

# **Sun Valley Lodge**



**Sun City's First Senior Living  
Community  
And Healthcare Center**

**35 Years of Service**

**September 20, 2000**

**12415 North 103<sup>rd</sup> Avenue, Sun City, Arizona 85351-3509**  
**Telephone: (623)933-0137 FAX: (623) 933-5846 E-Mail: svldir@uswest.net**

## **Benefactors Renovation 2000**

**The Orcutt/Winslow Partnership, Architects**

General Renovation Underwriting, Smoke Detectors and Sprinkler System  
made possible by a very generous bequest from  
Edith K. Mounts

The Four-pipe Heating and Cooling System  
completed with a generous gift from  
Gerhard Brauer

The Skylight Lounge, Furniture and Plants  
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The Enclosed Breezeways  
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The Patio  
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Roof Restoration  
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Health Care Center Satellite Kitchen  
built with gifts from the generous people at  
United Church of Sun City

Canopies at the Main Entrance and at the Health Care Center  
are gifts from special friends  
Soroptimist International of Valley of the Sun  
Sun Valley Lodge Auxiliary

# 35<sup>th</sup> Anniversary Program

3:30 in the Afternoon

Wednesday, September 20, 2000

Musical Entertainment . . . . . Donald E. McCune, DC  
Mission Medical Arts

Master of Ceremonies . . . . . James R. Green  
Director of Resource Development

Invocation . . . . . The Rev. Edward S. Nelson  
Retired Sun Valley Lodge Chaplain

Official Welcome . . . . . George H. Handy, MD  
Vice President, Sun Valley Lodge Board of Directors

Lodge Remembrances . . . . . Virginia C. Sylvis  
Retired Sun Valley Lodge Administrator  
Member, Board of Directors

Renovation Remarks . . . . . Herman Orcutt  
President  
The Orcutt/Winslow Partnership

Comments and

Introduction of Benefactors

Renovation 2000 . . . . . E. Terry Thompson  
Sun Valley Lodge Executive Director

Refreshments . . . . . Doug Book  
Morrison Senior Dining  
with  
Sun Valley Lodge Dietary Staff

## For 35 Years – A Great Place To Live, Volunteer and Work

**T**oday marks Sun Valley Lodge's 35<sup>th</sup> year of serving the people of Sun City. The Lodge's illustrious history began when the Rev. Walter Witt of the United Church of Sun City gathered together several members of his church to discuss a "retirement community and healthcare center" concept. They realized that there was a definite need for such a place. They obtained the current site, the former Coulter Cotton Gin, from Del Webb in 1963.

**T**he original plan called for a 20-acre site for the retirement community and a hospital. However, the concept evolved into the current building on 8 acres. Within several months after its opening, the Lodge was full with a long waiting list of people ready to move into this wonderful new lifestyle.

**T**welve Garden Apartments were added 1970. They were so successful that in 1977 12 more apartments were built and paid for by the people who moved into them.

**I**n 1998, two important announcements were made: 1) the formation of the Sun Valley Lodge Endowment Fund at the Arizona Community Foundation, and 2) the major \$2.4 million renovation plan. Today, the endowment is more than \$500,000. The capital campaign brought in \$2.9 million from Lodge residents and friends.

**M**ore than 6,000 people have made their homes at Sun Valley Lodge. Second generations have begun to move into this happy place. The Lodge continues to maintain its historically solid reputation for providing excellent and loving care.

**W**e thank the thousands of people who have lived, volunteered and worked at the Lodge for their dedication and loyal spirit. Their efforts will continue to shine as the Lodge and its people move into the 21<sup>st</sup> Century of service. We thank you today for joining us for this very happy and special occasion.

# Sun Valley Lodge celebrates 40th anniversary

**ANNIE BOON**  
DAILY NEWS-SUN

Sun Valley Lodge, the first retirement community built in Sun City, is ringing in its 40th anniversary with events to honor its residents and its legacy.

Built in 1965 through a fundraising campaign by the members of United Church of Sun City, the ground-breaking community opened Sept. 20 that year with an independent living option, a "sheltered care" option similar to what is now considered assisted living and an infirmary.

The lodge filled within one month of its opening, said Suzanne Stillion, director of marketing and resource development for the lodge.

For 40 years, Sun Valley has

been maintained by a volunteer board of directors and has kept its nonprofit status. Improvements to facilities have continued throughout the years, including a 1998 to 2000 renovation that added a sprinkler system, heating and cooling and a generator. Sun Valley Lodge is still the only public building in the Northwest Valley that will light up 100 percent in a power outage, Stillion said. Twelve of the 24 outside independent apartments were added in 1970, and 12 more were added in 1974.

Sun Valley is home to four second-generation residents, four residents age 100 or older and several 99-year-olds. About 20 staff members have remained at Sun Valley for more than 20 years, and several have been employed there for

more than 30 years.

"The Sun Valley Lodge Volunteer Auxiliary has been the backbone of the lodge since its opening," Stillion wrote in a release. "Hundreds of people have volunteered countless hours to assist our residents and staff in providing compassionate care. They operate the thrift store, and all proceeds go to the benefit of the residents of Sun Valley Lodge."

Though Sun Valley Lodge opened in September 1965, the 40th anniversary celebration was bumped to October for cooler weather. Following is a list of events open to the public:

● 7:45 and 8:45 a.m. Monday — Sun Valley Lodge will play host on the "Monday Morning Make-overs" segment on KTVK Channel 3. Rolf's Salon will be performing make-overs

on Sun Valley's residents who are 100 years or older, as well as some of the staff members. Channel 3 will air this segment live from the lodge lobby at 7:45 and 8:45 a.m. Rolf's staff will interview the 100-year-olds about their beauty secrets through the years.

● 9:30 a.m. Wednesday — Rededication service in the Sun Valley Lodge Chapel.

● 9 a.m. Oct. 13 — Veterans recognition ceremony. All veterans who live or work at the lodge will be honored in a special ceremony featuring the Luke Air Force Base Honor Guard and flag-raising team. A Navy soloist and a bagpiper will participate, as well as two Sun City firefighters who recently returned from duty in Iraq. Veterans will be honored with a special certificate of

appreciation for their service and an announcement of their military background, honors, action and more. The public is invited.

● 4 to 8 p.m. Oct. 13 — Anniversary celebration party featuring "stations" that represent each of the decades since the lodge's inception. Each station will have lodge history, pictures, articles and a variety of food and decor from that decade. The courtyard will be transformed with white lights and festival canopies, and attendees will be served finger foods. A 16-piece orchestra will play music from the Big Band era, and dance floor space will be provided. The public is invited.

For information about Sun Valley Lodge or the 40th anniversary events, call 933-0137.

Arizona Senior World - P - February 1999

## RENOVATION FUNDS NEEDED

# Sun City's Sun Valley Lodge needs your help to upgrade

(Editor's note: The author is director of resource development of Sun Valley Lodge.)

By Jim Green

For Arizona Senior World

Sun Valley Lodge is Sun City's first retirement community with a health care center. It began as a response to needs in 1962. The site chosen had been the Coulter Cotton Gin on the corner of North 103rd Avenue and West Coggins Drive. The first people moved into the Lodge in September 1965.

Since that time, more than 6,000 people have made their homes at the Lodge. It continues to offer a diversity of affordable retirement lifestyles from independent living through 24-hour skilled nursing care. It also has the undisputed reputation of providing the best care available anywhere.

Two important concepts set Sun Valley Lodge apart from other retirement centers. The Support Services Program, begun in 1993, is a variety of non-medical services that allow people to remain as independent as possible in their own places surrounded by their own things. They are not segregated into a special unit.

The Residents Assistance Fund helps Lodge residents with funding after they have outlived their own financial resources. The Lodge has disbursed nearly \$2 million since the fund was organized in 1969.

Although affordable fees and superior

care still attract people to the Lodge, its aging physical plant is becoming a deterrent to comfortable, healthy living. A renovation plan was organized and The Orcutt/Winslow Partnership was retained to help determine and correct the most pressing needs. The renovation will accomplish two goals: 1) more resident comfort and 2) less energy costs.

