a well or wells located on or used in connection with a golf course in the vicinity of the lake, the owners of property fronting on the lake shall be responsible for paying the actual cost of electricity used for pumping the amount of water required to replace water lost as a result of evaporation and seepage. In the event the source of water for the lake is other than a well or wells located on or used in connection with a golf course in the vicinity of the lake, the owners of property fronting on the lake shall be responsible for paying the actual cost of providing the amount of water required to maintain the lake water at approximately the level normally theretofore maintained.

6. So long as the source of water for the lake is a well or wells located on or used in connection with a golf course in the vicinity of the lake, the owner of such golf course shall have the right to pump water from the lake for purposes of irrigating such golf course.

7. No water may be pumped from the lake for purposes of irrigating or watering lawns or landscaping of residential properties. Water from the lake may be pumped from the lake for purposes of providing cascading water for the man-made miniature mountain located on the property used for community recreation facilities adjacent to the lake.

8. In order to promote and maintain efficiency and cooperation for the full enjoyment of the lake on the above described property, a Board of Management be, and the same is hereby established and created as follows:

A. The Board of Management shall consist of three Managers who shall choose a chairman from among them.

B. The initial Board of Management, effective as of the date of these presents, shall consist of the following three employees of Del E. Webb Development Co., equitable owner and developer of the herein described premises, J. W. MEEKER, O. F. CHILDRESS and G. N. BARTLETT, who shall serve until sixty percent of the lake front residential units have been sold, at

which time such Board shall thereupon cause an election to be held among the owners of the lake front property who shall elect a new Board from among the owners of such lake front property. Thereafter, a new Board of Management shall be established each year. Following the initial Board of Management each succeeding Board shall consist of one (1) member selected by the owner of the lake; one (1) member elected by the owner of any lake front property used for community recreation facilities; and one (1) member elected by the owners of the lake front residential lots. The Managers so selected shall serve for a term of one year, without pay. Del E. Webb Development Co. shall have the right to substitute or appoint new members to the initial Board of Management from time to time in the event one or more of the herein named individuals shall become unable or unwilling to continue to serve in such capacity; or is no longer an employee of said Corporation.

C. For the purpose of election of a Manager to represent the residential property, each residential unit made subject to this Declaration of Restrictions shall constitute one voting unit; it being understood that the owners of each unit shall be entitled to one vote among them regardless of the number of grantees who may own such unit.

D. A majority vote of the Managers shall entitle said Board to carry out action in connection with its rights and powers.

9. The Board of Management shall have the following rights and powers:

A. To levy assessments, payable in advance, against the property surrounding the lake,

B. To use and expend the assessments collected to maintain, care for and preserve the lake.

C. To pay for replacement of water lost through evaporation and seepage.

D. To collect delinquent assessments by suit or otherwise.

E. To prohibit use of the lake from any lake front property upon which assessments are not current.

F. To employ and dismiss workmen to maintain and care for the lake.

G. To employ and dismiss experts to determine the amount of seepage and evaporation of water from the lake.

H. To make and amend reasonable rules in connection with use of the lake.

I. To create an assessment fund into which the Board shall place all sums collected by assessments or otherwise, the assessment fund to be used and expended for the purposes herein set forth.

J. To render to the owners of lake front property semi-annual statements of receipts and expenditures.

K. To appoint officers and agents to carry out the business of the Board.

L. To be and act as the Architectural Control Committee replacing the committee referred to in paragraph 2 hereof.

10. That for the purpose of enforcing these provisions, the Board of Management and its successors are hereby granted, a lien against the interest of any grantee of any property made subject to these restrictions, his heirs, executors, administrators or assigns, to secure the faithful performance of each and every term and condition set forth herein, and in the event of nonperformance or default by any such grantee, the lien against the interest of such grantee in said property may be foreclosed by the Board of Management in the same manner as a realty mortgage and that any redemption (hereafter shall), nevertheless, be subject to the lien herein created as to other or future events or nonperformance or default; provided, however, it is expressly understood and agreed that any lien herein created or which at any time accrues by virtue of the provisions hereof, and the terms hereof, shall at all times be subordinate and inferior to the lien and the terms and conditions of any bona fide mortgage in which a lending institution is the mortgagee, whether such mortgage be now in existence or be hereafter made and placed against all or any portion of the above described premises and the improvements thereon. It is the intention that the lien herein created shall be secondary and subordinate to any such bona fide institutional mortgage lien regardless of the time such mortgage lien is placed of record.

11. An initial maintenance assessment is hereby levied against each residential unit made subject to these restrictions in a sum equal to three (3) times the monthly assessment rate established by the Board of Management for each such residential unit immediately preceding the time of the initial sale thereof. The said initial assessment shall be paid by the initial purchaser of each residential unit made subject to these restrictions to the Board of Management through escrow at the closing thereof; provided, however, neither this initial assessment, nor any other assessment thereafter made, nor any lien established to assure collection thereof shall apply to the undersigned, but shall apply only to purchasers of said residential units and their successors.

12. These restrictions shall be made an encumbrance on and an obligation of the real property adjacent to and contiguous with Tract "A," Sun City Unit Sixteen (16) by reference hereto in the Declaration of Restrictions recorded in connection therewith.

The foregoing restrictions and covenants run with the land and shall be binding on all persons owning the real property to which these restrictions are made an encumbrance for a period of thirty (30) years following the date these restrictions are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years each. These restrictions and covenants may be amended, in whole or in part, at any time by vote of the owner or owners of said Tract "A," Sun City Unit Sixteen, plus by vote of the owner or owners of Tract "B," Sun City Unit Sixteen, along with a majority vote of the then owners of such encumbered property. Deeds of conveyance of said property or any part thereof may contain the above restrictive covenants by reference to this document but whether or not such reference is made in such deeds or any thereof, each and all of such restrictive covenants shall be valid and binding upon the respective grantees. Violation of any one or more of such covenants may be restrained by any court of competent jurisdiction and damages awarded against such violator; provided, however, that a violation of these restrictive covenants or any one or more of them shall not affect the lien of any mortgage now of record, or which hereafter may be placed of record, upon said tracts or any part thereof.

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

IN WITNESS WHEREOF, the Arizona Title Insurance and Trust Company, as Trustee, has hereto caused its corporate name to be signed and its

OKT 7668 111:023

corporate seal to be affixed and the same to be attested by the signature of
its duly authorized officer, this 17th day of July, 1969.

ARIZONA TITLE INSURANCE AND TRUST
COMPANY

ATTEST:

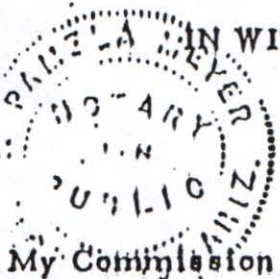
By Stanley Mathisen
Stanley Mathisen, Assistant
Secretary

By Earl Briggs
Earl Briggs, Vice President

STATE OF ARIZONA)
COUNTY OF MARICOPA) ss.

On this 17th day of July, 1969, before me, the
undersigned officer, appeared Earl Briggs and
Stanley Mathisen, who acknowledged themselves to be the
Vice President and Assistant Secretary, respectively, of
ARIZONA TITLE INSURANCE AND TRUST COMPANY, a corporation, and that
they as such officers, being authorized so to do, executed the foregoing instrument
for the purposes therein contained by signing the name of the corporation as Trustee,
by themselves, as such officers.

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



Paul M. ...
Notary Public in and for said County and State

My Commission Expires
July 10, 1972

STATE OF ARIZONA) ss
County of Maricopa)
I hereby certify that the with-
in instrument was filed and re-
corded at request of
ARIZONA TITLE
JUL 17 '69 - 1230

In Docket 7668
on page 919-923
Witness my hand and official
seal the day and year above set.

Paul M. ...
by John ...
- 5 -

AMENDMENT

TO
02-R MISC
DECLARATION OF RESTRICTIONS

County Recorder
Deputy Recorder
J. E. [Signature]
201

9536
143-152
My hand and official
this 2nd year aforesaid.

of certify that the within
has been filed and so
of the Office of the
131-50013

8536 AUG 143

KNOW ALL MEN BY THESE PRESENTS:

That ARIZONA TITLE INSURANCE AND TRUST COMPANY, an Arizona corporation, as Trustee, being the owner of the following described real property, situated in the County of Maricopa, State of Arizona, to wit:

TRACT "A," SUN CITY UNIT SIXTEEN (16), according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 122 of Maps, Page 3 thereof.

and desiring to establish the nature of the use and enjoyment thereof did declare said real property subject to certain restrictive covenants as recorded in Docket 7698, Page 919, among the records of the office of the Recorder of Maricopa County, Arizona; and

That the undersigned, still being the owner of the above described property, desires to amend said Declaration of Restrictions; and

That, pursuant to the terms of said Declaration of Restrictions, they can only be amended by the owner of Tract "A," Unit 16, with approval of the owner of Tract "B," Unit 16, and a majority of the owners of the real property adjacent to and contiguous with said Tract "A," Unit 16; and

That this amendment is also executed by the present owner of said Tract "B," Unit 16, and a majority of the present owners of said property adjacent to and contiguous with said Tract "A," Unit 16.

NOW, THEREFORE, the aforesaid Declaration of Restrictions is hereby amended as follows:

1. Paragraph 2, C. shall be amended to read as follows:
"C. No boat docking facility, except on tract "B" Sun City Unit Sixteen, shall be anchored to or on or touch the lake bed or be anchored to or on or touch the side wall of the lake, shall not exceed ten feet in length nor extend out into the lake more than ten feet from the crest of the side wall, and any such facility shall be anchored above the crest of the side wall."
2. The first sentence of paragraph 3. shall be amended to read as follows:
"No boat exceeding fourteen (14) feet in length or powered by any motor in excess of six (6) horse power may be tied up at any dock on the lake or used upon the lake."

Except as herein modified the said Declaration of Restrictions shall remain in full force and effect.

A G R E E M E N T

THIS AGREEMENT made and entered into this 1st day of MARCH, 1977, by and between ARIZONA TITLE INSURANCE AND TRUST COMPANY, AS TRUSTEE OF TRUST #6325, hereinafter referred to as "Trustee", and RECREATION CENTERS OF SUN CITY, INC., a non-profit corporation, hereinafter referred to as "Centers".

W I T N E S S E T H:

WHEREAS, the parties hereto entered into an Agreement on the 22nd day of September, 1975 to carry out the provisions of Trust No. 6325; and

WHEREAS, the parties now wish to amend said Agreement;

NOW THEREFORE, in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. Paragraph 11 of said Agreement shall be stricken, as null and void, except for the last two sentences, which shall read as follows, and which shall continue to be binding in the Agreement:

"Inasmuch as the golf courses are a major contributor to the maintenance of Viewpoint Lake, Centers agrees that as owner of the golf courses it shall pay fifty percent (50%) of all maintenance costs of the lake. Such costs shall become part of the total expense for the operation of the golf courses."

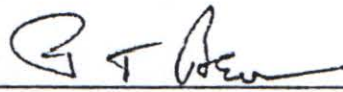
2. The third, or last, sentence of paragraph 3 as set forth below shall be amended as follows:

"It is expected the possible savings in labor expenses and taxes resulting from possession of the courses by Centers will bring the level of the cost of golf course operation to a point where there should be no immediate increase in golf course rates after May 31, 1977."

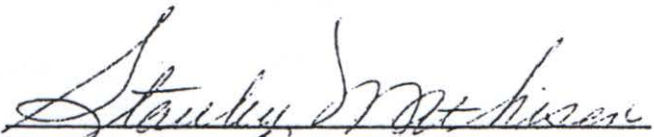
3. All other terms, covenants and conditions of the Agreement dated September 22, 1975 shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Agreement by the proper persons duly authorized so to do on the day and year first hereinabove written.

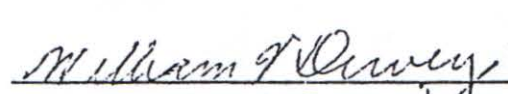
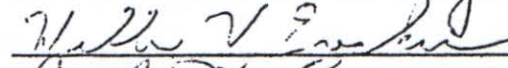

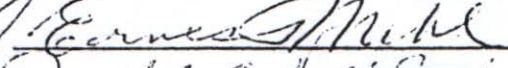
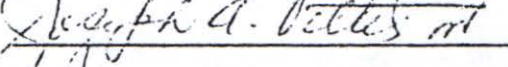
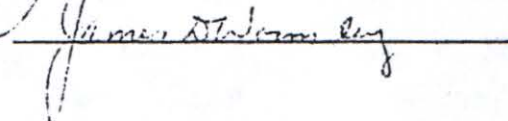
RECREATION CENTERS OF SUN CITY, INC.
(formerly Sun City Community Association), an Arizona non-profit corporation

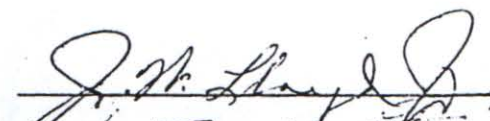
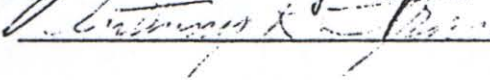
By 
PHILLIP T. BEAR, PRESIDENT

ARIZONA TITLE INSURANCE AND TRUST COMPANY, AS TRUSTEE FOR TRUST #6325

By 
TRUST OFFICER

APPROVED this 1st day of March, 1977 by the Board of Directors of RECREATION CENTERS OF SUN CITY, INC.

AGREEMENT

THIS AGREEMENT made and entered into this 22nd day of September, 1975, by and between ARIZONA TITLE INSURANCE AND TRUST COMPANY, AS TRUSTEE OF TRUST #6325, hereinafter referred to as "Trustee", and RECREATION CENTERS OF SUN CITY, INC., a non-profit corporation, hereinafter referred to as "Centers".

W I T N E S S E T H:

WHEREAS, Trustee currently has title to certain property, a description of which is attached as Exhibit "A" and made a part hereof by reference thereto, said property consisting of seven golf courses located in Sun City, Maricopa County, Arizona, and a lake known as Viewpoint Lake, also located in Sun City, Maricopa County, Arizona; and

WHEREAS, pursuant to the provisions of Trust #6325, Centers is the primary beneficiary of said trust; and

WHEREAS, pursuant to the terms of Trust #6325, the primary beneficiary may take title to all the property owned by said trust;

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Trustee agrees to convey to Centers and Centers hereby agrees to accept from Trustee all right, title and incidents of ownership to all property known as the River-view, Willowbrook, Willowcreek, Lakes East, Lakes West, South and North golf courses in Sun City, Arizona, and Viewpoint Lake in Sun City, Arizona, consisting of and including but not limited to the real property described in Exhibit "A" attached hereto and made a part hereof, and all buildings and improvements,

LAW OFFICES OF
GUY R. ROSENFELD, DIVID BESS & HENDERSON
3300 VALLI CENTER
201 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85073
6021 257-7422

() including pump stations, located thereon, on the 1st day of June, 1977, subject to the following provisions and conditions:

() 1. Trustee shall, at Centers' option, provide to the Centers, budgetary and financial advice to assist Centers in the operation of the golf courses and Viewpoint Lake. Centers may, prior to June 1, 1977, form a committee which shall meet with representatives of the Del E. Webb Development Co., who currently manage said courses, to review on a frequent basis, records and reports, including financial records and reports, relating to the operation of the golf courses and Viewpoint Lake so as to enable Centers to become knowledgeable as to the requirements of the operation of the golf courses and Viewpoint Lake. Centers' committee may make recommendations on a quarterly basis as to the operation and maintenance of the golf courses and Viewpoint Lake. Trustee shall make available after May 31, 1977, the services of Mr. Mike Britt, or an alternative acceptable to Centers, to assist in the orderly transition and operation of the golf courses to Centers. Such assistance from Mr. Britt will be at the expense of Trustee. If Centers so desires, Trustee shall furnish to Centers, at Trustee's expense, assistance in the training of personnel to operate the pro shop facilities.

() 2. All contracts currently in force relating to the management and leasing of the pro shops and snack bar facilities on the golf courses, including the lease with Sun City Pro Shops, Inc., and any contracts for the operation and maintenance of the golf courses and Viewpoint Lake, shall be terminated effective the close of business on May 31, 1977. If any of said contracts are not so terminated, Trustee agrees to indemnify and hold Centers harmless against any debts, liabilities, expenses and obligations which are incurred by Centers by reason of said failure to effectively terminate said contracts.

In addition, Centers shall not be obligated in any manner to purchase, or assume liability for, any inventory, supplies or consignments on hand as of June 1, 1977. Any expenses incurred prior to June 1, 1977, shall be paid by Trustee.

3. It is the understanding of Centers that Trustee shall have, prior to June 1, 1977, increased total annual golf revenues to that level which, when taking into account only those revenues from members of Centers and their guests, shall be equal to or greater than the total annual expenses incurred in the operation and management of the golf courses after taking into account the savings in labor expense and taxes, if any, resulting from possession of the courses by Centers as set forth below. It is the intent of Trustee that the golf courses will be managed in such a way as to match the income derived with the expenses incurred in the operation of the golf courses, thereby making the entire operation attain a break-even point. It is expected ~~that the subsidy provided in paragraph 11 herein,~~ plus the possible savings in labor expenses and taxes resulting from possession of the courses by Centers, will bring the level of the cost of such golf course operation to a point where there should be no immediate increase in golf course rates after May 31, 1977.

4. Trustee also hereby agrees to convey to Centers and Centers hereby agree to accept from Trustee on June 1, 1977, all right, title and interest to the wells, pumps and water distribution systems as more particularly described in Exhibit "B" attached hereto and incorporated by reference. The well, pump and water distribution system located on the Lakes East and Lakes West golf courses presently supplying Viewpoint and Dawn Lakes, shall continue to be used to supply Viewpoint and Dawn Lakes. The evaporation and seepage losses from the lakes

shall be determined by Centers and the owners of property fronting on Viewpoint Lake shall be charged for actual pumping costs as recorded in paragraphs 5, 6 and 7 of the Declaration of Restrictions, Docket No. 7745, Page 669. Such losses and charges are to be determined on the same basis and using the same formula as has been used by the previous title owners of the lake.

5. Trustee shall convey to Centers a water right supplying, to the extent the existing well located at Sunland Memorial Park has the capacity, the golf courses with the same proportionate share of the water from said well now being supplied to the golf courses served. An accurate measuring device on such well will be provided to determine the percentage of water used on the golf courses and the percentage used for other purposes. Centers agrees to pay, to Webb, on a quarterly basis, its proportionate share of the electrical expense, and, on a yearly basis, its proportionate share of operation and maintenance of said well based upon the percentage of water used for the golf courses.

6. Centers agrees to maintain the golf courses in accordance with the standard which has been in existence for the three years prior to the date of transfer. Centers shall provide adequate water, mowing, fertilizing and other maintenance which may be required on the courses and shall maintain an adequate personnel force to assure the standard noted above is met.

7. The covenants, obligations and representations expressed in this Agreement are continuing and shall not become merged in nor be extinguished by the delivery of the deed conveying the premises and the payment of purchase price by

Centers and shall be binding and inure to the benefit of and shall apply to the respective successors, assigns and legal representatives of Trustee and Centers.