After talking with all of the Lodge's constituents, the architects identified 15 projects. The three most important projects are:

1. Heating and cooling system. Change the outdated two-pipe system to a modern four-pipe system so that people can have a choice of hot or cold air at the same time.

2. Replace the 33-year-old deteriorating emergency call system with a new wireless system that will identify residents who have emergencies anywhere on the Lodge's 8-acre campus.

3. Design the breezeways so that rain will not disturb residents when they walk to and from their apartments.

The cost of the renovation will be approximately \$2.4 million. Before announcing the capital campaign, the Lodge's board of directors committed more than \$1 million to the campaign. The remaining amount must come from neighbors, corporations and foundations.

"Our greatest need is for partners in this exciting venture," board president Richard Ferguson stated at the campaign kick-off. "The Lodge is one of the few communities designed to support our senior population

living on modest incomes. We manage our costs carefully, and we have the valuable volunteer support we need to offer the excellent services our residents deserve. No amount of fund management or volunteer hours can support the capital expenditures needed to update our facility. This takes the generosity of people living out-

side the Lodge. All of us who live, volunteer and work at the Lodge need your help! Think of it as an investment in the future well-being of well, someone you love."

For more information about the campaign, call me, Jim Green, or our executive director, Ray McKisson, at 602-993-0137.

# Sun Valley Lodge pays tribute to Virginia Sylvis

Sun Valley Lodge has named its main lobby for Virginia Sylvis, a long-time employee, former administrator and volunteer.

Ms. Sylvis was named secretary at the lodge in January 1967, less than two years after the lodge opened. She became administrator two years later and was presented with the second administrator's license for health care in Arizona by the Arizona Department of Health.

During her tenure, Ms. Sylvis added a large dining and recreation area in the health-care center. She saw the need for completely active apartments and was instrumental in



Virginia Sylvis, former administrator at Sun Valley Lodge, stands by a plaque proclaiming the renaming of the lobby in her honor.

building 24 two-bedroom apartments that are separate from the main lodge.

Ms. Sylvis retired from Sun Valley Lodge in 1986 and eventually served as executive

administrator for Royal Oaks LifeCare Community.

She eventually retired altogether from the health care field and later became a volunteer at Sun Valley Lodge and a member of its board of

directors.

Last July she came out of retirement to help the lodge when Terry Thompson became executive director.

Ms. Sylvis asked the state Department of Health to reinstate her license temporarily while the new executive director prepared for the state exam.

She retires from her duties a third time this week. The lobby plaque honoring her states: "Dedicated with grateful thanks for her many years of service as staff member, administrator, volunteer, board of directors member and devoted friend."

# Minister became pioneer

## Sun Valley Lodge celebrates 30th

By JEANNIE JOHNSON  
Staff writer

SUN CITY — If the Rev. Walter Witt had been born a century earlier, he probably would have been one of the first to hit the Westward pioneer trail.

A sense of adventure and tenacity steered him into the ministry, across the country, to a burgeoning retirement community where he not only started the first church in the area, but also the first retirement home.

Now, the founder of the Sun Valley Lodge is taking the time to sit back and enjoy the 30th anniversary of the fruits of his labor.

Witt was born in Clear Lake, Iowa. He started his trek west when he left for Morningside College in Sioux City, Iowa. It was an adventure that would last five years.

"It took five years because I had to work my own way through," he said. "Both my parents were out of the picture by then. I made money for school by waiting on tables and developing pictures. I had what I called Witt's Workshop. People would drop their film off, I would process it and have their prints ready for them in the morning. I even mixed my own processing chemicals."

Summers were spent working at a Methodist summer camp. It was there that he met the minister who would seal his decision to go into the ministry.

He met his wife Gladys in Sioux City and the single explorer became an adventuresome twosome. They



Steve Chernek/Daily News-Sun

The Rev. Walter Witt, with his wife Gladys, founded Sun Valley Lodge, which is celebrating its 30th anniversary.

moved to Denver and Chicago to allow Witt to complete his theology program before he was ordained as a Congregational minister.

Once ordained, he served in churches in Buena Vista, Colo.; Sioux City; St. Paul, Minn.; and La Quinata, Calif. It was in California that Witt first heard about Sun City. Del Webb had just launched his retirement community west of Phoenix.

"There were only 400 people living here when we came to Sun City," he said. "A former minister friend of mine told me about a possible ministry here. A few couples from La Quinata had moved to Sun City and they were urging us to come out here too."

Coming to Sun City took some vision on the part of the then-57-year-old minister. He would see a need, set forth a plan and meet that need with the help of other residents.

The first need was to es-

tablish a place to worship. Witt approached the manager of the Town Hall (now Oakmont Recreation Center) to see if he might be able to conduct a service in the hall.

"They told me we couldn't, so I decided if they wouldn't let me use the Town Hall, I was going to have services right on the golf course," he said. "At the last minute they decided we could have it there. Since we were right down to the wire, we made some handmade signs and went down to the Safeway store to advertise the service. The next morning we had 150 people."

Four weeks later, the United Church of Sun City formed with 101 members. During the first year, the church grew to 580 members. In five years, that number hit nearly 2,500.

With the growing and aging population of Sun City, Witt

► See Community spirit, A5

### ■ From A1

saw a need for some type of long-term care facility. In the wake of a successful fundraising campaign for a church facility, Witt decided to take the risk of tapping into the resources of his church members one more time.

"We had a one-day fundraising campaign and people gave us \$250,000," he said.

Those donations provided the seed money for the nursing home project. Several ministers, builders and medical specialists assisted in the design of the project and a committee of 30 was established to direct its progress.

Witt was on vacation in Idaho when he came up with the name for the project.

"We were staying at the Sun Valley Lodge in Idaho, and I thought that would be a great name for our place," he said.

As the Lodge turns 30 years old this week, it is in the midst of a \$500,000 renovation project.

"It was very much needed," said Harry Dinney, president of the Sun Valley Lodge board of directors. "Nothing much had been done for 30 years, and as the medical field has changed, so have our needs changed. It was time for us to regear."



## Lodge marks anniversary

### Staff report

SUN CITY — Come join the residents and staff of the Sun Valley Lodge in celebrating its 30th Anniversary Sept. 23-26.

The hoopla begins Saturday afternoon with the rising of the tent followed by music and dancing at 2 p.m. A concert by Bill Schwartz, a composer and pianist, is on tap for Saturday night at 7.

A worship service is scheduled for 2 p.m. Sunday which will include special music by a quartet. A social hour follows the service.

Sunday evening the Lodge welcomes the Corazon de Peoria Dancers at 7 p.m. This group of children performing traditional Mexican dances has performed all around the Valley.

On Monday, Maricopa County Sheriff Joe Arpaio will be speaking in the East Lounge at 10 a.m.

For more information, call 933-0137.

# Sun Valley Lodge undergoes face lift

## Architect focuses on atrium

■ From A1

nursing home is a difficult thing we have to live with, but we want to make it as pleasurable as possible," he said. "We try and do it with all our care centers."

To make the Sun Valley Lodge more pleasing, Plate said he will expand on the beautiful atrium already in place.

"One of the biggest things we're doing is adding a lot of glass," he said. "We want to let as much natural light in there as possible."

Hilty said the renovation will occur in three phases. It will begin with the main entrance and lobby, continue with the entrance to the health care center and finish with the expansion of the activities room.

By JEANNIE JOHNSON  
Staff writer

SUN CITY — Beginning next week, residents of the Sun Valley Lodge will eat breakfast to the sounds of pounding hammers and whirring saws.

Work on the \$500,000 renovation to the 30-year-old care center is scheduled to begin June 15 and includes new entries to the main lobby and the skilled nursing area as well as an expansion to house a physical therapy unit and an activities center.

"We want to give the whole facility an uplift — especially at the entry areas," said ar-

chitect Roger Plate. "We wanted to give it a definition of where the entry area is — something it's currently lacking. Soon, people will come into a large vestibule and lobby."

Plate works for Vanlandingham and Associates in Prescott. The board of directors from the Sun Valley Lodge chose the firm based on its experience, said James Hilty, administrator for the Lodge. The firm has been the architect of record on about 50 geriatric complexes including nursing homes at all levels of care and many retirement projects.

"We went out and looked at

some examples of their work and were very impressed," Hilty said. "What really impressed us was they had done some remodeling projects while the building was still open and in operation. This was an important consideration."

Finding a solution to meet that criteria took a little innovation on the part of Plate.

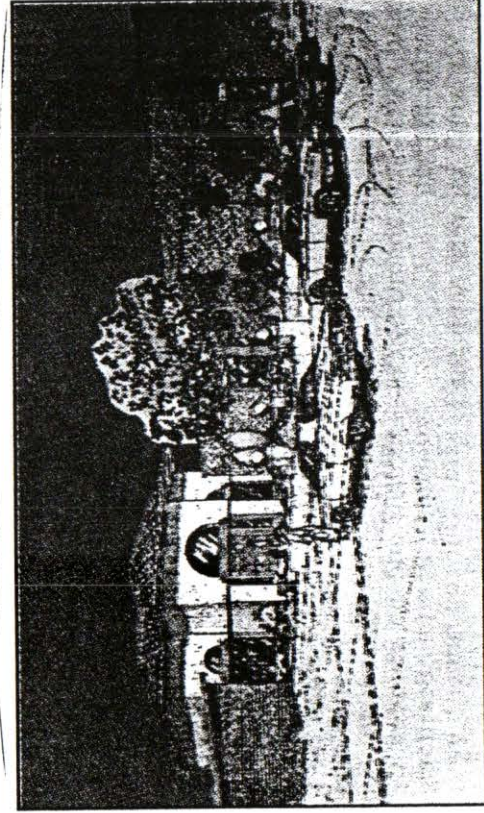
"It's a very different solution we came up with," he said. "We can almost totally complete the new addition before we break into the existing building. We can put almost the entire facade on the exterior and won't have to

disturb the residents until we're ready to break through.

"We obviously had to come up with something because we can't move the people out of the facility and they have to be able to function there."

Plate said he gets great satisfaction out of creating projects such as the one at the Sun Valley Lodge — the first health care facility built in Sun City. His firm designed The Forum in Scottsdale in 1985 and has been concentrating on similar facilities since that time.

"We know that going into a  
▶ See Architect focuses, A5



Kim Kaan/Daily News-Sun graphic

A computer-colored line drawing from Vanlandingham and Associates of Prescott illustrates planned renovations of Sun Valley Lodge, which celebrates its 30th anniversary in September.

# Lodge boasts 2nd-generation resident

## Daily News-Sun staff

When Eliot Rosendall helped move his dad into a Sun City retirement center 19 years ago, he never dreamed that one day, he would live in the same place.

"I never suspected that I would be in my dad's shoes one day, but here I am, living where he once lived," said Rosendall, Sun Valley Lodge's first second-generation resident. "It's amazing how your needs change in a matter of years."

"I thought it was pretty unique that Eliot's father lived here so long ago and now, Eliot does," said Marion Bell, the center's assistant administrator. "Ironically, he is in the same kind of studio apartment his father had."

**'Living here has really helped my life for the better. It's like being on a cruise ship.'**

**Eliot Rosendall**

Sun Valley Lodge, 12415 N. 103rd Ave., was built in 1965 and is Sun City's oldest retirement center.

The Rosendall family's exodus to retirement communities actually began in 1957, when Rosendall's parents, Edward and Jana, moved to Youngtown. It didn't take long before the younger Rosendall and his family began visiting the area.

"Back then, the only road that went across Grand Avenue was 107th. All other roads were gravel," Rosendall said. "The first time we

visited this area we thought it was a great place to take a vacation. The second time I came here I decided it was a great place to live."

Accordingly, after retirement, Rosendall, 79, and his wife moved to Sun City from Michigan in June 1973.

Scant months later, following their mother's death, Rosendall and his sister helped their then-86-year-old father move into Sun Valley Lodge. The elder Rosendall lived there until his death in 1976.

The choice of Sun Valley Lodge for

his father's last home seemed logical after his mother's death, Rosendall said.

"My father didn't want to live alone any more," he said. "It was too much for him and it seemed like a retirement home was the right step."

Now, it also seems the right step for Rosendall, whose wife Helen died earlier this year. Legally blind, he also has an artificial aorta, and day-to-day tasks aren't as easy as they used to be.

And since he was a truck driver for 47 years, it has taken some time for Rosendall to adjust to not driving on his own.

"That's what I miss the most — I used to love to take road trips," he said.

To help ease the transition into

Sun Valley Lodge from his own home, Rosendall went to the Olive Branch Senior Center for advice on alternative living, provided by Senior Housing Counseling Services.

"Since my wife died this year, I don't have much to be thankful for," he said. "But living here has really helped my life for the better. It's like being on a cruise ship. The food is as good as I've had and everyone seems to bend over backwards for you."

Rosendall said he ate Thanksgiving and Christmas dinners with his new neighbors at Sun Valley Lodge.

"It was kind of like being with a family," said Rosendall, whose two children live in Michigan. "I know my father loved it here, and outside of being home, I couldn't do any better."

# Sun Cities' 1st retirement home celebrates 25 years

By Julia Jones  
Staff writer

SUN CITY — When the Rev. Walter Witt and his wife, Gladys, took a break from a meeting in Phoenix in 1960 to take a look at Sun City, they already had been around the block once or twice.

By then, they had been called to serve seven-year hitches for United Church of Christ congregations in five states. Witt was 58, not that far from retirement himself. He already had been told, in fact, that he was too old to be considered for one congregation.

But what they saw in Sun City, just a stone's throw from the road that was ambitiously called Grand Avenue, was enough to thrill the heart of a circuit rider: a steady stream of cars lined up to look at Del Webb's model homes for active retired folks. And an area so new it had no churches...

Witt fell to work with a will, organizing the area's first congregation. The church at 11250 N. 107th Ave. became known as the United Church of Sun City; its 30th anniversary comes next month.

And this month, a 25th anniversary celebration is in store for Sun Valley Lodge, the area's first retirement home, initially sponsored by the church, Witt and the deacons.



David McIntyre / Staff photographer

The Rev. Walter Witt and his wife, Gladys, now live at Sun Valley Lodge, the retirement home he helped build while pastor of United Church of Sun City.

"I always wanted to build a church," says Witt, a tall man with a ready smile and an erect carriage that belies his 88 years. "I think everyone that enters the ministry wants to build a church.

"But most people never have a chance

to do it," he said. "I don't think this has happened before — building both an area's first church and retirement home — and I don't see how it could happen again."

When he and his wife hit town, Witt

said, "I told them (area residents) from the beginning, 'This is a community church.' And it was. Sixty-one different denominations have been represented in our membership." The Sun Cities telephone book now lists nearly 50 congregations.

"There wasn't much here 30 years ago, that's for sure," Witt said. He had no sooner opened his Bible than he was asked to officiate at a wedding.

Recruiting worshipers door to door, Witt invited them home for his wife's homemade cookies and punch.

"How many cookies do you think, Gladys?" he asked his wife. Smiling serenely, a little tiredly, she answered, "Thousands."

"Well, I remember we wore out, no kidding, actually wore out a set of furniture, having meetings at the parsonage," he said. When the meetings outgrew the house, they added another room that could seat 40 and bought some more furniture.

Within the first couple of months, members of the congregation already were talking about building a fellowship hall for church services.

When the fellowship hall was completed eight months later, things picked up even more. "We never had enough chairs," he said, "and we never got rid of

See HOME, Page 2

the dust. When our charter roll was completed around June 1 that first year, we had 320 members."

Over the years, he said, the church received 4,250 members; when he retired in the fall of 1976, membership stood at about 3,000, making it the largest church in the whole denomination that year.

And by the time the fellowship hall was under construction, church members talked about establishing the area's first retirement home, to be called Sun Valley Lodge.

"We discussed it with the board of deacons," Witt said. "You could look around and see that the area was fine then, but at the same time most of those people were already retired, and you could see that some day soon, they would need some other kind of accommodations."