8. Centers shall have the right to a final inspection of all of the property listed in Exhibit "A" not ^{MORE} less than ninety (90) days before it is proposed to transfer title to said property to Centers pursuant to the terms of this Agreement, it being understood Trustee shall maintain the courses in accordance with the standard that has existed in the three years prior to the date of this Agreement. Centers agrees to accept the premises existing on June 1, 1977, without any obligation upon the Trustee to take any action to prepare the same for use by Centers. Centers further states that its acceptance of the condition of the premises is based entirely upon its inspection and not upon any representations or warranties expressed or made by the Trustee. At 1/2 to, te.
By. 1/27.
R.C.S.C. by
M.L.L.

9. Trustee shall pay all legal fees incurred by and at the direction of the Centers that are directly allocable to the transfer encompassed in this Agreement, including, but not limited to, fees for legal opinions regarding union contracts and the tax status of the entity to which Trustee or Centers makes any transfer. Trustee shall pay for the title insurance premiums, escrow and recording fees, and charges incurred as a result of this Agreement, including real estate taxes and insurance pro-rated to the date of the transfer of the courses.

10. Centers agrees the Del E. Webb Development Co., its agents and employees shall have the right to enter into and upon the aforementioned property at all reasonable times for the purpose of exhibiting the same to prospective purchasers of homes in Sun City or Sun City West. Centers agree the afore-said prospective purchasers may use the golf courses and .

facilities and payment for such use shall be made by Del E. Webb Development Co. to Centers in accordance with a fee schedule to be determined by Centers or a separate social club operating the golf courses and facilities; however, in no event shall the fee charged for a prospective purchaser be greater than the lowest daily greens fee paid by a member of Centers for the course played. Such right to play shall be limited to one play per prospective purchaser.

~~11. For the first twenty-four (24) months after conveyance of the property from Trustee to Centers, Trustee shall pay to Centers, on a quarterly basis, the difference between the amount of expenses incurred in the operation of the golf courses and facilities thereon, and Viewpoint Lake, including personal property purchases therefor, and the income derived from such courses during said period. Income shall be defined as all monies received from any source whatsoever due to the operation of the golf courses or the facilities thereon, including but not limited to membership dues, greens fees, operating surplus from prior quarters; any income derived from the operation of the snack bar and pro shop facilities on the property; and all fees received from Viewpoint Lake owners. Expenses shall mean all normal operating expense categories as shown on the book of Trustee as of January 1, 1975, and shall include, but not be limited to, all salaries, wages, repairs, utilities, maintenance, office and operating supplies, insurance, taxes and other expenses directly chargeable and properly applicable to the operation of the golf courses and facilities thereon and Viewpoint Lake. Prior to the payment of the subsidy herein provided, Trustee shall review all income and expenses paid by Centers and shall have the right, after consultation with Centers, to reject as an expense allocable to the subsidy, any expense which is not directly related to the operation of the golf courses, facilities,~~

See Agreement dated 3/1/77

~~and Viewpoint Lake.~~ Inasmuch as the golf courses are a major contributor to the maintenance of Viewpoint Lake, Centers agrees that as owner of the golf courses, it shall pay fifty percent (50%) of all maintenance costs of the lake. Such costs shall become part of the total expense for the operation of the golf courses.

12. The use of the golf courses and Viewpoint Lake described in Exhibit "A" is intended primarily for the use of Centers' members and their guests or any separate social club operating the golf courses and facilities.

13. The management of Viewpoint Lake shall be accomplished by a three-man board consisting of the same representatives on the present management board pursuant to the applicable deed restrictions.

IN WITNESS WHEREOF the parties have executed this Agreement by the proper persons duly authorized to do so on the day and year first hereinabove written.

RECREATION CENTERS OF SUN CITY, INC.
(formerly Sun City Community
Association), an Arizona
non-profit corporation

By Maurice W. Warriner
President and Director

ARIZONA TITLE INSURANCE AND TRUST
COMPANY, AS TRUSTEE FOR TRUST #6325

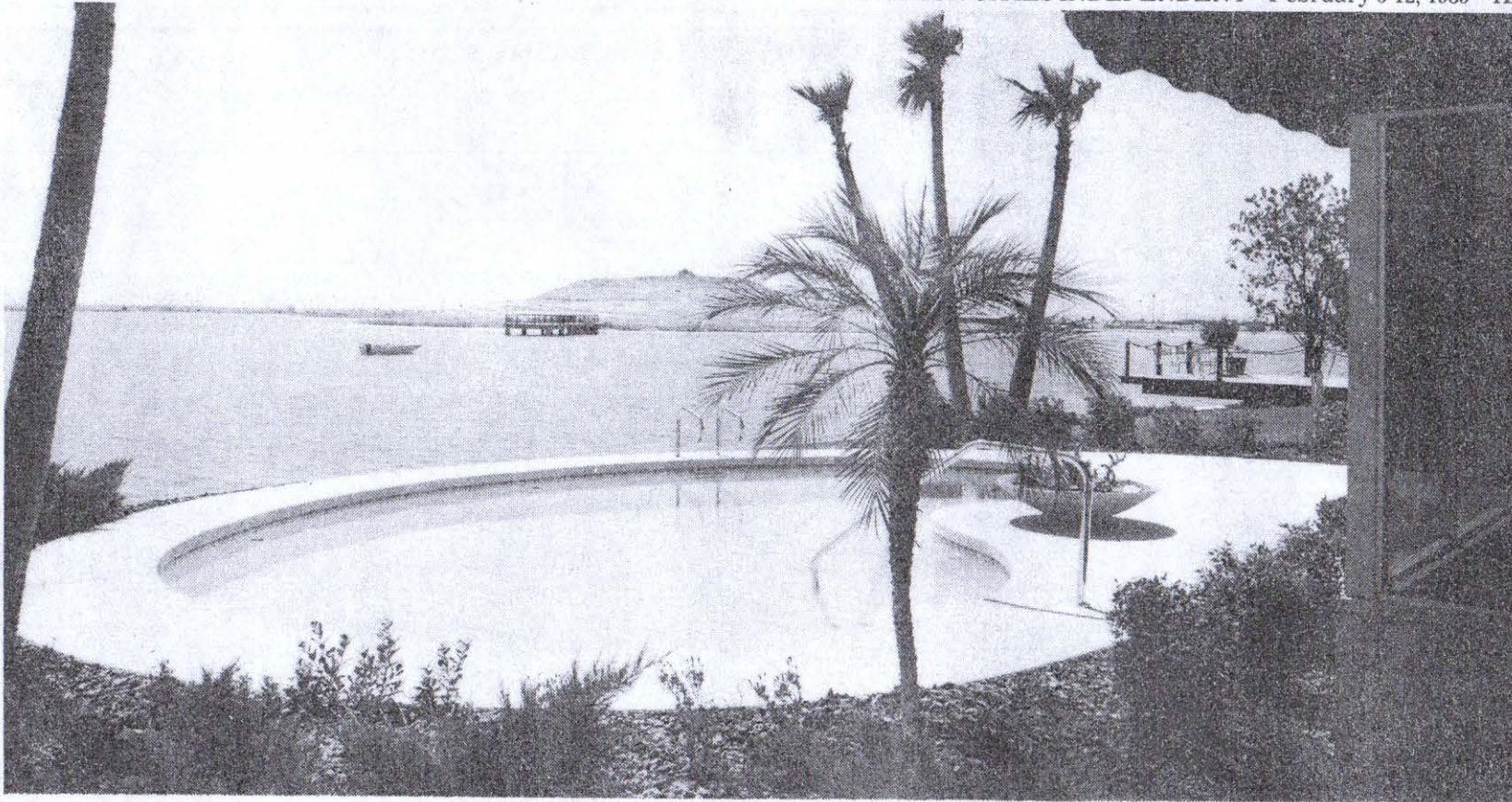
By Stanley D. ...

Approved this 22nd day of September, 1975, by
the Board of Directors of RECREATION CENTERS OF SUN CITY, INC.

Arthur B. Kerr
William K. Carlson
J. T. Dean
J. H. Lloyd
Edwin W. Proctor
Philip M. Sander

William Sander
William E. ...
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THE SUN CITIES INDEPENDENT—February 6-12, 1985—1B



PARADISE. The quiet, peaceful serenity which Sun City had to offer attracted many residents to the area. This photo was taken alongside Viewpoint Lake during the 1960s. Yet to be developed in

the background is the Lakes Club, Viewpoint Mountain and Lakeview Recreation Center.

Photo courtesy of Del E. Webb Development Company

RECREATION CENTERS OF SUN CITY, INC.

FISHING AND BOATING REGULATIONS

VIEWPOINT LAKE

A. FISHING REGULATIONS

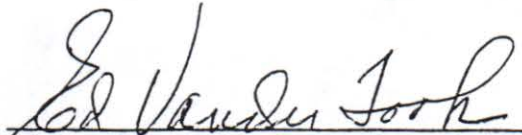
1. Recreation Centers Membership or Non-owner Privilege cards must be presented and shown upon request to appointed personnel. Guests are welcome if accompanied by a Member or Non-owner Privilege card holder.
2. This is a private lake, however a State Fishing License is required. Use only one pole and not more than two hooks on a line.
3. Limit is five (5) fish (combined species) total daily.
4. Fishing is permitted from shore west of fishing pier, except boat dock area, and where designated on Recreation Centers property only. No public fishing permitted from private property except by homeowner or his/her guest.
5. Do not clean fish on shore of lake. Keep the lakeshore clean of all trash.
6. Use of live minnows is prohibited. Water dogs, artificial lures, flies, live worms, salmon eggs, dough balls, or marshmallows are acceptable.
7. No fishing or boating after dark.

B. BOATING REGULATIONS

1. Boat limit: up to 16 feet in length and must be licensed as required by Arizona statutes.
2. Motors limited to 6 h.p. maximum, gas or electric.
3. All passengers must have U. S. Coast Guard-approved life preservers on board.
4. Anchors must be mushroom or ball types. No sharp pointed ones.
5. Boat operators are advised to stay 75 feet clear of fishermen to avoid fish scare and line cutting.
6. No swimming in lake at any time.

IF WE ARE TO MAINTAIN A GOOD FISHING LAKE, WE WILL NEED YOUR COOPERATION.

PLEASE DO NOT PUT UNDESIRABLE SPECIES OF FISH IN THE LAKE.


Ed Vander Took, Executive Administrator

258 families live on Sun City's two lakes

By P. ATWOOD WILLIAMS
Total editor

SUN CITY - When you think of retirement living in the Sun Cities, you may not think of lakes. But for 258 home or duplex dwellers, and some El Dorado residents there is life on a lake. However, it doesn't come cheap.

The lake with the highest profile is Viewpoint Lake because it has a public recreation center dock, fishing privileges, a waterfall and can be seen from the bridge on Cameo Drive. There are 81 homes located around this 34-acre lake.

But one of the best kept secrets in Sun City is nearby Dawn Lake, which provides back yard vistas, boating, fishing and swimming for 177 homes or duplex owners.

Each lake is run by its own homeowners association; and each has management considerations such as water level, weed control, fish stocking and nuisance-ducks both during and out of migratory seasons.

The man-made lakes are lined with plastic, which means no docks or ladders may touch the bottom. Most docks are cantilevered out over the gunnite or shotcrete decking material, which rims the top of the lakes.

Pontoon boats of different sizes, most with awnings, are used to visit friends, tour the

lake with guests or tie up together for parties in the water. Fishing is done from the docks or the boats. (Because the lakes are private, no license is needed.)

Some people enjoy the company of the mallard ducks who have found refuge from the cement and grass checkerboard of the Valley's northwest suburbs. Although there are rules against feeding them on Dawn Lake, some residents can't resist, which keeps the brown waterfowl there year round. Koots pay seasonal visits and once caused considerable aggravation to Viewpoint Lake residents.

Dawn lake residents use fences of different types to keep the birds out of their luxuriously landscaped back yards and sometimes carpeted docks. Here one can occasionally find an aluminum ladder near a dock indicating a swimmer lives there; some use ladders from their boats for swimming in the lake, which may be 10 feet deep in the center. It is home to a pair of swans.

Recently a couple of kayakers held an impromptu race on Viewpoint Lake. Boat speeds are controlled at 6 mph, and no waterskiing is allowed. It is important not to stir the water to force waves up under the cool-decking.

It is very refreshing to take a

pontoon boat ride even during the heat of the summer mornings. The breeze from the moving boat cools the boaters who sip as they view their neighbors' yards and the flat, waveless waters.

Gone however is the reflection of Boswell Memorial Hospital's lights at night on Viewpoint Lake. This is due to the construction of the multi-storied El Dorado Condominium units, the newest member of the Viewpoint Lake Homeowners Association. The Lakes Club is also a member.

William Lee is president of the Viewpoint Lake Homeowners Association. The Sun City Recreation Center keeps the books for the group and hires the aquatic management firm. Each residential unit pays \$166 year to the association.

Dock construction can vary from \$500 to \$3,000 depending on how elaborate they are; second hand 16 ft. pontoon boats with 6 hp engines are usually purchased in Glendale and can vary in price from \$1,500 to \$4,500, says Lee.

The lake may fluctuate a dozen or more inches each year and the association pays for pumping. The water well is at Sunland Memorial Park. First the water enters the Lakes Golf Course lakes and is pumped into Viewpoint Lake. From there it is

returned to water the golf course.

The lake is heavily stocked with fish and is aerated to provide a healthy habitat for the fish. A management board is composed of members from the golf courses, recreation centers and homeowners.

Lee says that Dean Turner is vice-president and alternate board representative. Secretary-treasurer of his organization is Helen Leverington; the five block captains are August Wolf, Ken Brown, Ferris Filley, Jack Pearce and Rex Ross. The group holds one annual meeting.

According to former Chicagoan Lee, in the early 70s residents paid about \$15,000 extra to live on Viewpoint Lake. He reports that two years ago after the county reassessed the lots, the large lots alone are assessed at \$60,000 and the smaller lots at \$40,000. He says no home on Viewpoint Lake is valued at less than \$140,000.

On slightly larger Dawn Lake, the 177 members each pay \$240 annually to the Dawn Lake Homeowners Association. (If they are condo members in Bolivar Drive duplexes paying \$100 a month, the total assessment to live on the lake is \$120 monthly, says Jerry Griess, treasurer of the Dawn Lake group.) Other officers are Vice-Chairman Al Westermoe, Sec-

retary Clarence Dorr and Manager of Lake Management Joe Jobe.

Griess says that Dawn Lake has dropped as many as four feet and that a contingency fund is maintained to repair cracks in the shotcrete if the ground underneath swells and causes a crack. Large lake rocks are poured in around the side to maintain stability.

The Dawn Lake group includes several avid fishermen who helped provide shelter habitat for minnows by tying several weighted tires together and sinking them at intervals. The lake is stocked with flat-head minnows, large mouth bass, bluegill, catfish and carp. Fishing limits are imposed on members.

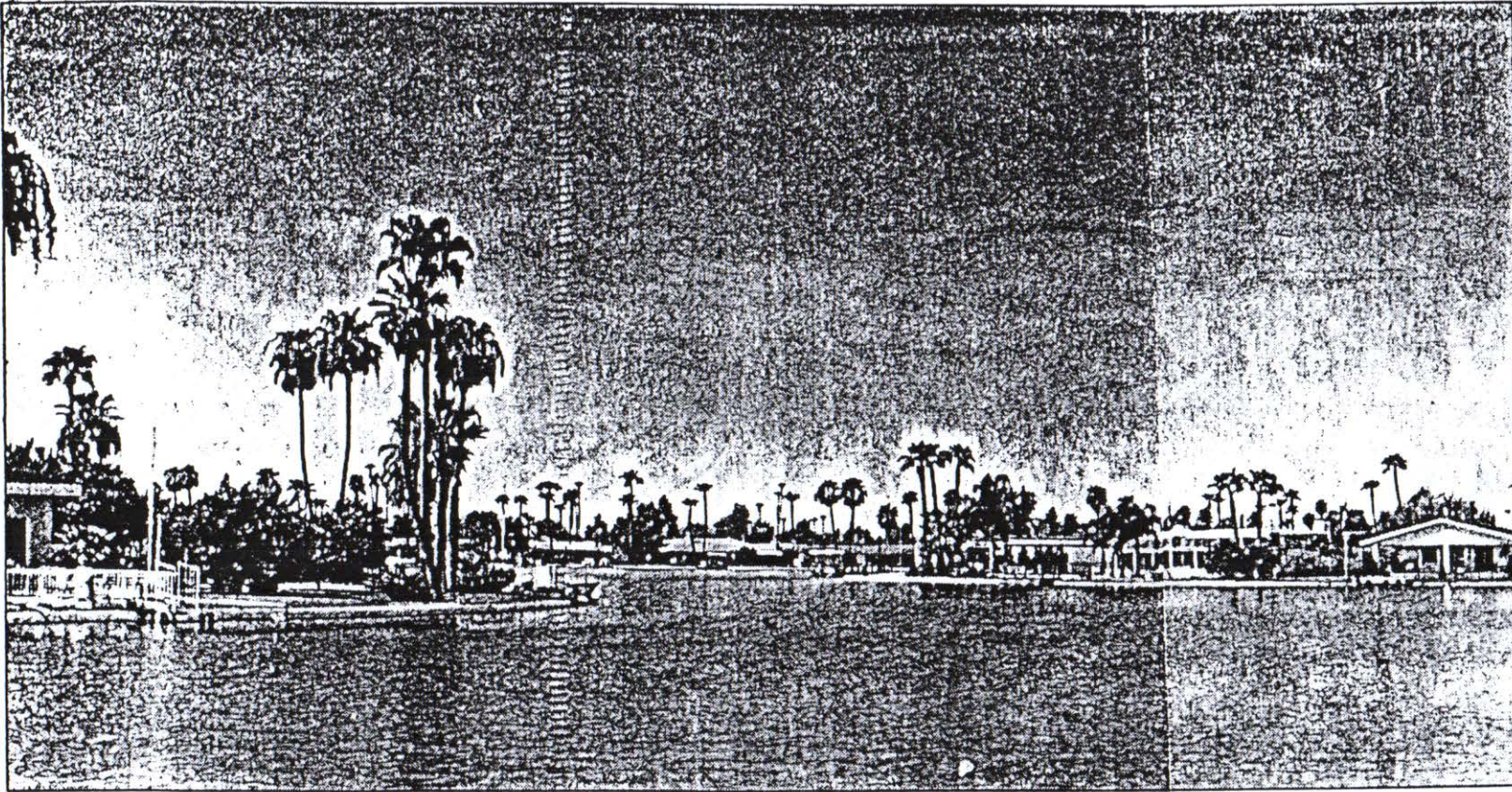
Winn Winkyaw, who supervises 1300 miles of canals for the Salt River Project, was brought in 10 years ago to manage the lake. What was once a weed problem controlled by chemicals is now managed by the use of Tilapia fish, said Winkyaw. Soon he will use a grass carp for this purpose.

The Dawn Lake group contracts with the recreation centers to get water and pays for the pumping. It acts as the reservoir for the Lakes East Golf Course. In case of excessive rainfall, an overflow duct would carry water to the 99th Avenue

spillway. After a storm, debris must be cleaned from the lake.