Not an old folks' home or a nursing home, Witt points out, but a retirement home with health care included. By the fall of 1961, several other denominations were forming congregations in the area, and they joined in planning sessions.

The project received financial support from the United Church of Sun City, the Retirement Foundation of California and the newly organized Sun Val Corp., said Marian Bell, lodge manager, who is directing anniversary festivities at the lodge, at 12415 N. 103rd Ave.

The lodge, which has been expanded several times, now has more than 200 residents and about

135 staff members, plus an active auxiliary of 200 volunteers. The facility is on an eight-acre site and is designed for apartment, garden apartment, sheltered care and skilled nursing living.

The anniversary celebration will begin with a special chapel service at 2:30 p.m. Sunday, followed by refreshments.

An Old Timers Breakfast is planned at 7:30 a.m. Monday for employees of the lodge during its first 15 years. Also on Monday, a "Silver Bells" banquet at 6:15 p.m., after a 5:30 p.m. social hour, will feature as guest speaker Jerry Svendsen, a former Del E. Webb Development Co. official. The banquet, Bell said, is dedicated to Witt.

Witt, who has served on the board of directors since its founding, will present a pictorial history of the lodge at 1:30 p.m. Tuesday.

After his talk, Virginia Sylvis, former administrator of the lodge, will speak on the history during her years, and the current administrator, James Hilty, will discuss the present operation. Elizabeth Hartment, a Sun Valley Lodge Auxiliary member, will present the history of the auxiliary.

At 6:15 p.m. Tuesday, a picnic for employees, volunteers and families will be held at the lodge, followed by an amateur talent show. A special Memory Lane room will be set up throughout the celebration with photographs from the past 25 years, and musical programs will be presented at various times.

## Sun City nursing home will mark first 20 years with food, talks, music

**SUN CITY** — The Sun Valley Lodge, Sun City's first nursing home, was founded in 1965 by the Rev. Walter Witt and a group of Sun City residents. They realized that active retirement could not last forever.

The lodge, 12415 N. 103rd Ave., with more than 200 residents and about 150 staff members, will celebrate its 20th anniversary Sept. 19-22.

The nursing home, on an 8-acre site, is designed for skilled nursing, sheltered care and garden-apartment living.

Before it was built, the project received financial support from the United Church of Sun City, of which Witt was the pastor, the Retirement Foundation of California and the newly organized Sun Val Corp.

Now a non-profit, independent corporation, the lodge has been expanded several times.

The anniversary celebration begins Sept. 19 with a picnic for residents and employees.

Other celebration events include:

- 9:30 a.m. Sept. 20, Witt will present a history and pictures of the lodge in the east lounge.
- 2 p.m. Sept. 20, Arthur Comer, former board president, will describe growth and changes in the lodge.
- 6 p.m. Sept. 20, Jerry Svendsen, former Del Webb Development Co. official, will speak at a banquet in the main dining room.
- 2:30 p.m. Sept. 21, music and dancing in the east lounge.
- 7 p.m. Sept. 21, ice-cream social honoring lodge-auxiliary members and spouses.
- 9 a.m. to 5 p.m. Sept. 22, residents' arts-and-crafts exhibit in the front lobby.

— THELMA HEATWOLE

## *Sun Valley Lodge to celebrate 20th*

Sun Valley Lodge, Sun City's first retirement and nursing home, celebrates its 20th anniversary this week.

Residents, employees, past and current board members and invited guests will celebrate four days starting Thursday. Activities will include a talent show, a banquet, music and dancing, arts and crafts, social meetings and several speakers.

The Sun Val Corp. that built the lodge was founded in 1962 when the Rev. Walter Witt and the Rev. Reinhold Klein decided there would be a need for a retirement home with nursing care in Sun City.

After scraping for money and negotiating with the federal government and the Del Webb organization, ground was broken at Coggins Drive and 103rd Avenue in April 1964. The lodge took in its first resident Sept. 1, 1965.

By 1980 the waiting list for residency was so long that lodge directors stopped selling the \$100 memberships.

About 200 people now live at the lodge.

Since the lodge's founding, an auxiliary group and other sources have helped add a chapel, a new lounge and dining areas, a wheelchair shower facility and a nurses' station. The lodge has also built 24 garden apartments.

B26 25th Anniversary, Tuesday, January 29, 1985 DAILY NEWS-SUN



## SV Lodge attains maturity as home that love built

By SUSAN HEROLD  
Staff Writer

Like a well-worn glove or

**Sun Valley Lodge Administrator Virginia Sylvis, center, has watched Sun City—and her own facility—grow during her 18-year stint with the lodge. With her are two longtime employees, Susie Marshall, left, and Geneva Toon, right.**

(News-Sun photo)

your favorite easy chair, this room feels comfortable.

There are no stiff, modular business furnishings, no artificial plants adorning rows of file cabinets.

Instead, there is a padded rocking chair facing a heavy wooden desk lost long ago under stacks of paper.

**THE NUMEROUS** plants in the room are not only alive, but thriving in this warm atmosphere of the administrator's office of Sun Valley Lodge.

And on the wall is a framed

administrator's license, proudly placed there by the person whose name it bears.

"I have Arizona license No. 2," said Virginia Sylvis, administrator of Sun Valley Lodge.

"The state began requiring nursing home administrators to be licensed in 1976, so I passed the requirements and was certified. I'm not sure where license-holder No. 1 is, but I think he's out of nursing homes."

**FORTUNATELY**, for the residents of Sun Valley Lodge, Virginia Sylvis is still with them.

Although her administrators' license reads 1976, Sylvis actually took over the position three years earlier, when she moved up from executive secretary to the lodge's former director, Richard Kaysen.

That promotion may seem unusual for a secretary, but not for Sylvis, who was as familiar with the workings of the lodge as was her boss.

"I started here in 1967, not

\* —SV Lodge, B28



## \*SV Lodge first

—From B26

long after the lodge opened, which was Sept. 1, 1965. I guess you could say I watched Sun City grow up around us, while we were growing at the same time," Sylvis said.

**SHE RECALLED** her early days at the lodge when there were only a handful of residents compared with the 200 who live there now.

"I sort of learned by doing," said the first female administrator of the lodge. "I had never been in the nursing home field before, but I knew I enjoyed working with the elderly."

Although Sun Valley Lodge, 12415 103rd Ave., is filled to capacity today, it has come a long way since 1961, when it was just the dream of two dedicated men.

Rev. Walter Witt, pastor of what then was titled the Community Church of Sun City (now the United Church of Sun City), and Rev. Reinhold Klein of the Retirement Housing Foundation of California, believed a need existed for a "retirement home with nursing care" in this new, growing community.

**THE MEN** met with other Sun Citians in the Community Church to formulate plans for the new facility.

In 1962, the group of Sun

Citians created Sun Val Corp. The goal of these concerned residents was to see their dream of a retirement-nursing home and hospital become a reality.

After many meetings with Del E. Webb Development Co. (Devco), Sun Val board members finally agreed upon the site for the lodge at Coggins Drive and 103rd Avenue, the previous site of the Coulter Cotton Gin.

All that remained of the gin was a large concrete slab, which was difficult and expensive to move. The board considered the slab's removal Devco's responsibility, but Devco did not agree.

Although the board fought long and hard over the issue, it finally had to pay to remove the concrete so work could begin on the lodge.

**YET EVEN** with all the trouble of removing the concrete slab, the land was too small to accommodate both a nursing home and hospital.

Forced to opt for one item—the retirement-nursing home, board members revised their plans and were off to Washington, D.C., for Federal Housing Administration approval of their nursing home project.

\* —SV Lodge, B29

## \*SV Lodge first

—From B29

**WITH THE** approaching 20th anniversary of Sun Valley Lodge, Sylvis looked back on her 18 years of service.

"At first I didn't really know what I was getting into, but once I was here I loved it," she

said. "There is nothing more satisfying than working with the elderly. Oh, sure, you have your bad moments and your sad times, but it's the family atmosphere and the great staff that make it easy."

9/30/65

# Lue's Scrapbook

By LUE LEISY

10808 Alabama

Sun City

933-0374



The real talk of the town right now is Sun Valley Lodge and the excitement and enthusiasm created by the two-day open house when 3,600 visitors jammed its wide corridors and at which the staff and members of Sun Valley Auxiliary, dressed in gold and white uniforms, acted as guides and hostesses.

The office staff was kept busy both days with interested folks signing up for inn-living. The first person to become a resident in the residential wing of this unique addition to the Sun City and Youngtown picture is an old friend of many Sun Citians, Maj. James Fitzpatrick who moved last Thursday from 10302 Sahara Dr. to room F-68. For over a year and a half he devoted his time and fine talents in instructing the art class in oil painting in the art center at Town Hall.

Having been invited to be his guests for lunch in the Lodge dining room on Friday provided me an excellent chance to find out how our first permanent lodge citizen felt about it all. He told me that he and his late wife, Sarah, had planned that, when the time came when they wanted this type of living, they would take up residence there.

Being along for the past year

has brought home to him just how hard it is for a man to keep a large house and lawn. He said, "I saw, as far back as three years ago, when we became members of the lodge, that this would be my destiny and I feel lucky that my judgment has been vindicated in choosing Sun City as my home and inactive retirement."

He went on to state, "I have watched with keen interest the combination of private initiative in the part of the United Church, sparked by the untiring efforts of Rev. Walter Witt, the members of the board and the committees plus the attitude of cooperation of the Webb Company, develop the finest and most complete retirement inn - living facility in America." . . . and he speaks with authority, having investigated many retirement home units all over the United States.

After lunch I met Edwin and Ruth (known as "Dottie" to her friends) Gengebretson, who moved from 11444 Balboa Dr. to apartment 77-E. They lived the past year with their son Kenneth and wife Mary at the above address.

They have been married 62 years having, as Edwin put it, been sweethearts since they

were "so high." He said they are too new to the lodge to make a statement but since they aren't a "bit fussy" and are both jolly, they feel that they will soon have some friends to keep them from getting lonesome.

In the infirmary I found Rose Bridges, a very sparkly-eyed, cheery little gal who says she hopes her stay in the infirmary will not be too long and that she can soon be moved into the sheltered care unit. She is in 103-B. In 89-B May Sullivan of 10618 Oakmont is a temporary patient and hopes to be able to return to her home shortly.

Gordon and Alice Kaer took his aunt, Anna Arey, to the open house and she was so impressed that she moved into the sheltered care unit last Thursday. She is looking forward to her new life with new friends in these fresh new surroundings.

Contributing the most relatives, population wise, are the Uptons, Howard and Ruth, of 11215 103rd Ave. Over a cup of Ruth's delicious coffee the other morning I met her mother, Edna Sprague, formerly of Minneapolis and a resident for the past two years at the charming Upton home. She expected to occupy her room by tomorrow. Edna, a very sprightly "almost 80," loves beautiful surroundings and has a happy outlook on life.

Ruth and her sister, Mrs. Dorothy Rose of Chicago, who came out for the open house, bought their mother a few very special pieces of furniture to go with the exquisite things she already has and I'm sure, after pre-viewing them, that her room at the lodge will be a decorator's dream come true.

Of Sun Valley Lodge Edna says, "it's like a very fine, but very homey hotel . . . and I DO love hotels! I feel that we who will live in it owe a great debt of gratitude to the many whose hard work and thoughtfulness has made it a dignified and charming place in which to spend our later years."

Not to be outdone by Ruth's mother, Howard's father, Howard R. Upton, now living in Phoenix, will soon occupy his room in the sheltered care unit. He will be 90 next May but is still active, liking a good long walk every day. He was in the rail-roading business in Minneapolis for many years and before retiring was passenger agent for Northern Pacific.

SUN CITIZEN 9-30-65

OVER



*Lue's Scrapbook #6/67*

By LUE LEISY

Phone 933-0374

10808 Alabama, Sun City

This week saw theseventh anniversary of Sun City's first "move-ins" and, at the same time saw one of its most colorful figures and staunchest friends move on to other "pastures."

Tom Austin, known to thousands of earlier residents, has resigned from the Webb Co., with which he was associated for approximately 12 years, to assume new duties as Project Manager for a large development in Tucson. Tom started his work with the Webb Co. as Project Manager of 400 apartment units in Tucson . . . so he is, in a sense, returning "home."

To all pioneer Sun Citizens he has been friend, confidant and counselor . . . from the very beginning of our tiny community he met, and became a friend to all new arrivals and, during those first months, after the vanguard of residents came in April 1960, he and his secretary, Kay Burlingham, worked every day of the week and many, many nights helping to organize clubs, activities and art and craft groups, besides arranging programs and dinners . . . there was never a dull moment as Tom, with his infectious laugh, good humor and teasing banter, "MC'd" programs and enthusiastically led those early community sings (especially did we lustily sing out on Sun City's theme song, "Let the Rest of the World go By!"). Tom was always there when needed and, through his constant, cheerful inspiration, no one had time to feel displaced or lonely . . . in fact, it was he who encouraged us each to help the other . . . to work and play and serve and worship together. He still feels, today, that the pioneers'

enthusiasm and spirit of friendliness set the pattern for Sun City . . . "they built the firm foundation on which is built a community with a heart." He credits the success of those days to the hard work of our first civic, social and spiritual leaders.

Now, seven years later, he places greatest emphasis on the proposed hospital, a necessary and important phase in the lives of 11,000 people in the age bracket of our retirement community. His untiring amount of research work got this project off the ground and many hours of hard work and deep thought went into putting together the superb slide presentation and commentary with which to go before the State Advisory and Construction Council and the Health Facilities Planning Board, stressing the feasibility of a hospital in this area, which has earned him the undying gratitude of Hospital Board members.

Tom's early influence has lasted through seven years of Sun City's growing pains . . . and it will continue in the years ahead, in the hearts of all residents who give of their friendship and care for others, even though he will be greatly missed by all who know him and call him friend! . . . And following Tom and his beautiful wife, Dorothy, to the new job will be thousands of sincere wishes for success in the new venture and much personal happiness.

SUN CITIZEN 4-6-67

OVER

ENJOY COMFORTABLE LIVING  
IN FAMOUS SUN CITY

**SUN VALLEY**  
**LODGE** A UNIQUE NEW  
STYLE RETIREMENT AT

• **SUN CITY ARIZONA** •

Modern Garden Apartments. Companionship, Recreation,  
No Kitchen or Household Chores. Moderate Nursing Care  
Around the Clock. Reasonable Monthly Rates. Special Diets Available.

Fine Meals. Send for Free Brochure or, Better Yet, Come and Visit.

**SUN VALLEY LODGE**

12415 N. 103 Rd. Ave. Sun City • 933-0137

OPEN HOUSE EVERY DAY

RATESA P A R T M E N T S - PLAN 2 (See brochure)

## \*Monthly Rates

Single \$210.00

Double \$310.00

## Buildings with Terrace:

A - Apts. 15 to 26; C - Apts. 43, 44, 55, 56

D - Apts. 27 to 42; E - Apts. 74 to 87

A P A R T M E N T S - PLAN 3 (See brochure)

## \*Monthly Rates

Single \$225.00

Double \$325.00

## Buildings with Terrace:

C - Apts. 43, 44, 45, 56

## Buildings with Terrace and Kitchenette

B - Apts. 6 to 9; F - Apts. 57, 58, 71 and 72

A P A R T M E N T S - PLAN 4 (See brochure)

## \*Monthly Rates

Single \$225.00

Double \$325.00

## Buildings with Terrace and Kitchenette

B - Apts. 2 to 5 and 10 to 13; C - Apts. 45, 46, 53, 54

F - Apts. 59 to 65; 66 to 70 and 73

A P A R T M E N T S - PLAN 5 (See brochure)

## \*Monthly Rates

Double \$400.00

## Buildings with Terrace, Kitchenette and Bedroom

B - Apts. 1 and 14

C - Apts. 49 and 50

F - Apts. 64 and 65

## \*Monthly rate includes:

Complete change of linens twice weeklyMaid service once weekly

Daily maid service \$25.00 extra per month

Three meals daily

Tray service to room 50¢ per tray

SPECIAL DIETS - Where doctor has specified a special diet, arrangements can be made for it to be served in your room or in the central dining hall as conditions indicate. The cost will be worked out on an individual basis.