The Dawn Lake fleet, according to Orrin Gilbert who maintained the lake for four years, consists of 46 pontoon boats; 11 motor boats, three paddle boats, one sailboat, one inflatable rubber boat and a canoe. There are 102 docks serving the 177 residence units.

Beginning in October several Dawn Lake families will again tie their pontoon boats together for "progressive" dinner parties. See Lake C2



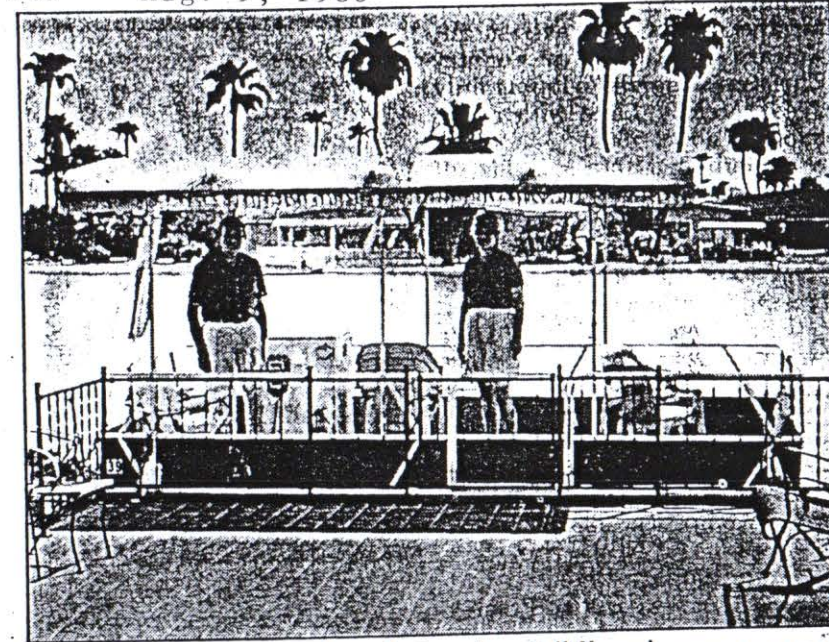
News-Sun staff photos

VIEW FROM DAWN LAKE — A pontoon boat ride on a hot summer day is a luxury available to those 258 home or

duplex dwellers who live on either Dawn (shown here) or Viewpoint Lakes, Sun City's two private lakes.

258 families live on Sun City's two lakes

P. Atwood Williams



ALL ABOARD — Ed and Carolyn Jelliff welcome a guest on their pontoon boat at their Dawn Lake dock. Ed is chairman of the Dawn Lake Homeowners' Association which has 177 members. Boat parties are held in cooler weather.

'I wanted a new lifestyle to justify my retirement environment.'

Ed Jelliff



ON THE DOCK — William Lee, president of the Viewpoint Lake Homeowners' Association, surveys the lake from his cantilevered dock.

OVER

Lake dwellers have docks, houseboats

—From C1

with each boat owner providing a course of the meal. A total of 20-30 people may be entertained at a time says Ed Jelliff, who with his wife Carolyn selected the Dawn Lake area for retirement three years ago after a career as a banker in Tucson and Phoenix.

"I wanted a new lifestyle to justify my retirement environment." First they looked at golf course lots, but after they had a first look at Dawn Lake, they were hooked on the area.

"It's the people here in Sun City who make the difference," said Jelliff who had looked carefully all over the state for a home to retire to. "People are nicer here. They don't have to prove anything to anyone any more."

Just how much more does it cost to enjoy the backyard lake vistas of Sun City's two private lakes in one of the popular Stanford home models with three bedrooms, two baths and the Arizona room around a center hall plan?

According to Charlotte Byrne, past president of the Sun Cities Area Board of Realtors and who is affiliated with Bud Melcher and Associates, the home, depending on its condition and upgrades, may sell from \$86,000 to \$95,000 on a regular Phase 2 lot.

The same home on one of the golf courses run by the recreation centers may cost \$5,000 to \$10,000 more; on Palmbrook or Union Hills courses add \$15,000 to \$20,000.

And the Stanford home could also sell for \$70,000 more on lake property, said Byrne.

V I E W P O I N T L A K E

The lake and surrounding area was planned, developed and landscaped by the Del E. Webb Development Company in preparation for the first model homes north of Grand Avenue, 1968-69, and was part of the Lakeview Recreation Center complex.

The idea of the lake came from a Florida development visited by one of the Del Webb men; the idea of the "mountain" came from a motel/inn located in San Diego which featured the wrap around walkway leading to the top with a Japanese landscaping theme.

Year completed: 1968
Size: 34 acres
Miles of Shoreline:
Depth: 4' 15"
Water source: Groundwater from Sunland Memorial Park
Boating: Limited to 16' maximum length; 10 HP gas or electric
Fishing: Stocked by Sportsmen's Club: large mouth bass, bluegill, catfish and carp. Fishing limited to Recreation Center members only.
MAINTENANCE FEES: An annual assessment (\$209.95 in 1994) is levied on waterfront property owners - residents, Recreation Center and Lakes Club.

Children enjoy the picnic area and feeding the ducks. Area is a good place for bird watching.

-THE SUN CITIES INDEPENDENT, Aug. 16-22, 1989

Residents upset over lake level

Work at Lakes West hinders water flow to Viewpoint Lake

By LAURIE HURD-MOORE
Sun Cities Independent

Some of Sun City's most popular and expensive homes surround Viewpoint Lake, one of only two lakes in the community.

A steady drop in the lake's water level, however, has some area homeowners up in arms and demanding that the Rec Centers step in and rectify the problem.

Homeowners living along the lake claim the low shoreline is not only hurting the appearance of the lake, but also making it increasingly difficult for residents to enjoy the amenities that come with living next to a large body of water.

If allowed to continue, some area homeowners fear the declining water level will eventually hurt the overall value of their homes.

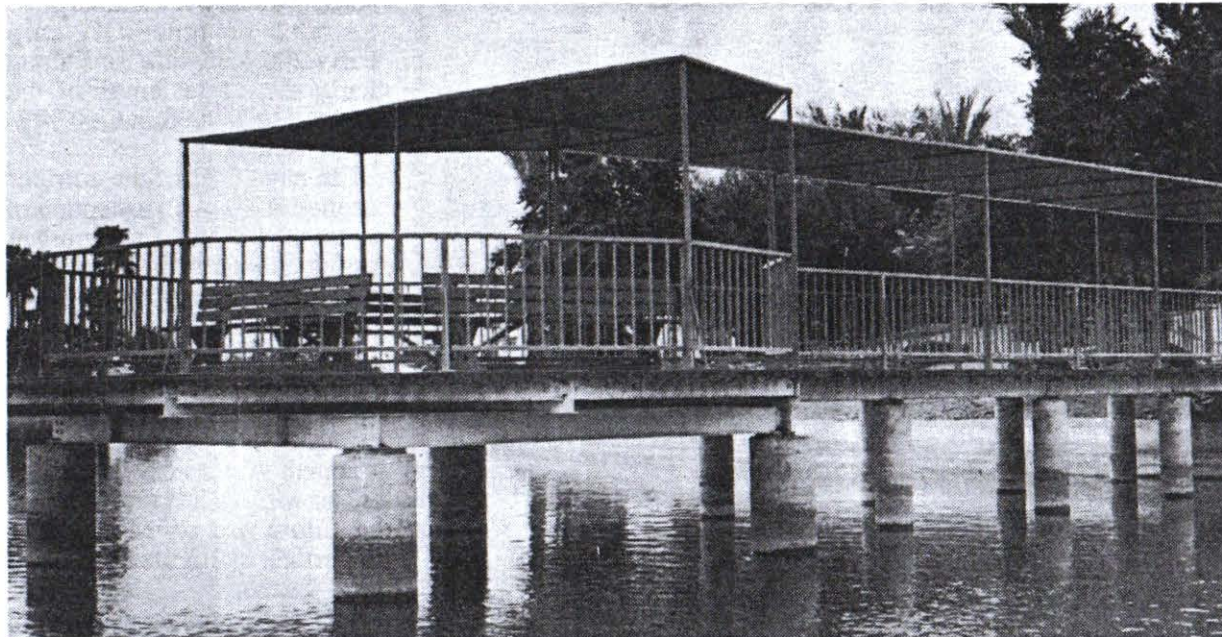
The exact amount of water missing from the 30-plus acre lake is the subject of some debate.

Figures between four feet and 20 inches have been reported by several residents. Officials overseeing the lake say the amount is much less.

Henry Holman and his wife, Erma Culver, live along the lake.

"The lake water is down so low you can hardly take the pon-

See LAKES, page 16



"A BATHTUB WITH A DIRTY RING" is how one resident describes the present condition of Viewpoint Lake in Sun City. As can be seen in this photograph, the present water level is several inches below normal (the shaded areas of the concrete pillars).

am

toon boats out," he says.

The two have lived at 13853 Buccaneer Way for over three years.

The couple, along with 80 other lakefront property owners, pay an annual fee for the privilege of living next to Viewpoint Lake. The fee increases each year.

This year, Mr. Holman says, he had to pay \$173.

A drop in the level of the lake is normal, especially during the summer months. This summer, however, the level has remained "terribly low," says Mrs. Culver.

Keeping the lake clean, says Mr. Holman, has become a difficult task because the low water level prevents boats with motors from reaching certain sections, mainly the shore.

The low shore level also makes it difficult for people to board boats from the docks.

"And the lake smells," says Mr. Holman.

"We don't smell it around our house, but everyday we walk our dog over the dam or bridge by Cameo Drive, and the debris collected there stinks," he says.

The low water level also has resulted in an aerator hose being cut recently by a boat's motor.

"(A) boat got tangled up in the hose and cut it. Now it's floating on top of the water," he says.

"The hose rests on the bottom of the lake. The boat motor could not be any bigger than two, two-and-a-half feet, so the lake would have to be awfully low for it to cut the hose," he says.

There are three independent aerator hoses in the lake that assist in keeping oxygen at the bottom of the lake.

Mr. Holman says he and a number of his neighbors have complained to the Rec Centers about the low level of the lake.

"In the past, they said the lake is low because no more water can be used. The allotment of water has been used up and we'll (the Rec Centers) get fined if we use anymore water," says Mr. Holman.

Viewpoint Lake receives its water from a well located at Sunland Memorial Park. Before it reaches the lake, however, the water is routed to Lakes West Golf Course where it is used to irrigate the greens.

Sunland Memorial Park, located at 15826 Del Webb Blvd., uses a portion of the water to irrigate its grass. The pump that moves the water toward the golf course is owned by Sunland Memorial Park.

From Lakes West, the water makes its way to Viewpoint Lake through a series of creeks and ponds. The lake acts as a reservoir and water is continuously withdrawn and channeled back to the golf course for further irrigation purposes.

Vern Hansen, general manager of the Recreation Centers of Sun City, Inc., says some of the water had been lost in the channeling process due to leaks in the system.

Over the past few months, however, the golf course's watering system was sealed to prevent water leakage.

The general manager says work on the golf course is nearly complete and the flow of water back to the lake has been increased.

He says residents can expect to see the lake return to its normal level in the near future.

"The lake has been receiving water. It has been running about 20 hours a day," says Mr. Hansen.

"We have been just as concerned (about the low water level at the lake) as the residents. It has been hard to convince them of this," says Mr. Hansen.

"We are building it back up again. We could use the help of some rain.

"It's just been a balancing act between the lake and watering the golf course," says Mr. Hansen.

The general manager says it will take some time for the flow to increase the lake's water level significantly.

Mr. Hansen says the lake's level has increased three-quarters of an inch over the past week.

Bill Lee, an engineer and president of Viewpoint Lake Homeowners Association, says the basic problem with the water system is that the pump is not owned by the Rec Centers.

Mr. Lee and his wife, Martha, live at 13605 Tan Tara Point.

"All the golf courses in Sun City have their own water source except Lakes East and West courses," says Mr. Lee.

Water for Lakes East is stored in Dawn Lake, which lies east of Viewpoint Lake.

"Dawn Lake is wholly owned by the residents. They pay for the water that goes into their lake and get credit for the water taken out to be used at the course," says the association president.

Viewpoint Lake, however, is owned and operated by the Rec Centers. The well is owned by Sunland.

Much of the water for Viewpoint Lake, says Mr. Lee, evaporates during its journey from Sunland to the lake.

The lining of Lakes West ponds and streams should arrest much of this water loss, he says.

Biologist Tom Camp, owner of Aquatic Management, says Viewpoint's water level should

normally be 71 inches. The lake is down about 8 inches, he says.

Aquatic Management was hired 14 years ago by the Rec Centers and Viewpoint Lake's homeowners association, to maintain the lake.

Mr. Camp says residents should try to be patient with Rec Centers management.

"There have been new laws passed regulating the use of water. The Rec Centers are trying to adjust. This presents a challenge.

"Rather than use a million gallons of water on an 18-hole course each day, the Rec Centers have been mandated to use something like 700,000 to 800,000 gallons," he adds.

The reduction in the water level does cause some problems for the water maintenance com-

"Sunlight penetrates the bottom, germinating the seeds and this makes the weeds grow faster."

Mr. Camp has noted the steady drop in the lake's water level in monthly reports submitted to the Recreation Centers.

In March, the level was down 18 inches from normal. In May, the level had risen, but was still 14 inches below normal.

In his June report to the board, Mr. Camp states, "the lake (level) is back down again substantially.

"Every effort should be made to bring the level back to normal."

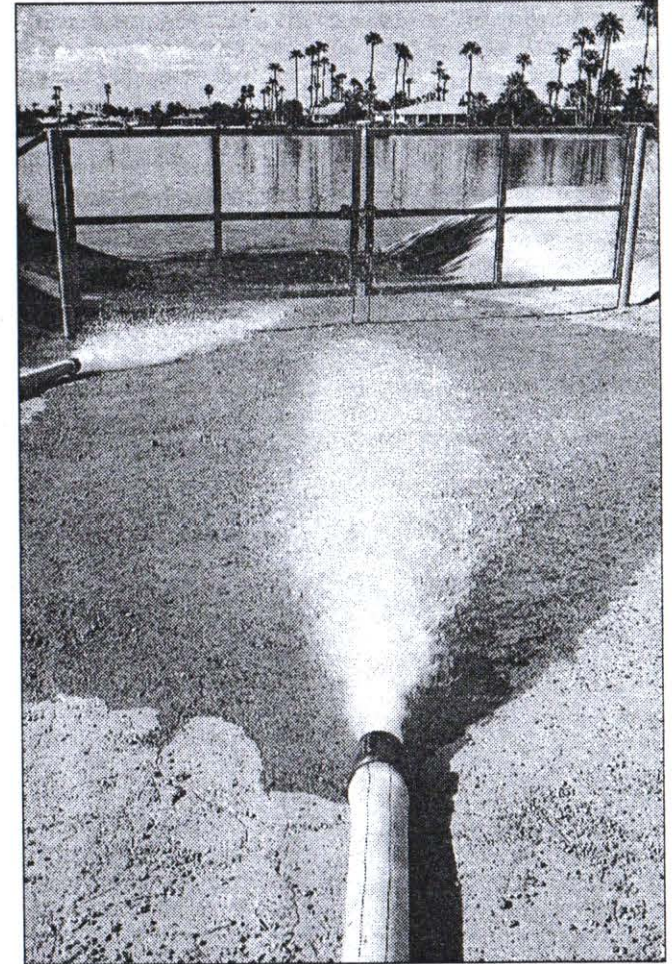
Water works

Sat., Aug. 2 and Sun., Aug. 3, 1997 Daily News-Sun



Steve Chernek/Daily News-Sun

Tom Lintgen, golf manager for the Recreation Centers of Sun City, tightens a fitting on a meter attached to a fire hydrant so he can attach a hose and start adding water to Viewpoint Lake on Thursday afternoon.



Steve Chernek/Daily News-Sun

Water rushes from two hoses into Viewpoint Lake in Sun City Thursday. The hoses are being used to raise the lake's water levels. The levels have dropped nearly 3 feet in recent months.

- SUN CITIES INDEPENDENT — AUGUST 6-12, 1997

Viewpoint Lake on the rise, Rec Board president says

By CHRIS RASMUSSEN
Independent Newspapers

Low water levels in Viewpoint Lake have alarmed nearby homeowners, prompting Recreation Centers of Sun City officials to tap another water source.



Independent File Photo

An old photograph of Viewpoint Lake, left, shows the normal water level at cement pillars in the lake. Last week, water levels at the same pillars were about 34 inches lower than the lake's capacity.

The lake's submersible water pump broke July 27, resulting in a 34-inch decrease in the water level.

Later in the week, 50 angry lakeside residents crowded the board room of the Recreation Centers of Sun City, demanding answers to the lake's condition.

"I haven't been able to use my pontoon boat for the past

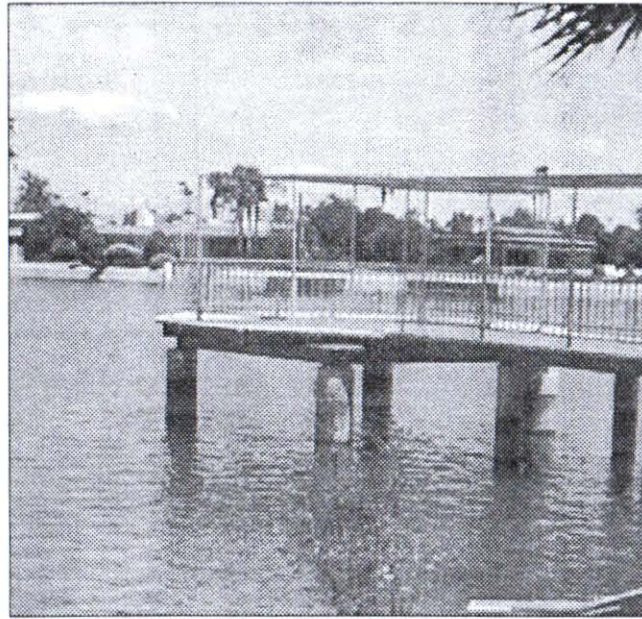


Photo by CHRIS RASMUSSEN/Independent Newspapers

three weeks," complains resident Robert Burbick.

Don Pritchett, Recreation Centers of Sun City president, explains, "We're concerned with the level of the lake as much as the homeowners are.

"The Viewpoint Lake homeowners didn't think we were doing anything," he says, "but we are."

Mr. Pritchett says the broken pump, which also feeds Lakes West Golf Course, is only partly responsible for the sudden drop.

"Evaporation is a big, big factor," he says. "In July, the evaporation rate was 19 million gallons. That's a lot of water."

To rectify the problem, Mr. Pritchett says, a deal was made with Citizens Utilities to provide 60 acre-feet of water to get the lake back to 100 percent capacity.

In the meantime, nearby fire hydrants have been turned on to help replenish the lake.

Mr. Pritchett says it will take 15 to 20 days for the lake to reach full capacity.

Because the Citizens Utilities water is only temporary, Mr. Pritchett says, the board will be looking for a long-term solution for a dependable water source. That could include development of a new well.

"When we met with the homeowners they were concerned we were going to raise their rates," Mr. Pritchett says. "We're not.