##

RATES

I N F I R M A R Y

Building H - Rooms 88 to 103

\*Per Day:

\$8.00 for resident of Lodge  
\$8.00 for member of Lodge  
10.00 for non-resident of Lodge  
10.00 for non-member of Lodge

For those not residing in Sun City or Youngtown, Arizona,  
please add 10 percent to rates applying to non-members.

\*The above rates apply to room and board ONLY. Exact cost  
is determined by the intensity of nursing care required.  
Nursing care is supervised by the patient's own physician  
and carried out by a highly qualified professional nursing  
staff on a 24 hour basis. This facility DOES NOT PROVIDE  
THE SERVICES OF A MEDICAL STAFF.

---

S H E L T E R E D C A R E - Plan 1 (See Brochure)  
Building H -- Rooms 104 to 119

Monthly Rates:

Single            \$195.00  
Double            295.00

All meals served in room or central dining hall. Some one  
available to help with eating, bathing, dressing and care  
of room.

Each room is connected by an inter-communication system.

All drugs administered by nurse to sheltered care residents.

*ariz. Republic - 10/24/65*

# Retirement Project Opened

By THELMA HEATWOLE

SUN CITY—"I could shout for joy, there's no more cooking to do," Miss Elizabeth Franklin, a former school teacher from Illinois, gaily remarked.

She was chatting with her new friend, Mrs. Edna Sprague, formerly of Minneapolis, in one of the colorful, modern in-living apartments of the Sun Valley Lodge, a new \$1.5 million retirement housing and health care center.

"I'M SO LUCKY to be here," Mrs. Sprague said. "I find only one fault. There is nothing to complain about."

The two women reside in separate apartments and are free to come and go at will. They dine with other men and women residents of the lodge in a spacious central dining room, where menus are thoughtfully posted in advance.

The new lodge, on a 7-acre site at 103rd Avenue and Coggins Drive, was organized as a non-profit corporation, under the auspices of the United Church of Sun City.

"Purpose of the lodge," Tom Austin, lodge director said, "is to provide a service to Youngtown and Sun City so that residents here may continue the companionships they have in the retirement communities. Senior citizens dig their roots deep in the community in a short time. Many, when their mates die, do not want to go back to their former homes."

PRELIMINARY WORK on the lodge began in 1961. Lodge memberships were sold at \$100 for a priority entrance number to the lodge. The in-living apartments, however, are now open to people living outside the retirement communities. Every application must be approved by the board of directors.

The 87 in-living units con-



Mrs. Edna Sprague, left, and Miss Elizabeth Franklin have become friends in their new home at the Sun Valley Lodge. Apartments are furnished, but Mrs. Sprague's apartment was furnished individually by her daughters.

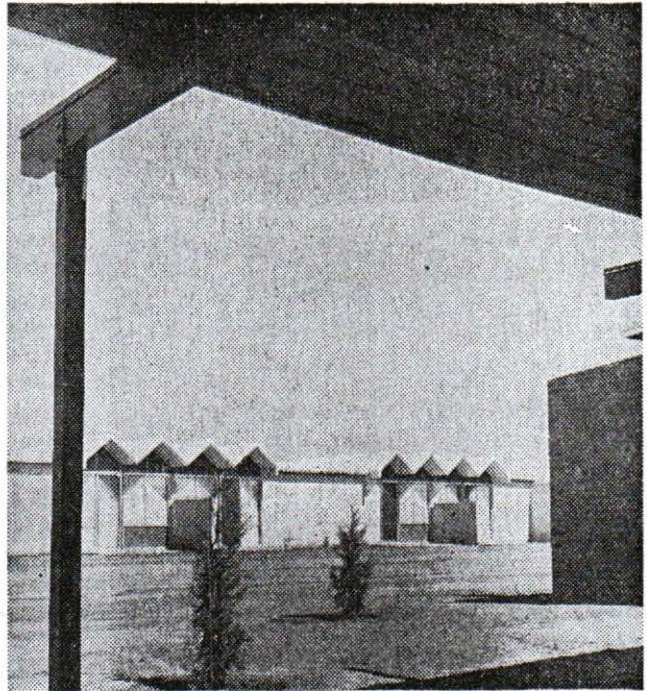
sist of furnished combination living-bedroom, wardrobe, dressing room and private bath. Apartments open into a central corridor, and most have private patios. Limited nursing care is available to apartment residents.

The apartments are for senior citizens, who have lost their mates, and single people and couples who no longer want the care of a house. Monthly rent includes linens, which are changed twice a week, maid service once a week, and three meals a day in the central dining room. Some units have small kitchenettes.

Each apartment is equipped with a sensitive intercom, where residents may contact the office and central nursing station. Bathrooms are equipped with an emergency button.

THE 32 health-care units are for residents needing more intense and sustained care under private medical supervision. Nursing care is supervised by the patient's own physician and carried out by qualified professional nursing staff on a 24 hour basis.

...le white is all but abandoned in the sheltered and in health care units, are int-



Republic Photos by Thelma Heatwole

From the central building, a section of the in-living apartment of the Sun Valley Lodge, retirement housing and health-care center in Sun City, reflects modern design of the facility.

conference rooms, an area for cards and entertainment, coin operated washers and dryers for personal laundry, a beauty shop, and a library with convenient tables and overstuffed chairs.

Residents may bring their

own bric-a-brac and pictures to personalize their rooms. Some bring a favorite chair.

In the case of Mrs. Sprague, her room was completely refurnished in colors of lavender and pink by her two daughters.

# NEWS-SUN

The Combined YOUNGTOWN NEWS and SUN CITY SUN

*Arizona's Pioneer Retirement Community Newspaper*

VOL. IX, NUMBER 3

SUN CITY, ARIZONA

THURSDAY, AUGUST 19, 1965

## BOARD ESTABLISHES PRIORITY FOR SUN VALLEY LODGE WINGS

### Austin To Create Nurse Reservoir

Sun Valley Lodge directors have given construction priorities to four of eight wings in their strike-delayed project.

Administrator Tom Austin announced that priority has been given to two apartment wings, the structure containing the infirmary and sheltered care facilities, and the administration building. The latter will house the kitchen, central dining room, offices, and library.

Reason for establishing priorities, he said, was to allow an early move-in date to relieve a hardship for several persons who had arranged to move in immediately after the scheduled Sept. 1 open house.

The open house will be re-scheduled when an end to the building trades strike makes it possible to set a new completion date, Austin reported.

Austin said the project, on 103rd Avenue across from the Sun City post office, is 70 per cent complete now and that grading and landscaping are the only phases which haven't been started. He announced that he will issue weekly progress reports.

"The last four wings of the current project," Austin said, "will become available shortly after the priority wings -- probably within three weeks after the open house."

At Friday's board meeting Austin discussed with lodge di-

rectors the results of two weeks of interviewing applicants for nursing, dietary, maintenance, housekeeping, and office staff positions.

"I am pleased with the high caliber of applicants," he reported. "The only department for which we have had a shortage of applicants is the nursing department. We especially need more licensed practical nurses and experienced nurses's aides."

Austin is anxious to establish a roster of registered nurses, licensed practical nurses, and nurse's aides who prefer to work part time and will accept emergency calls. He may be contacted at his temporary office in the United Church chapel, 933-0058.