"We're very thankful to Citizens. They really came through. The lake homeowners should also be thankful," he says.

COOL SPOT

Viewpoint Lake Park provides serene getaway

By TINA SCHADE
Staff writer

The challenge was posed nearly 30 years ago as builders for Del Webb stood scratching their heads.

What, they wondered, could they do with the seemingly endless pile of dirt which was excavated for the purpose of building Viewpoint Lake? One architect suggested using part of the mound to elevate the soon-to-be Boswell Memorial Hospital above Thunderbird Boulevard.

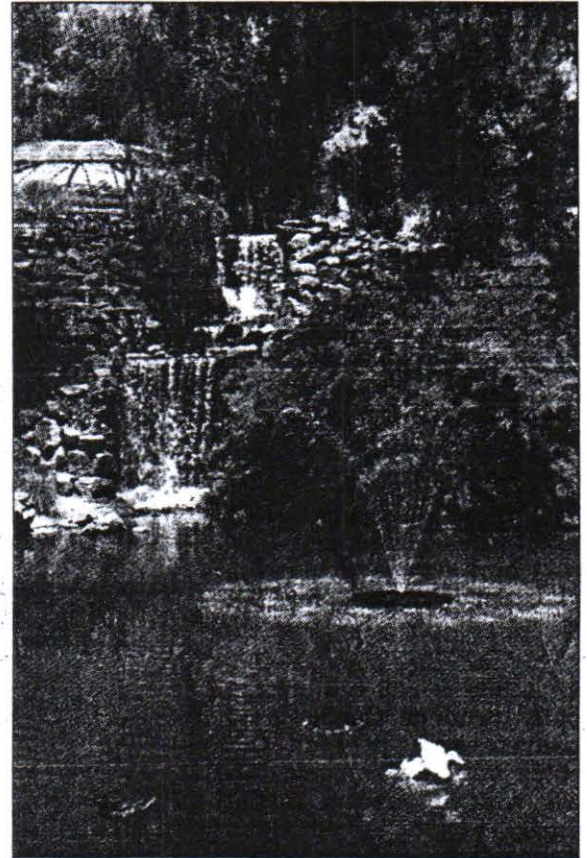
Agreed.

But that wouldn't use up the entire mound. The solution, they decided, was to build a park, which also ascended above the street, complete with a waterfall, a fountain, a gazebo and a variety of species of plants and trees. Ducking in and out of the vegetation, the planners thought, should be animals, ducks, rabbits, the occasional chipmunk and other birds. Viewpoint Lake Park, as it was named, became a hit with Sun Citians.

Today, even during the middle of summer, the park which lies on 105th Avenue just north of Thunderbird Boulevard attracts people looking to "get away from it all," to get a little exercise or a little fresh air.

Joyce Selbin, a certified nurse, was strolling Wednesday through the park with Lois Myerly, a stroke patient. Selbin said she

► See Visitors enjoy, A5



Gregory Harris/Daily News-Sun

The waterfall at Viewpoint Lake at 105th Avenue and Thunderbird Boulevard is a Sun City landmark. The park was built on the mound of dirt that was excavated to create Viewpoint Lake.

occasionally takes her stronger patients to the park because she thinks they find it therapeutic.

"Here they get to see the waterfall and animals and people really enjoy that. It's a good place to go to get out," Selbin said.

Delma Valdez, a park regular, winds her way around benches and enjoys the views three times a week.

"This is where I find peace and serenity. It's like you're in a totally different world. You don't even feel like you're in Phoenix anymore and here, you can be your own person," Valdez said.

12-14-98

D.N.

File Viewpoint Lake



Lisa Goettsche/Daily News-Sun

Christmas carolers stop and sing Christmas tunes at docks along Dawn Lake in Sun City during the boat parade Sunday.



Steve Chernek/Daily News-Sun

Rudolph leads Santa and a couple elves on the annual boat parade around Viewpoint Lake Friday night.

Sunday, Aug. 8, 1999 Daily News-Sun, Sun City, Ariz.

Webb visionary created lake

Back in 1968, when most of the residents of Sun City lived south of Grand Avenue, new home-buyers were witnessing what Del Webb Development Corp. was doing with the cotton fields north of the Avenue. Specifically "The Mountain" — the president of the Webb organization had decided to use the material removed to make a lake into something useful, something that would fit in with the whole "phase two" part of the Sun City development plan.

**DOWN
MEMORY
LANE**

It would include not only Viewpoint Lake but Lakeview Center and a series of new model homes. The mountain, if properly built, would be a focal point for the growing community.

Because of its size — there was a lot of dirt coming out of the space for the lake — it called for special treatment and demanded intricate planning followed by painstaking execution.

The project was turned over to Tom Kemp, a member of Meeker's staff who worked with Meeker in conceiving an idea reflecting Mr. Kemp's work before he became a part of Webb's commercial architecture department.

Mr. Kemp specialized in designing churches in Wisconsin.

Viewpoint Park, as it is now called, with its magnificent use of rushing water and still water, its rock terraces and ledges, its chorus of harmonizing plant life and its pattern of serenity became somewhat of a "church for all man."

Instead of pews there are walkways and ramadas for picnics. And to the dismay of some, the "socials" are conducted daily by the permanent resident ducks, geese and coots.

To accomplish the effects desired, some hard problems had to be solved. The water system was the biggest hurdle since the engineers not only had to get the water to the top, they had to get enough of it up the hill so it would look like a mountain spring when it fell back down. It would take 1,600 gallons per minute to create the effect desired.

The water, of course, comes from Viewpoint Lake, and after it cascades down the rocky ledges, it spills into a pond, which drains partially back into the lake under bridges, then glistens into quieter water ringed with "bulrushes."

Even before the water could be considered, the stability of the mountain itself had to be engineered. A structural concrete backing reinforces the side; the rocks over which the water falls are a facade, but necessary. The erosion potential of that much water is tremendous.

The final touch, the landscaping, completes the ecological concept. Plants that tolerate the summer's hot wrath occupy the sunny side facing the lake. Pines and more lush plants are practically crowding each other out on the falls side now, years later.

The growth that makes any spot in the park such an "outstanding backdrop" for taking pictures of friends and family was planned so it included the widest possible range of plants. Many were tagged so the newcomers can learn to identify species they find elsewhere.

And, of course, there had to be a lookout at the top. The gazebo is open and airy and has benches facing outward giving a bird's eye view across Viewpoint Lake and the tops of homes clustered at the water's edge.

There is a drinking fountain at the top overlooking the waterfall.

Kemp and Meeker did more than just design a park and mountain. Both were out there in the mud and dust, hauling and placing the textured rocks as the masterpiece was taking shape.

For Mr. Kemp, it was a consuming work of love, and he consulted frequently with others to make sure it was not only beautiful — but comfortable, from the covered ramadas and sunken containers to the easy slopes of the walkways. He died a year after Lakeview Center and its adjoining lake and park were dedicated.

From the files of the Sun Cities Area Historical Society.

AUGUST 25-31, 1999 — SUN CITIES INDEPENDENT —

Dead ducks no danger to humans

Waterfowl, fish dying of botulism

By **TOM BARRY**
Independent Newspapers

Federal wildlife biologists and state regulatory officials say the public should not be unduly alarmed by an apparent deadly epidemic among waterfowl and fish reported at Sun City area lakes.

According to results of tests of water samples taken from the lakes, the ducks and other waterfowl likely died of avian botulism, a bacterial infection that attacks the respiratory system and is common during summer months.

The fish were determined to have died of suffocation, said Dr. Frederick Amalfi, of Aquatic

with fish kills at both. The problem may be more widespread than at first imagined. As of last week, groundskeeping personnel reported having disposed of as many as 60 ducks at Viewpoint Lake alone.

"We're still trying to determine the cause of the sudden increase in waterfowl deaths," said Jim Warfield, Rec Centers general manager.

Avian botulism affects only waterfowl and poses no serious public health risks, said Tom Gatz, of the U.S. Fish & Wildlife Service,

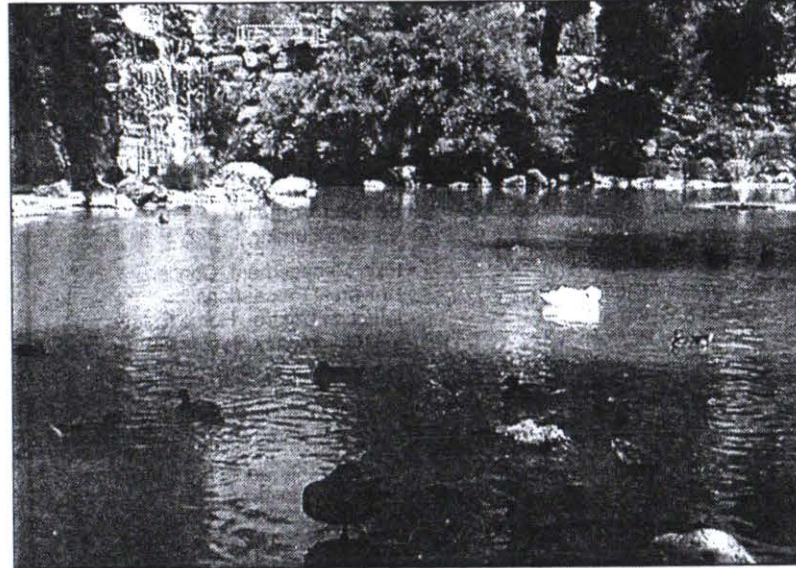


Photo by TOM BARRY/Independent Newspapers

Waterfowl leisurely swim about in a lagoon at Viewpoint Lake, oblivious to a deadly epidemic of avian botulism that has plagued some Sun City area lakes. The disease poses no threat to humans, state and federal officials say.

Consulting and Testing, Inc. of Tempe. The company was retained by the Recreation Centers of Sun City to determine why the fish and waterfowl were dying.

In recent months, an undeter-

mined number of ducks and waterfowl have died in at least two Sun City lakes, the North golf course lake and Viewpoint Lake, along

an opinion also supported by officials at the Arizona Department of Health's Office of Environmental Quality. "Other than taking normal precautions when disposing of sick or dead animals, it's not a bacteria that's known to be harmful to humans," he added.

While the unusually large numbers may be worrisome for residents, Mr. Gatz said there is a resurgence in botulism every few years and that it can sometimes reach epidemic proportions.

Contributing factors are shallow

water, high alkaline content, and extreme water temperatures that deplete oxygen, which in turn suffocates the fish. The result is decomposing plant life, along with dead and decaying fish, from which botulism bacteria may proliferate. Waterfowl droppings as well as stale bread or bird feed can also exacerbate the condition.

"It's a delicate balance that's difficult to maintain especially in a manmade lake," said Mr. Gatz. "Add to that the fact that some waterfowl, such as Canada geese,

are not native to the area."

At the North course lake, one likely culprit may be an overturned aerator discovered only last week. The aerator helps replenish life-giving oxygen in the water.

Robert Briscoe, president of the Rec Centers board, said every effort is being made to remedy the problem and to restore normal conditions at the affected lakes. Meanwhile, officials are strongly discouraging the public from feeding the waterfowl.

Sat., Nov. 6 and Sun., Nov. 7, 1999 Daily News-Sun, Sun City, Ariz.

Pagoda removed from view

By KATE FLEITAS
DAILY NEWS-SUN

The gazebo on Meeker Mountain became a piece of Sun City history last week.

The mountain is located near the northeast corner of 105th Avenue and Thunderbird Boulevard.

A work crew spent three days demolishing the structure and cleaning up its remains.

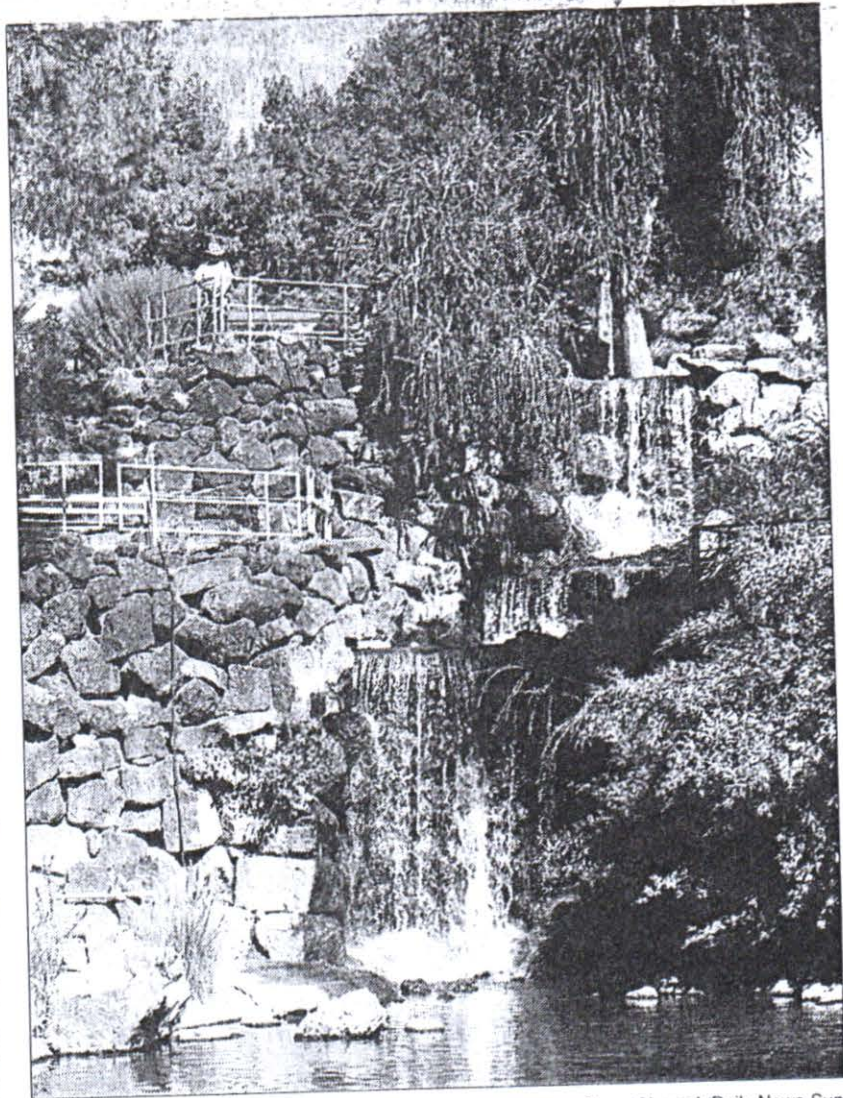
An architect provided a rendering of a new building to take the gazebo's place, but it won't come to fruition any time soon, said Harold Boudrie, treasurer of the Recreation Centers of Sun Cities board of directors.

"Money was allocated for a new one, but we had to take it out of the budget," he said.

Boudrie said the project is on hold and will be reconsidered when the board prepares the 2001 budget. He estimates the project will cost more than \$50,000.

Engineers from

See Gazebo falls, A5



Steve Chernek/Daily News-Sun

The waterfall at Viewpoint Lake remains one of the scenic spots in Sun City even though its landmark pagoda was removed from its shores last week.

From A1

Tempe-based Rader-Sterling & Associates, Inc. reviewed the gazebo, also known as the "pagoda" last December. Their services were enlisted after people noticed structural problems in the gazebo, said Jim Harrison, rec center project manager.

"It was old and rotten," he said.

In a report dated April 20, 1999, engineers said, "It remains my opinion that the pagoda structure has exceeded its reasonable service life and that it would not be prudent or cost-effective to repair the existing structure."

The wooden gazebo, which sat atop Meeker Mountain, overlooked Viewpoint Lake. It was surrounded by a Japanese garden and served as a pastoral venue for weddings and parties for more than 25 years, Harrison said.

Now all that remains of the gazebo is an octagonal concrete slab surrounded by eight structural anchors built into the ground. Visitors strolling along the lakeside path this week were unaware of the

structure's absence.

Al, a Sun City resident who has walked the path every day for the past 18 years, said he would like to see a new gazebo built. He said the area around the lake does not look as good as it did in the 1970s.

"It's run down. The lake is not as clean and has oil in it," he said.

Joan Bailey, who has lived in Sun City for the past four years, visited the lakeside path for the first time last weekend.

"I just fell in love with it," she said.

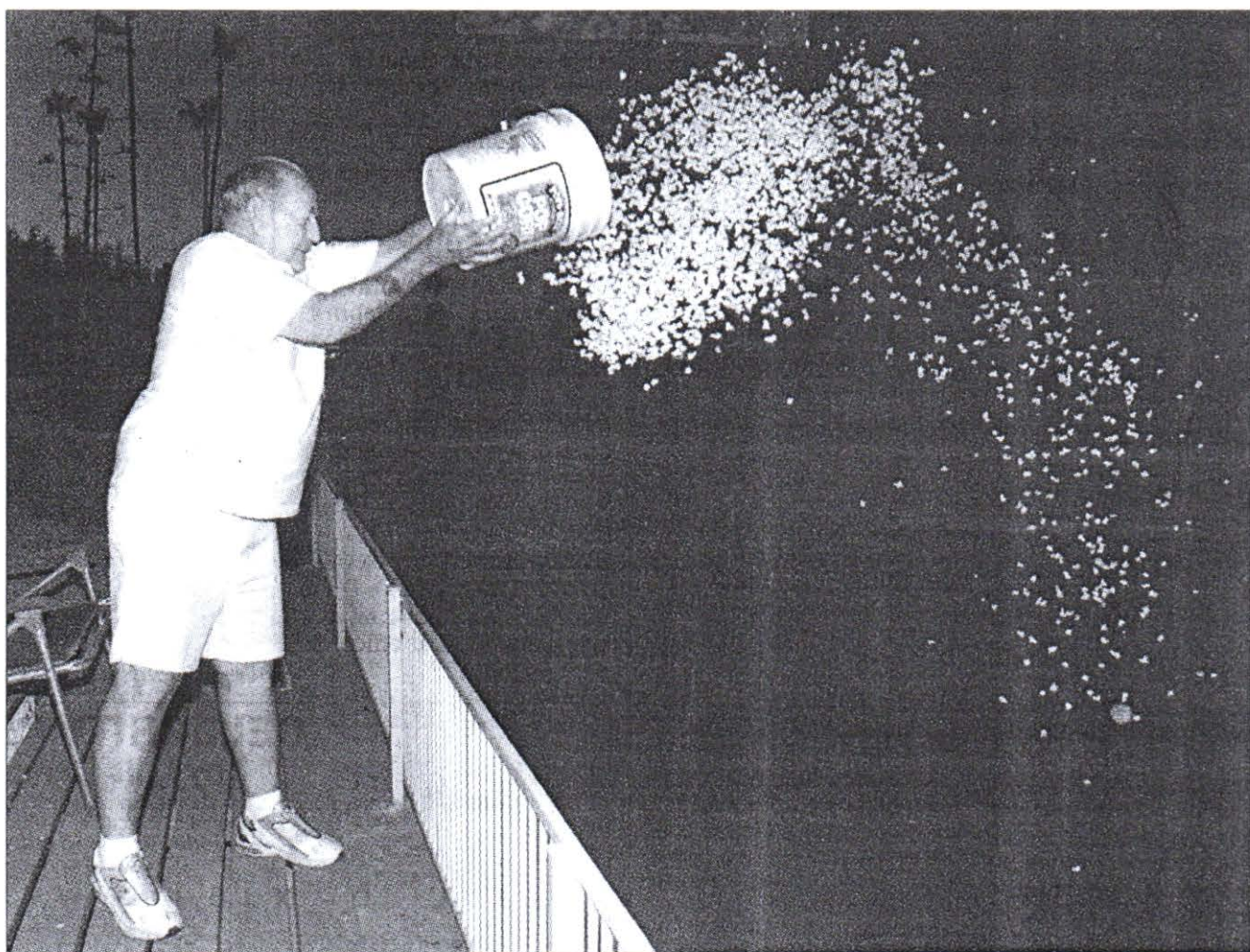
Bailey was not familiar with the gazebo nor its destruction.

Sun City resident Al Tudor remembered the gazebo as a Sun City landmark where many residents entertained guests.

"People would take visitors and grandchildren up there to see the waterfall. It was a fairly popular spot," he said.

Rec center director Marge Murphy said she and other residents would visit the gazebo to practice Tai-Chi, Chinese meditative movements.

"They're going to miss it," she said.



MOLLIE J. HOPPES/DAILY NEWS-SUN

Vern Hayes throws a bucket of popcorn into Viewpoint Lake to feed the catfish.

FEEDING FRENZY

VIEWPOINT LAKE:
Sun Citians help fish survive with 8 pounds of popcorn daily

JOHN SOKOLICH
DAILY NEWS-SUN

Vern Hayes of Sun City doesn't eat popcorn all that much, but he buys a 50-pound bag of it every couple of weeks.

He goes to garage sales to buy air popcorn poppers and pops about a 5-gallon bucketful every night. At dusk, he dumps the popcorn into Viewpoint Lake to feed the fish.

"I've been doing it now for about a year and a half," he said. "My neighbor does the same thing. I think he has a 3-gallon bucket he does every night."

Hayes, a long-time Arizona fisherman, said habit and care drive him to feed the fish. He said the man-made lakes in Arizona that are stocked with fish are a good idea, but there are some things lacking for the smaller gilled animals in Sun City.

"They need food and a place to hide," Hayes said. "They used to have some weeds in the bottom of the lake to let the smaller fish hide, but that was all cleared out. I've been trying to get the rec centers to put something in the lakes, but so far nobody is listening."

Last week, the Recreation Centers of Sun City and the Sun City Sportsman's Club restocked Viewpoint Lake by adding bass and bluegill to the water. Minnows were added as feeder fish, but Hayes said



MOLLIE J. HOPPES/DAILY NEWS-SUN

Vern Hayes fills a bucket with popcorn to feed the fish in Viewpoint Lake.

See Sun Citians, A5

From A1

that sometimes it isn't enough to prevent fish from eating one another.

As for hiding places for the fish in the lake, RCSC officials are aiming to keep the lake clear of debris and have refused to allow Hayes to place several tires in the water to serve as makeshift fish homes.

"The bigger fish eat the smaller fish," Hayes said. "If the smaller fish don't have a place to hide, then they are easy prey for some of the bigger ones out there."

The fish seem to be hungry, too.

A total of about eight gallons of popcorn — buttered and flavor-free — are dumped into the lake each night, and Hayes said the fish devour the morsels within 10 minutes.

"It's a heck of a sight," he said. "I remember a couple of years ago, there used to be more of a variety of fish in the lake, but I don't see as many now."

For the last 20 years, the Sun City Sportsman's Club has been donating \$500 a year — matched by the RCSC

— to purchase fish to restock Viewpoint Lake.

Fishing Viewpoint Lake Tuesday afternoon, Tom Patnaude said he enjoys the fact that the lake is stocked with fish.

"I don't fish that often, but I come down here to pass some time every now and then," he said. "The fish seem to be rather tame here. They come right up to the line and nibble a bit before swimming away."

Patnaude said he sees quite a few people throwing bread in the water, but he had never heard of the

unofficial popcorn-feeding program.

"I guess that's what I should be putting on the hooks from now on," he said.

With or without popcorn, fishing is allowed by RCSC members on Sun City Recreation Center lakes from dawn to dusk. Guests can accompany RCSC members, but must have a special permit available at the RCSC offices in Lakeview Recreation Center, 105th Avenue and Thunderbird Boulevard.

John Sokolich can be reached at 876-2526 or jsokolich@aztrib.com.

DAILY NEWS-SUN

TUESDAY, DEC. 10, 2002

Homeowners deck boats for annual holiday float around Viewpoint Lake

JOHN SOKOLICH
DAILY NEWS-SUN

Sleighbells ring, are you listening? Viewpoint Lake will be glistening.

And residents are invited to a holiday Friday night in Sun City as the 12th-annual Holiday Light Boat Parade sails into view.)

Decorated paddleboats will provide spectators with a preview before the motorized boats parade across the lake, said Hal Dunham, one of the organizers. The paddleboat preview is a first for the Sun City tradition, expected to draw hundreds of spectators.

"It's really a sight to see," Dunham said. "Many of the houses along the lake are already decorated, and the boats are getting the finishing touches, too. So what we have is the houses and the boats reflecting off the water every night. On Friday, we'll get all of it moving."

Themes of the boat decorations this year range from Christmas trees to galloping reindeer to angels. Many of

the boats are decorated with thousands of lights, which have to be connected to special generators. Dunham said one boat will parade with an organist, while another will host Santa Claus.

The history of the parade dates to 1987, when lake resident Horst Wolf took his wife and his mother-in-law for a boat ride on Christmas Eve.

"Greeting the single boat with shouts of 'Merry Christmas' from the shore, some neighbors thought the idea of a holiday-season boat ride was a good idea," organizers reported. "The following year, the parade began — with six boats. Some lacked decorations."

After looking out at some of the decorated boats Monday, Dunham said things have really changed for the parade, but adding more boats will be hard.

"It can only grow so much," he said. "We have 15 to 20 boats now. What is changing is the level of decorations that people are

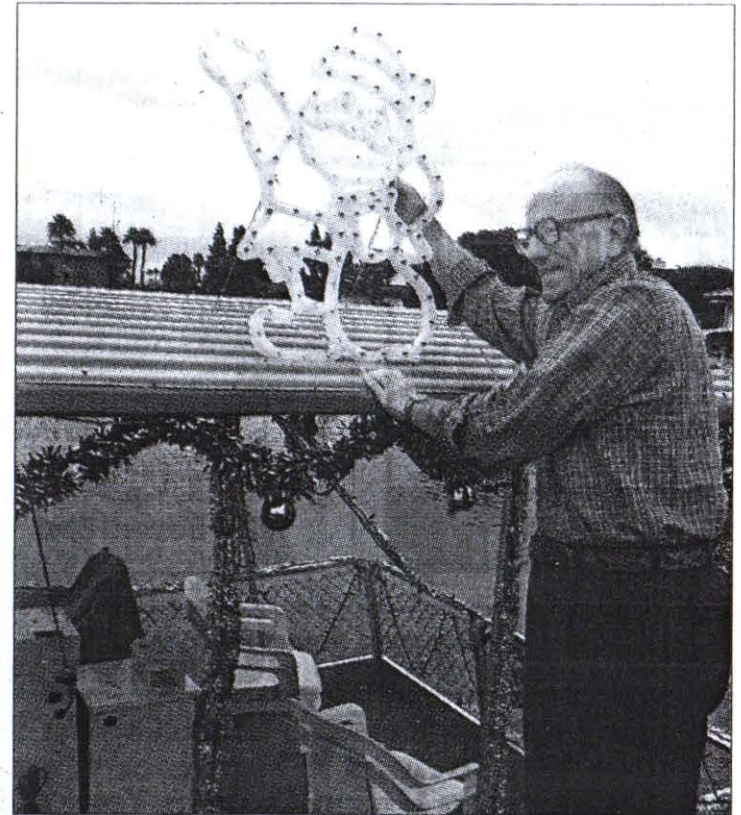
putting on the boats."

Trying to find something "different," boat paraders have added height to the mainstay Christmas tree; there are public-address systems and even an "angel that seems to float in the air," Dunham reported.

Another change is the number of people who come out to watch the spectacle. For the first time in the parade's 12-year history, the Recreation Centers of Sun City will offer hot chocolate to spectators watching from Lakeview Recreation Center, with a disc jockey playing holiday music.

Some things remain the same, though. There are no prizes for the "best-decorated boat." The work and expense associated with the parade remain a labor of love for those participating.

The parade starts just after sunset Friday. Traditionally, some of the best places to view the parade are at 6 p.m. from the Camino Bridge, and from the



MOLLIE J. HOPPES/DAILY NEWS-SUN

David Simons decorates his pontoon for the annual Holiday Light Boat Parade scheduled for Friday on Viewpoint Lake

Lakeview Recreation Center, 105th Avenue and Thunderbird Boulevard. At 5 p.m., disc jockey Robert Wilson will play holiday music on the

Lakeview patio. The boats will circle the entire lake, passing landmarks such as the unoccupied Lakes Club and El Dorado.

DAILY NEWS-SUN

FRIDAY, SEPT. 26, 2003

RCSC waits for water-test results

ERIN REEP
DAILY NEWS-SUN

Two swans have died on a Sun City golf-course lake; the cause of death is not known.

Members of the Sun Cities Swan Club found one of the dead swans Sunday morning by the lake near the 12th hole on Riverview Golf Course, said club President Pat Cropley.

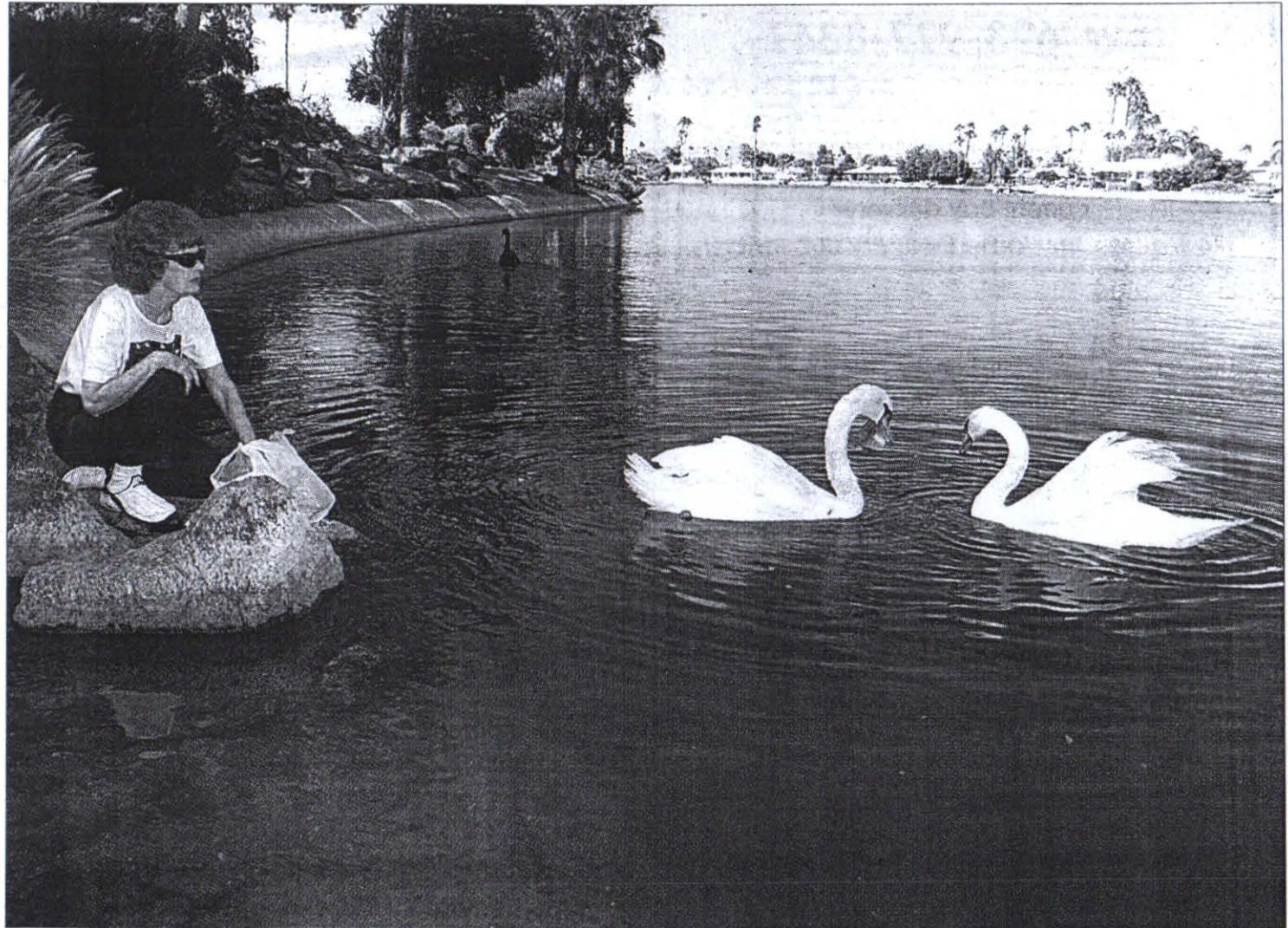
A second swan turned up sick Monday morning at the same location and died 18 hours later, Cropley said.

RCSC golf officials are not sure why the swans died. John Snyder, director of golf operations, said he was alerted of the swan's death Sunday. The water in the lake was brownish-red, a slightly unusual color, and it is being tested.

The color of water hazards on community golf courses depends on what's at the bottom, Snyder said. "I don't suspect that it's the water."

Anytime an out-of-the-ordinary situation arises, the water is checked out, he said. Water samples were sent to

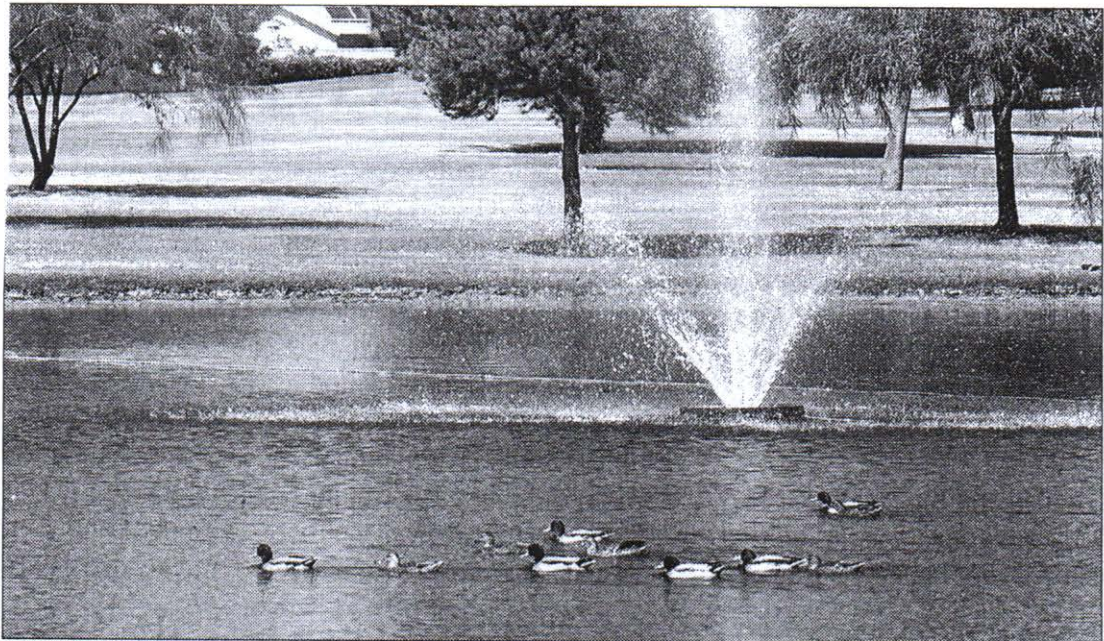
See SWANS, A3



STEVE CHERNEK/DAILY NEWS-SUN

Pat Cropley, Sun City's "Swan Lady," visits longtime residents George and Ethel at Viewpoint Lake Thursday. On Sunday, Cropley and her husband froze the body of male swan Jim Dandy overnight at their home and shipped it Monday to the Arizona Veterinary Diagnostics Laboratory at the University of Arizona in Tucson to learn the cause of its death. Its mate also died.

OVER



STEVE CHERNEK/DAILY NEWS-SUN

A flock of ducks swims on a lake on the back nine of Riverview Golf Course. Two swans living on the lake became ill and died this week.

SWANS: Grandparents care for cygnets

From A1

an aquatics laboratory in Phoenix.

Snyder said it is difficult to tell what could lead to disease or pollution in the lakes, because birds can carry disease on their feet and feathers. "Birds are migratory, so they move from lake to lake," he said.

Recreation Centers of Sun City board President Dorothy Hirtzel alerted RCSC members to the situation during the regular board meeting Thursday at Sundial Auditorium.

On Sunday, Cropley and her husband refrigerated the body of male swan Jim Dandy overnight at their home. The couple then shipped it to the Arizona Veterinary Diagnostics Laboratory at the University of Arizona in Tucson.

Jim Dandy's mate Lucille was found lying by the lake Monday morning.

"She was still alive, but she could barely hold up her head," Cropley said. "She was lethargic ... and she was not eating. We took her and

rushed her to the veterinarian. She lived about 18 hours, but then she died."

Cropley planned to send additional blood samples to the diagnostics lab from the second swan Thursday. While Lucille was still alive, the veterinarian conducted tests of the swan's blood. He told Cropley "it was not something bacterial."

The swans were parents to three 5-month-old cygnets. The Cropleys adopted the young swans overnight, Pat said.

"They spent the night in a chain-link enclosure on our patio," she said. "The next day, we launched them into Viewpoint Lake."

The cygnets are the third set born to Jim Dandy and Lucille. Jim Dandy's parents, a pair of swans named George and Ethel, live on Viewpoint Lake and are "grandparenting" the three cygnets, Cropley said.

George — whose full name is George Washington Swan — is 28 years old, and an original Sun City swan, Cropley said. He and five other swans were purchased from

Michigan State University in 1976 to help "beautify Sun City for the bicentennial celebration," she said.

The Sun Cities Swan Club owns approximately 27 swans that live on Sun Cities courses and Viewpoint and Dawn lakes, Cropley said. The club feeds them daily. The birds eat vitamin and grain pellets, and each lake with swans has a lakeside feeder doling out food, Cropley said.

In addition, "each swan gets a helping of lettuce every day," she said. "Lettuce helps expand their digestive system."

Cropley said it is unusual for two parents to die and leave behind signets; usually it's vice versa.

The Swan Club operates solely on donations, and welcomes any help to defray the cost of discovering the two birds' cause of death, as well as to pay for the feeding of the remaining Sun City swans.

Donations may be sent to the Sun Cities Swan Club, 10541 W. Bayside Road, Sun City, AZ 85351-2729.

Botulism killed swans

Lake-bottom silt contained fatal paralytic bacteria, UA lab says

ERIN REEP
DAILY NEWS-SUN

Sun City Swan Club members have finally learned what killed a pair of swans on a Sun City golf course lake in September.