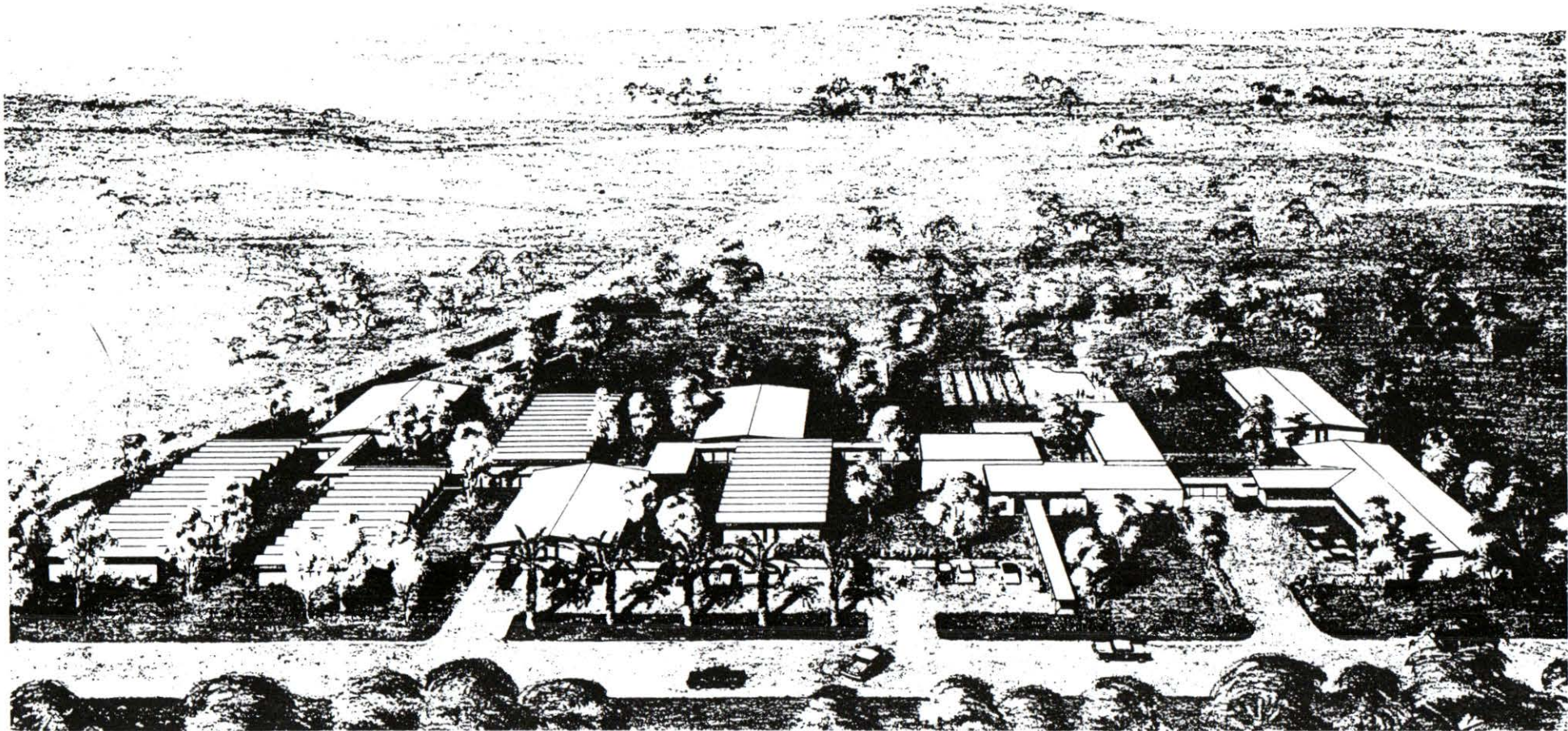
OVER



**TOM AUSTIN, Sun Valley Lodge administrator, confers with Mrs. Mary Rogers, administrative assistant, hospital, and medical facilities section, Arizona State Department of Health, during pre-inspection visit to lodge facilities under construction at 103rd Avenue across from Sun City post office.**

**(News-Sun Staff Photo)**





## SUN VALLEY LODGE - A PROSPECTUS

### **PURPOSE**

It has been apparent for some time that there is increasing need for a Specialized Housing and Health Care Facility to serve both Sun City and Youngtown. During the past year the Retirement Housing Foundation of California and the United Church of Sun City, a member church of the Congregational Church Conference which maintains the Foundation, have been assisting a local steering committee in the planning of a non-profit facility to serve this area.

### **PLAN OF ORGANIZATION**

The structuring of a non-profit Arizona Corporation has been completed and filed with the Secretary of State.

1. Membership is available to home owners and other bonafide residents of Sun City and Youngtown upon the donation of \$100.00 or more to this proposed project. Membership privileges convey priority consideration for residency in the Lodge and one vote in this corporation. Membership is for life and although it can be held in the name of a single person or a mar-

ried couple, beyond this it is non-negotiable, non-transferable and non-refundable. No assessments shall be permitted to be placed upon the Membership of the Corporation.

2. Board of Directors. The By-laws provide that an elected Board of Directors be responsible for the business and affairs of this corporation and shall have authority in all matters pertaining to the management and operation of the Lodge. An interim board is now functioning until such time as the regular board is elected.

## LOCATION

Sun Valley Lodge will be located opposite the Sun City Post Office on 103rd Avenue. The Del E. Webb Development Company has given an option on Twenty (20) acres at this location. Approximately eight (8) acres will be developed in the first increment. The remaining acreage will be developed as rapidly as needed.

## GENERAL DESCRIPTION

The Lodge will be composed of:-

1. Inn-Living Units. These specialized housing units are of a non-housekeeping type. Each unit will consist of a furnished combination living-bedroom, wardrobe dressing room and private bath. Each unit will open onto both a central corridor and private patio. Design of these units will be for either single or double occupancy. These units will be supported by a central dining room, small lounges with snack bars, multipurpose parlor and other social and recreational facilities. Coin-operated washers and dryers will be available for personal laundry. Limited nursing care supervision will be provided residents of these units on a 24 hour basis.
2. Health care units will be available for residents needing more intense and sustained nursing care under private medical supervision. Both design of units and their operation will meet or exceed standards established by the Arizona State Department of Health.

## ADMISSION TO RESIDENCY

An Admissions Committee composed of life members and appointed by the Board of Directors will consider and evaluate all residency applications. They will make recommendations to the Board of Directors who will make the final decisions in cooperation with a medical advisory committee.

## FEES

No large lump sum payment will be necessary. Anticipated housing and service fees will be paid thirty (30) days in advance. Although it is impossible at this time to state exact fees the following are in line with present day fees in similar non-profit facilities.

### 1. Inn-Living Units

Single Occupancy \$195.00 per month

Double Occupancy \$280.00 per month

Included in the above cost is full food service in the dining room, linens and maid service. Special diet, and health care are available at cost.

### 2. Health Care Units:

Semi-Private Rooms \$275.00 - \$325.00  
per month

Exact cost is determined by the intensity of nursing care required. Nursing care will be supervised by the patient's private physician and will be carried out by a highly qualified professional nursing staff on a 24 hour basis. This facility will not provide a medical staff. Each resident or patient provides his own physician.

## FINANCING

It is proposed to finance the construction of Sun Valley Lodge through long term credit mortgage insured by the Federal Housing Administration. Such a long term loan would amortize itself out of service fees over a period of forty (40) years. Because the number of units has been increased from 70 to 120 the minimal need of funds has changed from \$35,000.00 to \$45,000.00 to meet the preliminary costs and working capital requirements.

## FINANCES AVAILABLE

We are happy to report that there has been an enthusiastic response to this proposal. Voluntary membership and gifts in excess of \$18,000.00 have been received without solicitation. If you desire to become a Life Member of the sponsoring Corporation or want to make a gift to the facility you may do so by sending a check payable to

Sun Valley Lodge, R. E. Sturdy, Treasurer  
10659 Riviera Drive E  
Sun City, Arizona

This prospectus prepared by Interim Board of Directors of Sun Valley Lodge.