"It was botulism," said Sun Cities Swan Club President Pat Cropley.

The cause of death has taken about eight weeks to determine, as experts have been studying the bodies of the swans at the Arizona Veterinary Diagnostics Laboratory at the University of Arizona in Tucson.

At the same time, officials at the Recreation Centers of Sun City have been waiting for test results on water samples taken from the lake near the 12th hole on Riverview Golf Course, where the swans died. The water was being tested at an aquatics laboratory in Phoenix.

John Snyder, director of golf operations, was alerted of the first swan's death on the day it happened. At the time of death, the water in the lake was brownish-red, a slightly unusual color; Snyder sent it to the lab for testing.

"It wasn't the water that tested positive for botulism," Snyder said, "it was the silt in the bottom of the lake."

Swans and other birds tend to eat food from the lake bottom, Snyder said. It was his understanding from the autopsy of the swans that they were found with sand in their mouths, indicating they had been feeding from the lake bottom.

Botulism is a "rare but serious paralytic illness" caused by a nerve toxin, produced by *clostridium botulinum* bacteria, according to the Centers for Disease Control. Avian botulism affects wild and domestic birds, and is a leading cause of bird deaths, says Environment Canada, a Canadian-based environmental organization that publishes information about bird diseases.

Ducks are most frequently

affected, but all waterfowl are susceptible, including geese and swans, according to the group's Web site.

Botulism occurs often during the summer in Arizona lakes, said Jody Kieran, director of a nonprofit bird-rescue organization, Fallen Feathers in Peoria.

There are two ways botulism occurs and is perpetuated in local lakes, she said. One is when well-intentioned bird lovers feed the birds by throwing food into the lake. While the birds eat some of that food, uneaten portions can fall to the bottom of the lake and foster bacteria growth.

"If there's any food rotting at the bottom of the lake, it could grow some bacteria," said Robert Magill, nongame-bird program manager of the Arizona Department of Fish and Game.

For that reason, Kieran recommends: "If you feed them, put the food up on the shore, especially

things like bread that have yeast in it."

Kieran said filtration systems can break down and cause the growth of botulism. This happens frequently in area lakes during the summer as water stagnates, she said.

The Swan Club waited to release information about the swans' deaths until the RCSC had more information about the water tests, Cropley said. Snyder said he just received the test results Friday.

"I think it's important to remember," Snyder said, "it's not the water that had botulism in it."

Botulism and other bacteria can occur in lakes, and there is little property owners can do to alleviate the problem, said Snyder and other officials.

According to a letter to Cropley from the University of Arizona diagnostics lab, several viruses were ruled out as causes of death, including West Nile virus and exotic

Newcastle disease.

The male and female swans, Jim Dandy and Lucille, left behind three cygnets.

"One of the cygnets died from an unrelated cause," Cropley said.

After the death of Jim Dandy and Lucille, the cygnets were moved from the Riverview Golf Course lake to Viewpoint Lake. On Nov. 9, Cropley saw that one of the cygnets appeared to be sick, with swollen cheeks — which are unusual for swans, whose cheeks are typically flat.

Cropley took the swan to a veterinarian, who said the bird was "toxic." "It was either stung or bitten by something that was toxic," Cropley said. "Its little cheeks were fat," and its throat was swollen, she said.

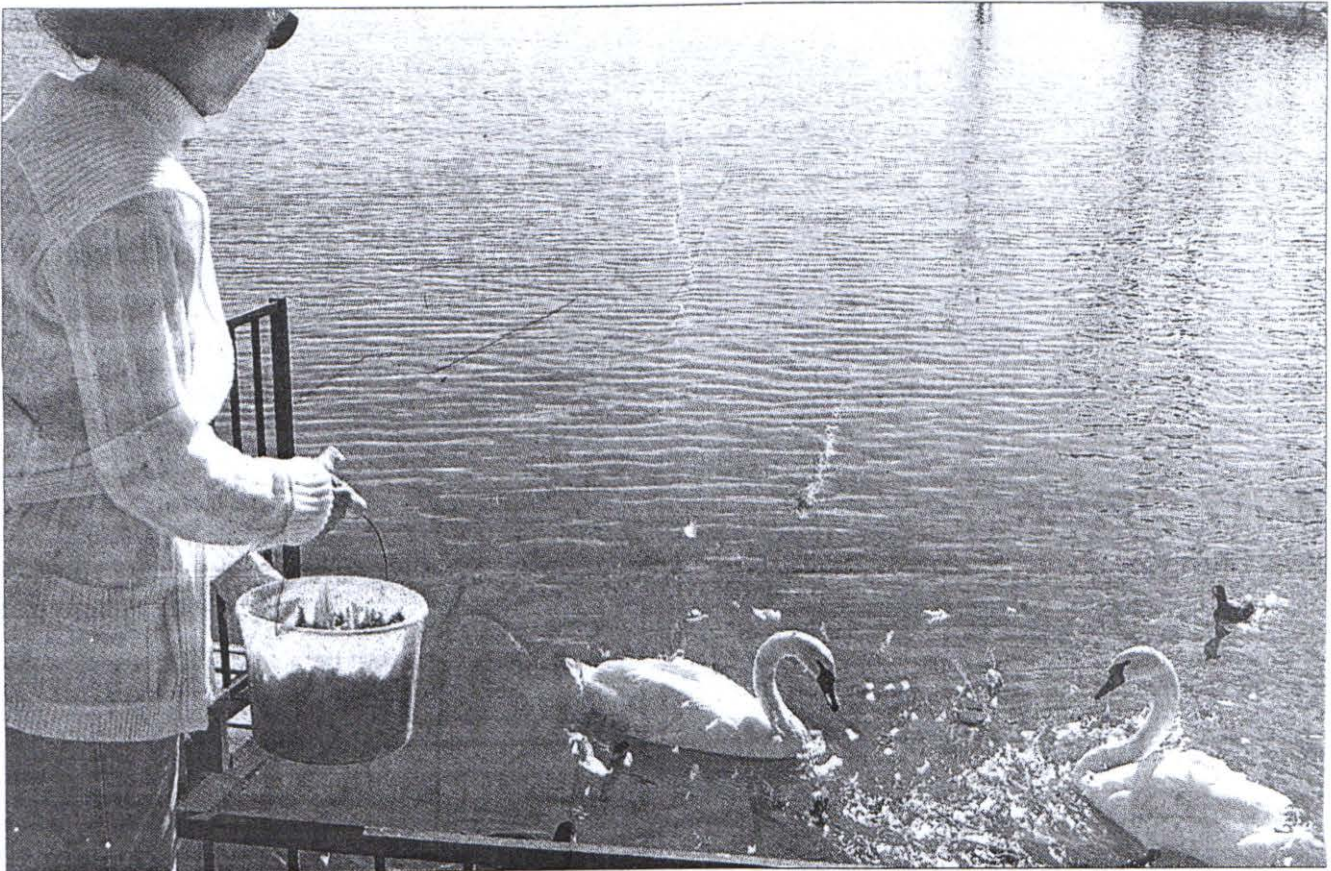
The vet gave the cygnet an injection to bring down the swelling, Cropley said. The bird was having

difficulty swallowing. Cropley kept the cygnet in her garage overnight and gave it antibiotics, but despite her efforts, the cygnet died.

The cygnets were the third set born to Jim Dandy and Lucille. The remaining two are being cared for by their grandparent swans, George Washington Swan and Ethel. George is 28 years old and is an original Sun City swan, one of six originally purchased in 1976 to help beautify Sun City for the bicentennial celebration, according to Cropley.

The Sun Cities Swan Club owns approximately 27 swans that live on Sun Cities courses and Viewpoint and Dawn lakes, Cropley said. The swans receive a daily feeding of lettuce, vitamins and grain pellets.

Erin Reep can be reached at 876-2532 or ereep@aztrib.com.



JOY LAMBERT-SLAGOWSKI/DAILY NEWS-SUN

Pat Cropley, president of the Swan Club, feeds Thunderbird and Cameo, two young offspring of swans that died of botulism poisoning, at Viewpoint Lake Monday.

DAILY NEWS-SUN

WEDNESDAY, SEPT. 24, 2003

Fishermen hook fun days at Viewpoint Lake

MICHAEL MARESH
DAILY NEWS-SUN

Virgil Smith of Sun City would rather fish in the retirement community than the bigger lakes located throughout Arizona.

Smith is one of many residents who fish at Viewpoint Lake, near 105th Avenue and Thunderbird Boulevard in Sun City. Smith fishes about three times a week at Viewpoint and was at the lake Tuesday morning with grandson Antwain Jones.

"I just caught a catfish, but we had to throw it back," he said, adding the fish had swallowed the hook whole, so he had to cut the line.

Smith has fished at Lake Pleasant in the past, but said it pales in comparison to Viewpoint Lake.

"I like fishing here better," he said. "You get better bites here than at Lake Pleasant."

Smith, who moved to Sun City four years ago, said he has fished his entire life. He said he tried his luck at Maricopa Lake in Youngtown but caught nothing.

Smith was fishing from the shore, though he usually fishes from one of the boats supplied by the Recreation Centers of Sun City for free.

"Ninety percent of the



MOLLIE J. HOPPES/DAILY NEWS-SUN

Virgil Smith, left, and his grandson, Antwain Jones, say they always catch catfish and bass at Viewpoint Lake in Sun City.

people fish off boats," he said. "Many just come out here for the scenery."

Dan Reutter, Lakeview property supervisor, said the

lake is stocked with trout, bass, catfish and bluegill. He said October is when Sun City fishermen start coming back to the lake in force, and

when the hours of operation will be extended from eight hours a day to 15.

Reutter said in busy times, it is not uncommon for the

RCSC's three boats to be on the water at the same time.

Through August of this year, 949 Sun City residents have visited the lake, with 462 of those coming in March and April.

"It is an alternative (to lakes outside the area)," he said. "A lot of people don't know that there are a lot of fish in the lake."

Residents are limited to catching four fish daily, and Reutter said residents using boats usually do better.

"We have some very accomplished bass fisherman," he said.

Youngtown Councilman Larry Oglesby said residents of his town have a place where they can go fishing, too. Maricopa Lake is at 113th and Connecticut avenues, and Oglesby said six to 10 residents are regulars at the lake every morning.

He said the town in the last 10 months has stocked the lake with different types of catfish, bluegill and hybrid sunfish, along with \$100 worth of minnows on which the other fish feed.

Oglesby said the \$2,200 Youngtown spent on the lake was well worth it, since both adults and children enjoy fishing.

RCSC applies liquid liner to Willowcreek

Test could be precursor to stem seepage at Viewpoint

ANNIE BOON
DAILY NEWS-SUN

To prevent seepage, the irrigation creek at Willowcreek Golf Course in Sun City has been treated with a liquid liner that sinks to the creek bottom and "patches" holes.

The liquid sealant poured into Willowcreek Friday is the same product that could be used to patch the lining of Viewpoint Lake, should tests determine that the cost-effective liquid is an answer to the lake's seepage problem, said John Snyder, Recreation Centers of Sun City's director of Golf Operations.

Using the liquid liner first at Willowcreek could be considered a small-scale test of its efficiency, Snyder said. The product was applied Friday and allowed to dry over the weekend. The water was turned back on Monday morning, he said. The project cost the RCSC approximately

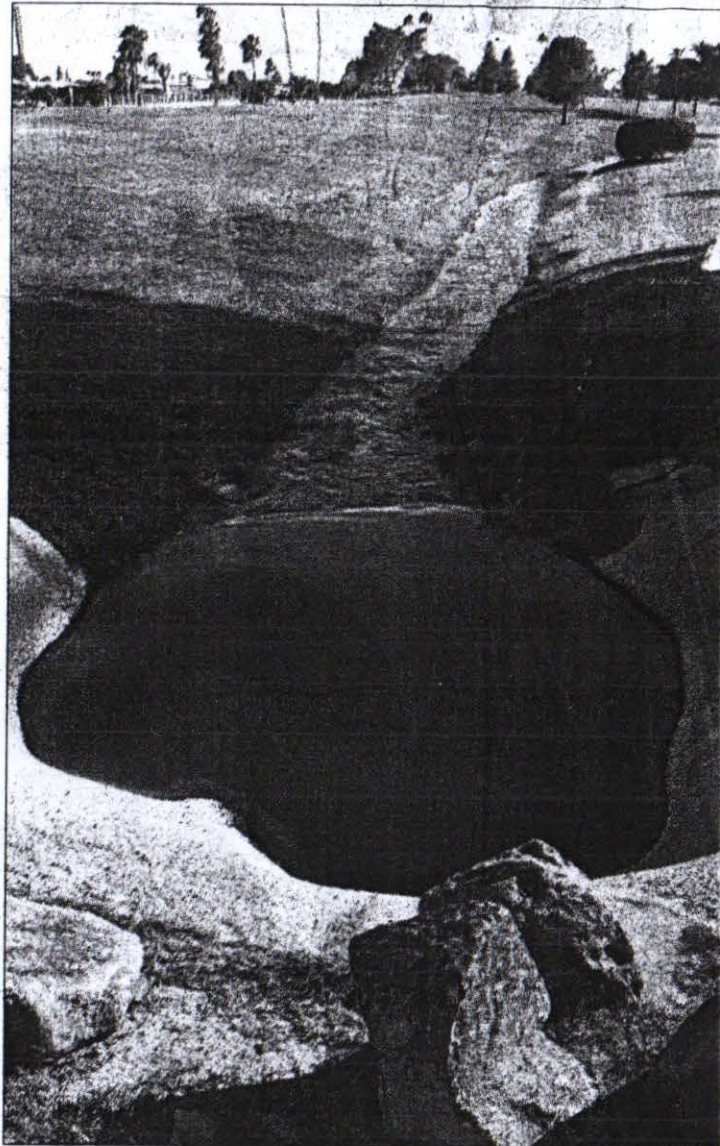
\$8,000, and at this point, is considered a temporary fix, Snyder said.

"Results of this product should show reduced water usage for the Willowcreek golf course over the summer months," Snyder said Monday during an RCSC member/director exchange.

Viewpoint Lake has been seeping at a rate of approximately 129 million gallons of water per year, said Jim Frederick, RCSC director and golf committee chair.

Preliminary estimates have shown that using a liquid sealant to patch the lake's liner could cost around \$400,000. But estimates also revealed that if the liner

See SEEPAGE, A5



STEVE CHERNEK/DAILY NEWS-SUN

A liquid liner is being used to help prevent seepage in the irrigation creek at Willowcreek Golf Course in Sun City.



STEVE CHERNEK/DAILY NEWS-SUN

Cracks such as this one in the liner of the artificial creek at Willowcreek Golf Course in Sun City are responsible for leaks.

From A1

needs a complete overhaul, costs could be between \$3 million and \$5 million, the RCSC board has reported.

Viewpoint Lake supplies water to Lakes East and Lakes West golf courses, and

its seepage has caused the two courses to exceed their allotment for water usage as mandated by the Arizona Department of Water Resources, Snyder said.

Willowcreek and Willowbrook golf courses, which share an irrigation system,

were also found to be over the ADWR's allotment of water usage, largely because of water seeping from the creek, Snyder said. The exact rate of seepage is unknown, he added, because the creek's flowing waters make it difficult to measure.

Twenty-six acre feet of

water travels from one end of the creek to the other, and if 26 acre feet of water doesn't make it to the end of the creek, then water is seeping somewhere along the way, Snyder said.

Annie Boon may be reached at 876-2532 or aboone@aztrib.com.

DAILY NEWS-SUN

FRIDAY, JAN. 28, 2005



STEVE CHERNEK/DAILY NEWS-SUN

Viewpoint Lake in Sun City is leaking, losing more than 60 million gallons of water in a year. Shoring up the lake at Thunderbird Boulevard and 105th Avenue will cost the Recreation Centers of Sun City about \$5 million.

Fixing lake strains RCSC purse

OVER

Relining Viewpoint estimated at \$5M

ANNIE BOON
DAILY NEWS-SUN

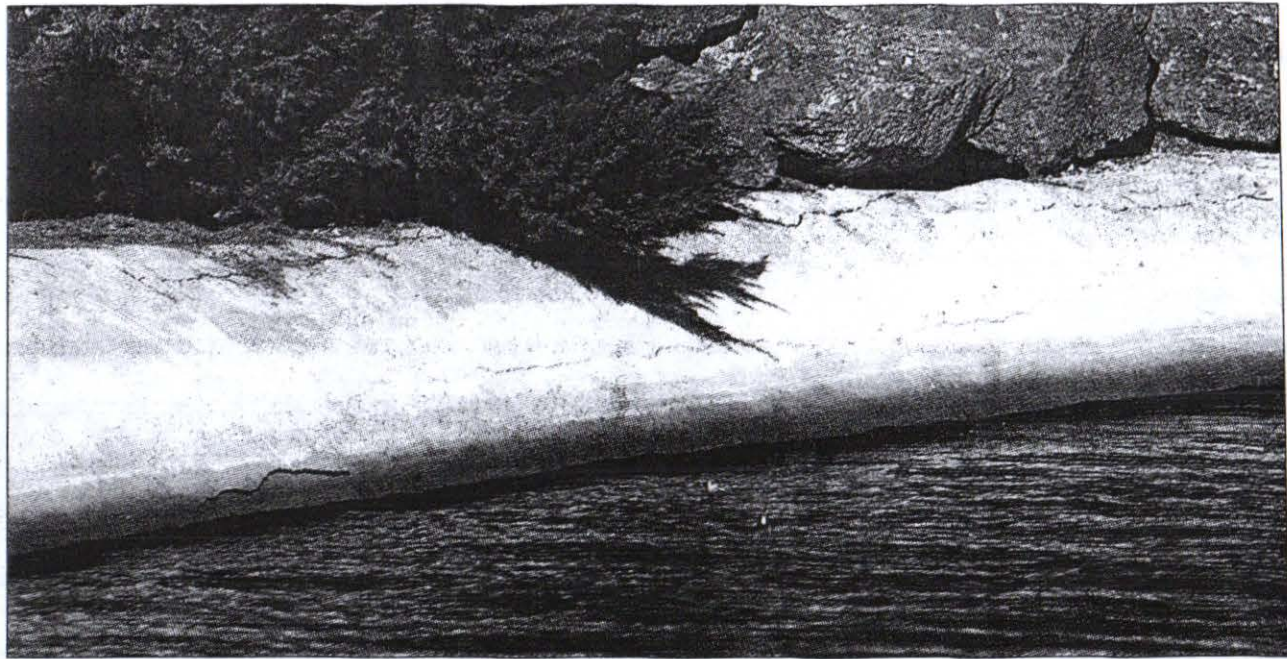
The Arizona Department of Water Resources is cracking down on water seepage from Sun City's Viewpoint Lake which has resulted in a loss of 60 million gallons of water this year.

Repairs to the lake at Thunderbird Boulevard and 105th Avenue could cost the Recreation Centers of Sun City up to \$5 million, according to Jim Frederick, RCSC director and chairman on the golf advisory committee.

Since learning about the costly problem, the RCSC has been forced to delay other projects, including the installation of a new well and the Lakes East Golf Course desert landscaping renovation. The renovation, which was slated to begin May 1, is now delayed until next year, Frederick said.

This fall, the RCSC had Viewpoint Lake surveyed by an outside inspector whose findings revealed that each year for an unknown number of years, approximately 60 million gallons of water has been seeping out of the lake and into the soil below or on the sides of the lake, Frederick said.

The problem, he believes, is the material used to line the entire lake is old and



STEVE CHERNEK/DAILY NEWS-SUN

The lining around Viewpoint Lake shows signs of wear. The lake was built in 1970.

damaged. The life expectancy of the liner is about 20 years, and it's now about 25 years old.

When the liner was originally installed, it was weighted down with a foot of soil. Frederick expects that the soil has since shifted, leaving the liner vulnerable to fishing hooks and other wear and tear.

In December, the ADWR stepped in when an unidentified resident called its office and insisted one of its inspectors come to Sun City to audit the local golf courses and water features for any inefficient water usage.

"This attempt made by a meddling resident backfired as the ADWR was pleased with us," Frederick said. "But Viewpoint Lake was like a red

flag on their audit."

The RCSC knew the 35-year-old lake was a problem area, but since the ADWR's visit, the RCSC must promptly comply with the ADWR's order to make necessary repairs. It will have to be determined exactly what those repairs will require, Frederick said.

The lake's existing liner may be fixed by sealing it, which would cost around \$350,000, he said. If not, the lake's fish will have to be removed and the water completely drained to renovate its structure. This overhaul is estimated to cost between \$3 million and \$5 million, Frederick said. Funds for the repair would come from the RCSC's Capitol Preservation Fund, after adjusting the budget to accommodate the

cost.

"I'm not sure it can be stopped, not with liners or anything," Frederick said, adding that even with the costly repairs, the seepage could continue at some level.

Because the RCSC is dealing with the complex and time-sensitive issues surrounding Viewpoint Lake, the Lakes East renovation is on hold. When nine acres of the course's 56 acres are converted to desert landscaping, about 14.5 million gallons of water will be saved each year.

The golf course renovation must occur during the summer off-season to prevent interrupting golfers, so with the timing of Viewpoint Lake's ordeal, Lake's East must wait until next May to be renovated, Frederick said.

The project, estimated to cost around \$695,000, will take about three to four months to complete and will also make upgrades to the irrigation system, improving bunkers and tees and bringing in new sand.

A 60-year-old water well at 103rd Avenue, between Thunderbird Boulevard and Grand Avenue, outlived its life span of about 30 to 35 years. The well, which pumps water to Lakes East Golf Course, Dawn Lake and Viewpoint Lake, was supposed to be replaced at a cost of around \$350,000. This project is now on hold while the RCSC juggles finances and timing with Viewpoint Lake repairs, Frederick said.

Annie Boon may be reached at 876-2532 or aboone@aztrib.com.

Viewpoint Lake leaking water

RCSC considers chemical sealant

By Cecilia Chan
Independent Newspapers

Viewpoint Lake is losing about 354,000 gallons of water each day, enough to fill 3,540 bathtubs to the brim.

The 33-acre, man-made lake, built in the early 1970s, is used to water the Lakes West Golf Course.

"The lake is leaking or has

seepage going into the ground," said Norm Dickson, president of the Recreation Centers of Sun City Board of Directors. "Back then the lining used was 10 millimeter in thickness and was maybe heavier than what a homeowner uses for a drop cloth for painting. They now use up to 80 millimeters for the lining, which is tough and strong, lasts a long time and UV resistant."

Instead of replacing the lake's deteriorated lining, estimated at a prohibitive \$3 million or better, RCSC is looking at a chemical that binds with the soil and creates a permanent sealant, Mr. Dickson said.

"The cost on that would be less than half a million," he said. "The money to pay for that would come out of the Capital Preservation Fund."

Some residents, however, say the cost should be shared equally among the property owners around the lake. They point to a deed restriction, recorded more than 30 years ago, which stipulates cleaning and repairs to the lake should be shouldered by the owners of the lake-front property, which means RCSC, 81 homeowners, Sun Health and the El Dorado nursing home, they say.

Mr. Dickson said there is a "restrictive covenants between

RCSC and Viewpoint Lake homeowners and "the agreement reads now RCSC would be paying for it."

"There is a contract that describes how much each property owner is responsible for," said resident Chuck Chadbourn. "I don't know about a change. I was on the board (1995-98). They could not have done it without a vote of the people because they are talking about a

See Water — Page 3

Water

Continued From Page 1
lot of money."

Linda Thompson, who belongs to a three-member Viewpoint Lake Management Committee Board, said the 81 homeowners each currently contribute \$280 a year into a fund to maintain the lake. Other owners such as El Dorado also pay into the fund, she said.

"We pay per year for the privilege of looking at the lake," she said. "We've been contributing money to the cleanup and maintenance of the lake since 1978."

Ms. Thompson said several documents amended the original language of the deed restriction. The deed restriction states the restrictions and covenants may be amended in whole or in part at any time by the vote of the owners.

"The bottom line is Viewpoint Lake is owned by the rec center and will be paying for the cost of

repairs," Ms. Thompson said. "Like any amenities in Sun City, (the lake) is part of the concept everyone bought into. It's not a private lake. I never go the Fairway or Sundial but if they need to be renovated, the money I pay to live in Sun City, part of that money goes to redo amenities."

Residents visiting the lake, which features docks and a cascading water fall from a man-made miniature mountain on site, agreed repair costs should be shared by those who live in Sun City.

"I don't think the whole things should be paid by the (lake) homeowners," said Ray Hatfield, who comes to the lake almost daily. "I think it should be shared. We enjoy it, too. I think everybody should put in something. I'd put \$50 in it."

Mr. Hatfield, who is legally blind and unable to watch television or play poker, say coming to the lake to fish is the one activity he can do. He is able to fish by attaching a bell to his line, which

alerts him of a catch.

Fellow fisherman Bob Wolf said the cost should be shared between the RCSC golf division, which uses the lake to water the golf course and Sun Citians.

Water pumped from a well at Sunland Cemetery into Viewpoint Lake is then pumped onto the Lakes West Golf Course. In cases of emergencies, the lake also can be used to water Lakes East Golf Course.

"During the summer months we run 800,000 to over a million gallons a night," Director of Golf Operations John Snyder said.

Mr. Dickson said the leak was discovered in November or December 2004.

Mr. Snyder said RCSC hired an outside company last fall that confirmed its findings of a problem at the lake. More water than normal needed to be pumped into the lake alerted Mr. Synder, who performed two tests.

The company's inspection indicated the lake was leaking 396

acre feet of water each year or 129 million gallons, Mr. Snyder said.

RCSC staff expects by June to learn the results of soil tests at the lake, which will determine if the chemical sealant can be used.

"We would put the liquid product into the water and it would sink to the bottom and seal the lake," Mr. Snyder said. "But it has to be compatible with the soil."

Mr. Dickson said if the "wet method" was doable, they would remove the fish for the three-week process.

"We would do it in the winter time when we are not using the lake to water the golf course so much," he said, adding the issue would come for a vote before the RCSC Board in the fall.

Post your comments on this issue at
newsblog.info/0302
News editor Cecilia Chan can be
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Viewpoint lake losing water

Sealing effort short of goal

By Matt Loeschman
Independent Newspapers

Recreation Centers of Sun City officials were not quite able to seal the deal at Viewpoint Lake.

A January sealing effort at the lake fell short of expected results, according to RCSC officials, leading the group to ponder its next move.

"There were a lot of conversions involved here and all of them may not have been correct," explained RCSC President Don Schordje. "We're figuring out what we should do next but it may involve another sealing

effort this fall. This was a successful first effort but we missed our ultimate goal."

A study in early 2005 revealed the 33-acre Viewpoint Lake, Thunderbird and Del Webb boulevards, was seeping nearly 130 million gallons of water per year.

That led the Arizona Department of Water Resources to require the RCSC to reduce the seepage by at least 50 percent.

"We are going to pay them back," Mr. Schordje said. "We don't want any fines in the future."

According to the board president, based on the February 2005 study, the lake was seeping 396 acre feet of water per year.

See **Lake** — Page 9

Lake

Continued From Page 1

"We rounded that number up to 400 and figured we could pay back what we owed to the water department by reducing it by 200," Mr. Schordje said. "But then the numbers were changed on us."

According to RCSC Director of Golf Operations John Snyder, the lake was losing more water than the study indicated. Mr. Snyder took another reading just prior to the lake bottom's chemical sealing Jan. 31.

"The lake is seeping more than 500 acre feet per year," he explained.

Officials determined 507 acre feet per year was an accurate number, more than a 100-acre feet

increase over the original study. The sealing project cost nearly \$300,000, RCSC officials noted.

Thus, the project did not return the results officials sought. Seeking a 50-percent loss in seepage, the Jan. 31 sealing offered only about a 30-percent seepage reduction.

"Once we had the new numbers, it was too late to reformulate the sealant to handle the additional water loss," Mr. Schordje said. "The sealant used was not as effective as we'd hoped it would be. Still, the company did nothing wrong nor did they offer a 100-percent guarantee. We need to do more so we are contemplating taking another shot at it."

Since the project was done under warranty, another sealing will cost about \$60,000, he added.

To keep the lake from becoming stagnant, some fish are being

put back into Viewpoint Lake while other fish will remain on the RCSC's golf course lakes until officials determine their next step.

The fish were removed before the resealing last January.

Because the summertime requires more water to be pumped from the lake to irrigate Lakes West Golf Course, another sealing will not likely occur until this fall.

"We've got all summer to talk to professional people and see what we can do," Mr. Schordje said. "Is there a fissure somewhere? Who knows. But we have to determine whether another seal is necessary and we need more research into what has happened so far."

Post your comments on this issue at www.newszapforums.com/forum29. Reach News Editor Matt Loeschman at 972-6101 or mloeschman@newszap.com.

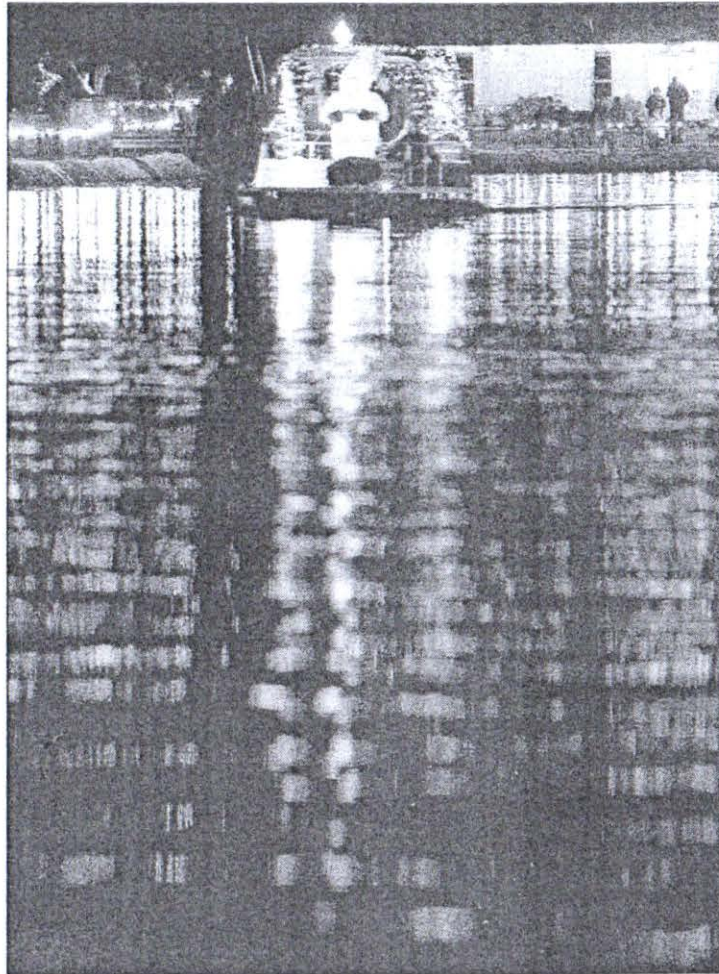
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April 26, 2006

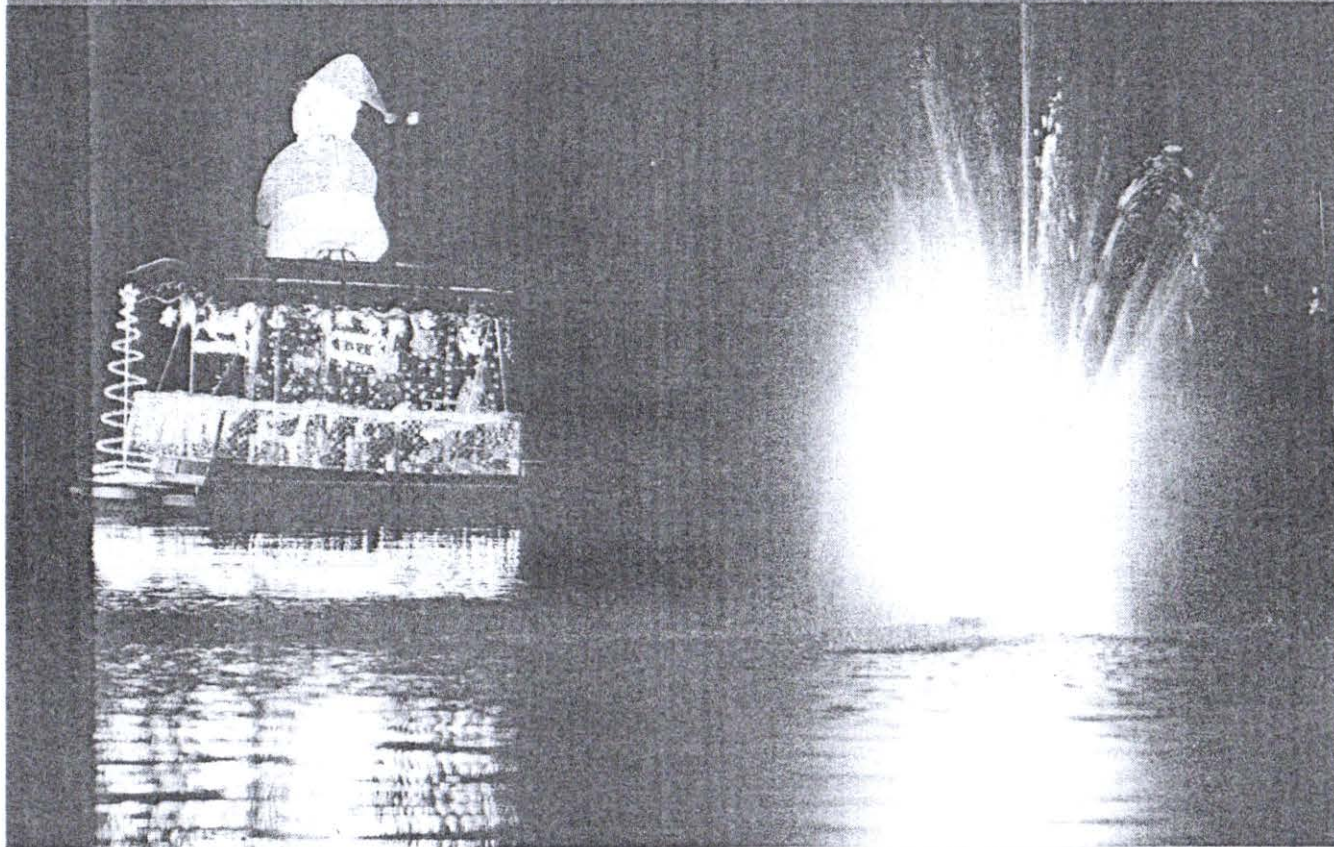


PHOTOS BY MICHAEL SCHENNUM/THE REPUBLIC

Christmas afloat

Northwest Valley residents flocked to Viewpoint Lake in Sun City on Friday for a colorful holiday flotilla of decorated boats parading on the water. Spectators enjoyed hot dogs, warm beverages, Christmas caroling (above) and hilltop views of the entire lake as the boats made a circuit of the water course. It was the 20th annual edition of the parade, which began in 1987 when lakeside resident Horst Wolf took his mother-in-law and wife for a boat ride on Christmas Eve.

Christmas boat parade



MICHAEL SCHENNUM/THE REPUBLIC

Santa floats past a lighted fountain at Viewpoint Lake in Sun City during a water parade Friday evening. **Page 5**

Viewpoint Lake clears state regulatory hurdle

JEFF DEMPSEY
DAILY NEWS-SUN

The Recreation Centers of Sun City has reached an agreement with the state that the RCSC general manager said will save the community millions of dollars in repairs at Viewpoint Lake.

"It's exciting news. I've been working on this for a while now, but I couldn't tell anybody what it was," General Manager Jan

Ek said Tuesday afternoon at a meeting of the Viewpoint Lake Management Board.

Ek told the board the RCSC has received relief from the water allocation requirement, courtesy of an administrative review by the Arizona Department of Water Resources.

She said the RCSC was seeking to prove the lake's seepage was refilling the water table and in the course of

that pursuit the possibility was raised of seeking administrative relief.

"We realized when we looked at it that we had a very good chance to qualify," Ek said.

Sun City's Viewpoint Lake has been a point of contention in the community for years. The lake has been seeping water at an unacceptable rate and finding a solution to that situation had



JAROD OPPERMAN/DAILY NEWS-SUN

Jan Ek, general manager of the Recreation Centers of Sun City, discusses Viewpoint Lake with the Viewpoint Lake Management Board Tuesday.

proved difficult.

The RCSC was frequently failing to meet its water use allocation — water from the lake is also used to

water the golf courses — and was purchasing water credits to offset the difference at a cost

SEE LAKE, A5

LAKE

FROM A1

of \$75,000 to \$90,000 annually. In the fall of 2011, RCSC management met with the ADWR to confirm they could pursue relief. Once officials received the go-ahead, they created a water management plan, including RCSC's historical data, and submitted their findings. Those findings needed to prove to ADWR's satisfaction that re-lining the entire lake would be cost-prohibitive to the community and disproportionate to the size of the community.

"The new liner would cost millions," Ek said. "We would have to section off the lake, drain part of it, dry it, dig up the dirt, put the new liner in — and all of (the residents) would have to pull up their docks while this happened. We would not be able to control the smell, and there is no telling how long the whole process would take."

The relief request was submitted in May. Ek said the RCSC just received the final approval, though there are requirements that must

be fulfilled on RCSC's end.

First, the irrigation systems at North, Willowbrook, Willowcreek, Riverview and Lakes East must be replaced in the next five years. Second, the RCSC must conduct annual meetings for the residents of Sun City on the importance of water conservation.

"This is really a win-win for us, quite frankly," she said. "It couldn't have worked out any better for us."

Ek said the money saved on purchasing water credits will now be used on lake maintenance and the irrigation system repairs.

The RCSC will have to apply again for the relief exemption sometime in the next couple of years, Ek said, but she said she was told they are not likely to face any problems.

"Because we've already been through the process, and so recently, we're really likely to get approval and the same stipulations," she said.

"This problem, this dark cloud that has been over our heads, is now gone."

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



Independent Newspapers/Rusty Bradshaw

West Valley RC Mariners members race their sailboats on Viewpoint Lake. RCSC and Arizona Department of Water Resources officials reached an agreement that removes the requirement to stay within an annual water allotment.

Leak Away: Viewpoint gets relief

RCSC not required to stay within ADWR water allotment

By Rusty Bradshaw
Independent Newspapers

Recreation Centers of Sun City and Viewpoint Lake homeowners will not have to address seepage at the community's man-made lake — at least for 12 years or so.

Jan Ek, RCSC general manager, announced Feb. 19 during a Viewpoint Lake Management Board meeting that Arizona Department of Water Resources officials granted relief from the state-required water allotment for the lake. The ruling ended more than two years of research of options to address annual seepage from the RCSC-owned lake. That seepage drew down

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lake water levels and required more water to restore them.

"We would have faced a \$150,000 and up fine for not staying within the allotment," Ms. Ek explained.

RCSC officials avoided the fine by using less lake water on golf courses and purchasing additional water allotment, which cost up to \$90,000 per year, according to Ms. Ek.

"Now we're no longer required to meet the allotment," she said.

That was achieved by applying for an administrative review and successfully arguing it

would be a hardship to replace the lake's liner, according to Ms. Ek, who discovered the review option by chance. She had been trying to convince ADWR officials Viewpoint Lake should be designated a recharge basin because it was reinvigorating the water table.

"I was hitting a brick wall on that one, but they then asked if I had considered an administrative review," she said.

RCSC and ADWR officials met in the fall of 2011 to confirm the ability to apply for review. However, RCSC leadership kept the option and negotiations under wraps until last week.

"A lot of people have asked what's happening, and I wanted to tell them about it, but I couldn't until everything was approved," she explained.

See Lake — Page 18

Lake

Continued From Page 1

Stipulations to approval were that RCSC must replace irrigation systems at North, Willowcreek, Riverview, Willowbrook and Lakes East golf courses, and conduct an annual water conservation education class, according to Ms. Ek.

Replacing irrigation systems is planned by RCSC officials anyway to improve water utilization, according to Dan Hill, RCSC and lake management board member.

"Utilization means water distribution," he said. "Lakes West was in the 50 percentile before the system was replaced there, and after it is up in the high 80s."

In making the case for relief, Ms. Ek told ADWR officials replacing the lake liner was cost prohibitive and disproportionate to the community. She explained liner replacement would create hardship to residents as it would have to be done in sections and that would require homeowners to remove their docks and replace them when the work was complete. When sections of the lake were drained, it would also create an unbearable smell, she added.

RCSC got allotment relief for ADWR's Phoenix Active Management Area Third Management Plan, which was due to end in 2010 but has been delayed. When the Fourth Management Plan is adopted, possibly in one or two years, RCSC would have to apply for administrative review again.

"But what I'm hearing from them (ADWR) is that we would get approval since we just were approved," she said.

The Fourth Management Plan would be in effect for 10 years. RCSC officials will have to reapply with each succeeding management plan, according to Ms. Ek.

"If the reason for granting us the relieve now remains valid in the future, it is not likely it (lake relining) would need to be addressed, although the stipulations to keep the review will obviously change over time," she stated in a Feb. 20 e-mail.

Residents at the Feb. 19 lake manage-

ment board meeting asked if RCSC officials would remove liner pieces that break loose and come to the surface. Ms. Ek said the RCSC budget includes funds for lake wall repairs, but there are no plans to remove liner pieces.

"We haven't seen that happening for a while," said Jim Wellman, RCSC assistant general manager.

The allotment relief is for Viewpoint Lake and does not include Dawn Lake, which is privately owned.

"I tried to get Dawn Lake included, but since it is private and not for the community at large, ADWR would not include it," Ms. Ek said.

Lake homeowners successfully sued RCSC to force the corporation to reverse a decision to increase fees for maintenance, an action that violated two agreements between RCSC and the lake association. Part of the judge's 2010 decision ordered RCSC officials to properly maintain the lake, including solving the seepage problem.

RCSC officials were relatively silent on lake issues when questioned by resident Don Schordje during the Sept. 29, 2011 board meeting. Mr. Schordje, a former RCSC board member, asked what was being done about the lake leak.

"The only thing I can say right now is we are working on the problem," Vance Coleman, then-board president, said. "We will not try anything that has failed (previously)."

Jon Braemer, a former RCSC board member, got the same stoney silence in the Jan. 16, 2012 RCSC director/member exchange when he asked about the status of his suggestion, made shortly before he left the board in 2009, to declare the lake a recharge basin. He believes that option would eliminate the need to replace the lake liner.

"Sewage plants treat water then pump then into recharge basins where the water perks down into the soil," Mr. Braemer explained.

Ms. Ek said at the time it was in the hands of government. She said going public at that time would present complications in reaching a desired resolution. She added RCSC's silence was not related to lake homeowners or the lawsuit filed by them.



Independent Newspapers/Rusty Bradshaw
 Even as crews use booms at Dawn Lake, right, to hold back the spilled oil to be sucked out by powerful pumps, birds continue to find their way around the privately owned lake. While five swans were rehabilitated, more than 20 ducks died from the oil that entered the lake through a well intake. See story on Page 2.



Sun City oil spill

time was pumping water into the lake to raise the water level, was shut down almost immediately.

"It was not real heavy oil, but enough to cover the water throughout the lake," Mr. Anderson stated.

Through an agreement with the lake HOA, owners of the body of water, RCSC officials pump water from the lake for golf course irrigation. Water is then pumped back in at a later time to restore lake water levels.

Ms. Higgins stated tests were conducted on the oil to find out how much and what kind of oil seeped into the lake.

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

Oil

Continued From Page 2

according to Joelyn Higgins, RCSC communications and marketing director.

"RCSC staff, along with our aquatic specialist, surveyed the situation and appropriate government agencies were notified," Ms. Higgins stated in an email.

Mr. Anderson added that Dawn Lake and RCSC officials cooperated fully in the animal recovery, inspection and cleanup efforts.

He explained the spill was discovered Jan. 16 by a resident in the area who detected a foul odor. The well, which at the

Dawn Lake oil spill kills ducks; swans saved

By Rusty Bradshaw
 Independent Newspapers

Crews from H2O of Chandler were busy last week cleaning up an oil slick in Sun City's Dawn Lake.

It was not a tanker run aground, but it was enough to kill as many as 20 ducks and endangered the neighborhood's five swans, according to Paul Anderson, Dawn Lake Homeowners Association board president. The swans were rehabilitated by Liberty Recovery.

Dawn Lake HOA and Recreation Centers of Sun City officials determined the oil entered the privately owned lake from an RCSC-controlled well near 103rd Avenue and Thunderbird Boulevard.

"The oil entered the lake through the well intake," Mr. Anderson stated in an email.

The well was recently repaired by a contractor, who last week pulled the well for inspection to determine the cause of the spill,

See Oil — Page 6

VF SC LAKES

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Wednesday, February 4, 2015

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Independent Newspapers/Rusty Bradshaw
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See Oil — Page 6

VF SC Lakes

SUN CITY

INDEPENDENT



Soccer anyone?

Page 16

DWR agreement avoids relining Viewpoint Lake

By Rusty Bradshaw
Independent Newspapers

Recreation Centers of Sun City and Viewpoint Lake homeowners will not have to address seepage at the community's man-made lake — at least for 11 years or so.

Arizona Department of Water Resources officials granted relief from the state-required water allotment for the lake. The February 2013 ruling ended more than two years of research of options to address annual seepage from the RCSC-owned lake. That seepage drew down water levels and required more water to restore the the lake.

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RCSC officials avoided the fine by using less lake water on golf courses and purchasing additional water allotment, which cost up to \$90,000 per year, according to Ms. Ek.

Allotment relief was achieved by applying for an administrative review and successfully arguing it would be a hardship to replace the lake's liner, according to Ms. Ek, who discovered the review option by chance. She had been trying to

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Mandi Conway, MD, FACS



Gholam Peyman, MD, FACS



UF SC Lakes

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Independent Newspapers/Rusty Bradshaw
Volunteers, from left, Martha Rothermel, Bob DeVries and Ralph Stevenson put together a "fingerling fortress" during a session last week. The fortresses, once in Viewpoint Lake, are designed to provide protection for young bluegill, inset photo, and other young fish.

More Sun City 'housing'

Habitats designed to make Viewpoint Lake fish-friendly

By Rusty Bradshaw
Independent Newspapers

Who says Sun City's residential property is built out. Volunteers are now busy building lake front habitats.

They are just not for humans.

Sun City residents and Recreation Centers of Sun City are working with Eric Swanson, lake consultant, to construct a number of different types of habitat for the lake to build up the existing stock and planned augmentation by providing protection for

young fish. The habitats will increase the survivability of the younger fish, which will then live to spawn their own young.

"The goal is to get the lake to be more self-sustaining," Mr. Swanson said.

In the first building session Oct. 7-9, 18 volunteers completed 60 "pipe palaces" and deployed them into Viewpoint Lake, according to Jim Wellman, RCSC assistant general manager. Volunteers then prepared materials for construction of 80 "fingerling fortresses." The work on those items was conducted Nov. 10-14 (excluding Veterans Day), according to Mr. Wellman.

As with the "pipe palaces," culvert pipe with wire mesh over each end, the "fingerling fortresses" allow smaller fish to enter but keeps larger fish out. It gives the young-

er fish somewhere to avoid being eaten, something the lake has been lacking. That meant continual stocking of fish to keep up with the kill rate.

RCSC's effort to increase utilization of the lake began several years ago after corporation officials came to an agreement with Arizona Department of Water Resources about the lake's status. The 33-acre man-made lake has been leaking water for several years, Mr. Wellman said.

RCSC General Manager Jan Ek worked with ADWR officials to find a solution that avoided spending more than several million dollars to reline the lake.

"This will really make this a great fishing

See Fish — Page 6

Fish

Continued From Page 1

lake," said resident Jerry Ida.

He and fellow lake resident Larry Klein actually kicked off the effort on their own about four years ago by building their own habitats to hang from their docks.

"We took those plastic bread trays, fastened two together and made them into boxes with the small slits in the sides, top and bottom," Mr. Klein explained.

Mr. Ida has six of them and Mr. Klein has more.

"This is not a natural lake, with weeds and rocks for fish to hide from the larger predator fish," Mr. Klein said. "So we need

to help it along."

Mr. Klein and Mr. Ida already see the benefits as literally thousands of small fish congregate under their docks, using the homemade habitats as shelter. When he drops food into the water, fish stampede out of the trays to nibble, then scurry back in before larger fish hanging around lose interest in the small tidbits floating on the water.

The lake revitalization will be a five-year plan that would involve residents getting involved hands-on in the process. In December volunteers will install gravel spawning beds and in January put in Christmas tree habitats.

"We are talking to the Christmas tree lots now about getting some of their unsold stock donated," Mr. Swanson said.

Also to help with fish survivability, RCSC officials plan to stock the lake with forge fish for the larger game fish. Threadfin shad were expected to be introduced into the lake in late-October or early-November, but that has been delayed due to a supplier shortage, according to Mr. Wellman. The shad will serve as forage fish for bass, bluegill and catfish when those game species are stocked in the lake.

"Once quantities are available, the shad will be delivered and introduced into Viewpoint Lake," Mr. Wellman said.

A downside to the fish habitats being built is that young fish may go inside and remain there, never leaving until their grow too big to escape through the mesh. Mr. Ida said that has happened with the homemade habitats he and Mr. Klein built.

"It does not happen a lot," he said. "But when it does, the fish who stay eat on the

younger ones as they come in."

Lake revitalization recommendations were developed with Mr. Swanson of Swanson Solutions LLC. A 29-year veteran of Arizona Game and Fish Department, Mr. Swanson spent 20 years overseeing the agency's urban fishing program.

In addition to bluegill, the lake contains bass and channel catfish.

"One of the recommendations was to introduce rainbow trout into the lake," Mr. Swanson said. "That was really popular with the fishermen here."

Simply stocking more fish is not feasible because without the proper habitat, the larger fish will consume the smaller ones at a rate faster than they can reproduce, according to Mr. Swanson. In his original pitch to the RCSC board in a June public meeting, Mr. Swanson gave 10 specific recommendations, most revolving around creating breeding, hiding and living conditions that do not currently exist in Viewpoint Lake. The overall goals for the five-year plan are to provide a clean, biologically balanced quality of life for residents; maintain safe and satisfactory water quality; and improve sport fishing.

Mr. Swanson's first recommendation was to stock the lake with threadfin shad. Once established, the shad will reproduce on their own.

The next step is to install environmentally safe habitat implements, and that is where resident help will come in. RCSC looked to residents to help construct living spaces for fish, including "catfish condos," "fingerling fortresses," "bass bungalows" and "pipe palaces." Resident and Boy Scout help will also be used to install pea gravel as spawn-

ing grounds, hanging habitats for young fish and snowflake pens.

The total five-year cost is projected to be \$145,050, according to Joelyn Higgins, RCSC communications and marketing director. It will not be a preservation and improvement fund project. The habitat buildup is expected to cost \$41,700. The 2014 total cost is projected to be \$42,200. While that amount was not budgeted, there are funds available from projects that came in under budget, according to the wording of the motion the board passed in June approving the lake revitalization plan.

Once the habitat is in place, Mr. Swanson suggests stocking various game fish. The plan also includes stocking white amur to keep the algae under control. Mr. Swanson recommends stocking with smaller, less aggressive predator fish in the beginning.

"You want to grow it first before you bring in the top guns," he said.

RCSC officials, with help from their consultants, will continue monitoring the lake management plan and annual maintenance. Part of that monitoring will include gathering and compiling statistics on usage and satisfaction. RCSC officials will also need to address some natural out-of-water predators, including birds.

"The best approach is to just make it as uncomfortable as you can for those birds to hang around," Mr. Swanson said.

He also suggested revising the corporation's existing fishing regulations by lowering daily catch limits.

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

VF SC Lakes Independence April 22, 2015



Submitted photos/Larry Klein
Viewpoint Lake got an infusion of fish last week as Arizona Fish and Game stocked more than 5,500 pounds of five varieties of fish as part of the rehabilitation project. Recreation centers of Sun City lake consultant Eric Swanson shows one of the channel catfish. Other species stocked were large-mouth bass, bluegill, redear sunfish and white amur. Most of the fish are for brood stock and catfish can be fished and stocked, according to Larry Klein, an avid fisherman and volunteer on the lake project. Grass carp are to control plant growth and should be returned to the lake immediately if caught.



Independent Newspapers/Rusty Bradshaw

Sun City resident Nadine Mies feeds the black swan Ebony on the ramp in her backyard. Ebony is one of three swans left on Viewpoint Lake from a high of 28 over the past 40 years.

40 years of Sun City swans

By Rusty Bradshaw
Independent Newspapers

Gliding smoothly across the water, swans have added to the ambiance of Viewpoint Lake for 40 years.

Tended entirely by volunteers, the swans have ranged from the original three pairs purchased in 1975, to a high of 28 in 2002. Today, only three remain, and the swans may eventually disappear from the lake if caretakers do not step forward.

Lake resident Nadine Mies, who has been the "swan mom" since 2012, said help is needed to feed and care for the remaining birds, all females.

"It takes very intensive care, and no one wants to do it," she said. "Most of the lake residents are seasonal, and the younger people moving in don't seem to be interested."

Ms. Mies and her husband, Don, built a small ramp from their backyard to the lake that allows the swans — two white and one black — to come in off the water and feed, rest or enjoy a little company. As Ms. Mies spreads handfuls of lettuce on the ramp for Ebony (all the swans are named), the swan honks a soft hello, then follows with another.

"She always tells me thank you," Ms. Mies said.

The love and care offered to the birds have not wavered for the die-hards since 1975 when a group of lake residents brought in the swans as a way to celebrate the nation's bi-centennial. They organized themselves into the Sun City Swan Club and, after some research, they

pooled their money and purchased three pairs of 2-year-old mate swans from Michigan State University Wild Life Sanctuary for \$290 per pair.

The first birds were named for American historical figures — George and Martha Washington, John and Abigail Adams, Betsy Ross and Benjamin Franklin.

"All six were placed in Viewpoint Lake," Ms. Mies wrote in a short history, based on copious records kept over the years. "Swans are very territorial and have a mind of their own, so the fun and problems begin."

Thanks mostly to John and Abigail in the early years, the swan population grew. There were 12 surviving swans in 1983. Most of the cygnets were hatched on Robert and Kay Mac Clinchie's property, according to Ms. Mies's history. Pat Cropley took the lead in caring for the swans in 1990, continuing until her death in 2011 — eight years after her retirement from the swan club because no replacement was found.

To keep the swan population from overwhelming the lake, some youngsters were transported to other locations around Sun City and the Valley. These include golf course ponds and nearby Dawn Lake, according to Ms. Mies.

"Records show some went as far away as Denver, Colorado," Ms. Mies wrote in the history.

In 2003 the swan club offered, as a gift,

See Swans — Page 24

NF SC LAKES Independent October 14, 2015

Swans

Continued From Page 22

the 19 swans swimming in golf course lakes, along with all associated equipment, to the Recreation Centers of Sun City Golf Operations division. But the gift was declined, and the swans on the golf courses began to thin

out.

Ms. Cropley also practiced some birth control by putting females swimming with females and males with males, according to Ms. Meis. No new birds have hatched since 2009.

Each swan has its wings clipped at birth so they cannot fly to other locations.

"We had a pair once whose wings weren't clipped properly and they took off and headed toward the rec center (Lakeview)," Ms. Meis said. "We were afraid they were going to land in the pool, but they circled back to the lake."

Continuing a swan program for Viewpoint Lake depends on two options, according to Ms. Meis. These include finding new volunteers or RCSC taking over care and finance the program.

"No volunteers have stepped forward and offering it to the RCSC has not been attempted since 2003," Ms. Meis said.

The Viewpoint Lake Homeowners Association has been financing the swans, and committed to do so until the remaining three birds no longer exist.

Viewpoint Lake swans

(partial listing)

George, Martha, John, Abigail, Betsy Ross and Benjamin Franklin came in 1975. Abigail died in 1990, George in 2006. Fate of the rest unknown.

Bertha came in 1990 and her death date and fate is unknown.

Ethel Elizabeth came in 1990 and died in 2004.

Dick and Tracy was born at Viewpoint and sold in 1997 to a private bird farm near South Mountain.

Charcoal and Ebony came in 1996. Charcoal died in 1998 and Ebony is still alive.

Lacy came in 2009 but died 15 days after arrival.

Royal and Thunderbird were born at Viewpoint. Both died in 2010 from avian botulism.

Eeny, Meeny, Miney and Moe were born at Viewpoint in 2008. Moe died in 2010 from avian botulism.

Pinky 52 was born at Viewpoint and died in 2010 from avian botulism.

Ripple and Fine were born at Viewpoint. Both died in 1996.

Winter Breeze was born at Viewpoint and died in 2007 when shot in the head.

J.D. was born at Viewpoint and died in 2015 after being hit in the head with a golf ball.

Mama Mia and Princess were born at Viewpoint. Mama Mia was killed in 2012 by a coyote.

Cameo and Gina were born at Viewpoint and are still alive.

Rosie was born at Viewpoint and killed in 2015 by a coyote.

Source: Swan History 1975-2015