Rev. Walter Witt, Chairman	Mary Lindenberg
Gill Ross, Secretary	Priscilla Parker
Blaine Ferguson, Vice-Chmn.	Ralph White
Reg Sturdy, Treasurer	Irl Wright
Paul Albert, Rec. Sec'y.	E. T. Wells

# PROSPECTUS

## SUN VALLEY LODGE of Sun City, Ariz.

## RETIREMENT HOUSING and HEALTH CARE CENTER

OVER

# Nursing facility obtains site opposite post office

(July 19, 1962)

Negotiations for a 20-acre site for the planned nursing facility on 103rd Avenue across from the new post office have been completed with the Del E. Webb Development Co., and plans now will be pushed for getting the project underway as soon as possible it was announced by Rev. Walter W. Witt, pastor of the United Church of Sun City.

Six acres of the tract will be developed in the first phase, at a cost estimated at \$750,000 to \$800,000 with the remaining 14 acres held in reserve for future expansion.

Immediate steps to be undertaken were outlined at a meeting of the steering committee held in United Church with Rev. Reinhold Klein of the Retirement Housing Foundation, Los Alamitos, Calif., in

attendance to counsel the committee.

1. The steering committee and charter members will be incorporated under the laws of Arizona as a non-profit corporation as soon as the articles of incorporation are drafted and approved.

2. Application will be made to the Maricopa County Planning and Zoning Commission to approve commercial zoning for the tract which lies 300 feet south of present commercial zoning on Grand Avenue and directly across 103rd Avenue from commercially zoned property.

Zoning of this tract will not present the problem that might have been encountered had the site been south of Peoria on 107th Avenue as was first proposed to the steering committee several months ago during negotiations with

Webb officials.

3. As soon as incorporation is completed and zoning approved, an architect will be engaged to draw the plans.

"Now that the site has been obtained we should have no problem in raising the balance of the \$35,000 needed to get the project underway," Rev. Witt said.

Reginald E. Sturdy, trustee for the fund until incorporation is completed, reported that 160 charter members have been enrolled at \$100 each and that while a few are paying their memberships by installments, approximately \$16,000 is on deposit.

Assurance of federally backed financing for the bulk of the amount that will be needed was given some months ago. While it is to be operated on a non-profit basis, it will be entirely self-

supporting, including amortization of the mortgage.

Officers and members will be exempted from any liability of the corporation and need not fear any future assessments, it was stated.

The members of the corporation will have first priority for admission to the facility when it is opened.

"We have called the project a nursing home but actually it will be more a retirement village with nursing care provided for those who need it," Rev. Witt said.

The first phase of the development calls for a complex containing 60 "in-living" units and 20 nursing care units, all of one-story height and following the lines of architecture and landscaping of nearby apartment developments.

The units will surround

well-planned garden courts.

There will be a large central hotel-type kitchen, planned large enough to serve the project when fully developed; a large lounge, reception room, office space, storage and other central facilities.

All living units will be on a monthly rental basis and one will be sold. Both private and semi-private accommodations will be available.

Charges will be as low as \$135 per month per person in semi-private "in-living" units and \$195 per month per person for private units.

Persons needing nursing care will pay a minimum of \$9 per day, depending upon the amount of care needed, not including the cost of medicines or medical services.

All rates cover housing, food and laundry

services and all units will be completely furnished.

Total cost of the 80 units planned for the first phase of the project is estimated at \$10,200, each but unit cost will drop on future development, it is believed, because of central facilities to be built in first phase.

The facility will be open to all residents of Sun City and Youngtown and results of a survey made several months ago disclosed that 90 per cent of the residents of both communities favor the development.

"From inquiries that have been made we are confident that it will fill a great need that already exists," Rev. Witt said.

He emphasized there will be no accommodations on a transient, or short-term basis, as it will not be operated like a hotel.

# NEWS-SUN

The News-Sun Office  
Will Be Open  
Monday, July 5



The Combined YOUNGTOWN NEWS and SUN CITY SUN

*Arizona's Pioneer Retirement Community Newspaper*

VOLUME VII, NUMBER 48

THURSDAY, JULY 1, 1965

SUN CITY, ARIZONA

# Sun Valley Lodge Appoints Austin; Sept. 1 Opening Set

OVER

# Apartment Units Still Available

Tom Austin, for 10 years an employee of the Del E. Webb Development Co., last week was appointed administrator of the new Sun Valley Lodge.

Austin has been Sun City activities coordinator for the Webb firm since the community's opening in 1960. His resignation will be effective July 15, and he will assume his official duties at the lodge Aug. 1.

T. P. Kohl, Webb's Sun City project manager, expressed regret at losing Austin's services but said he was "happy to know he would continue an association with Sun City."

Rev. Walter Witt, Sun Valley Lodge board chairman, said,

"It was the feeling of the board that Mr. Austin's experience in Sun City as an executive of the Del Webb Company as activities director for the past five years would be a valuable asset in serving as administrator for the Sun Valley Lodge. Mr. Austin has also had considerable experience in other fields, including 15 years in hospital administration work."

Rev. Witt added that present plans call for the lodge to be officially opened Sept. 1.

"Although the strike situation has hampered the progress, we plan to open Sept. 1, with an open house the week prior to that," he said. "At that time an open invitation will be extended to all residents of Sun City and Youngtown to visit the lodge for a closer look at its various facilities."

The Women's Auxiliary of the lodge will act as hostesses and serve refreshments during the open house.

The annual meeting of Sun Valley Lodge, Inc., will be held at 2 p.m. Wednesday at the United Church. Letters of invitation have been sent to 421 lodge members.

Rev. Witt said the lodge will be open to all Sun City and Youngtown residents. Membership is \$100 per couple or \$100 for an individual. All interested persons are invited to attend the Wednesday meeting.

Dr. Reinhold Klein of the Retirement Housing Foundation in California, who has been working with the local board of directors for the past four years, will attend the meeting along with the board members and Austin. Any questions regarding the lodge may be asked at that time.

"Contrary to some rumors which have been current, there are many apartments still available for occupancy," said Rev. Witt. "However, those who plan to move into the lodge in the near future should send in their tentative application blanks. Acutal selection of apartments can be made during the open house the last week of August."

"Many people in the community apparently have the wrong concept of the Sun Valley Lodge. It is not a nursing home. Neither is it a rest home. It is a retirement home with health care facilities available.

"People who move into the lodge will come and go of their own volition. They will have a place to park their car or cart. Each apartment is a private apartment which can be rented either furnished or unfurnished. Three meals a day will be served to all residents of the lodge, and maid service will be provided.

"As the Sun Valley Lodge nears completion, it marks the end of a four-year period of planning and working by the board of directors. The board wishes to express its appreciation for the fine manner in which the citizens of Sun City and Youngtown have supported it and for their patience during the past four years."

Austin brings to the role of lodge administrator a broad background and experience which should stand him in good stead in his new position.

After losing his mother to cancer, he decided to do something in the field of medicine.

"I was too old to go to school and become a doctor," he said, "so I went to work in the engineering department of Montefiore Hospital in New York at \$30 a month."

He left the hospital to become head of the Nassau County, N. Y., X-ray department. His duties branched into surgical supply purchasing and then into budgeting, and soon he was a hospital administrator.

Said Austin of hospital work: "I thought it would be a way of helping people, but it worked in reverse. The patients helped me. I learned compassion and I learned understanding."

For several months he was loaned out to the Michigan State Department of Health to conduct a survey and educational program in hospital methods in connection with the U. S. Public Health Service.

Austin considers one of the highlights of his hospital career a period of study under famed X-ray physicist Jean Kieffer near New London, Conn.

This led to an assignment by Ansco and Eastman to do a study of the use of new fast films for X-raying during World War II.

Following his war career Austin came to Arizona with Mrs. Austin for a rest and vacation. He landed in Tucson, where he worked for a time for a cancer specialist, then went into property management.

He went to work for the Webb company as manager of a 400-unit apartment building which was half filled. Within a year it had 100 per cent occupancy with a waiting list of potential tenants.

He was assigned to Webb's Phoenix office as administrative assistant in 1957. In 1958 he left to become property manager of all David H. Murdock properties but returned to Webb in 1959 and was assigned to the Sun City project that October.

Austin, who has helped launch more than 100 clubs and organizations in Sun City in the past five years, has an unending pride in the community.

He added that he is looking forward to his new assignment "with the greatest of enthusiasm."



# NEWS-SUN

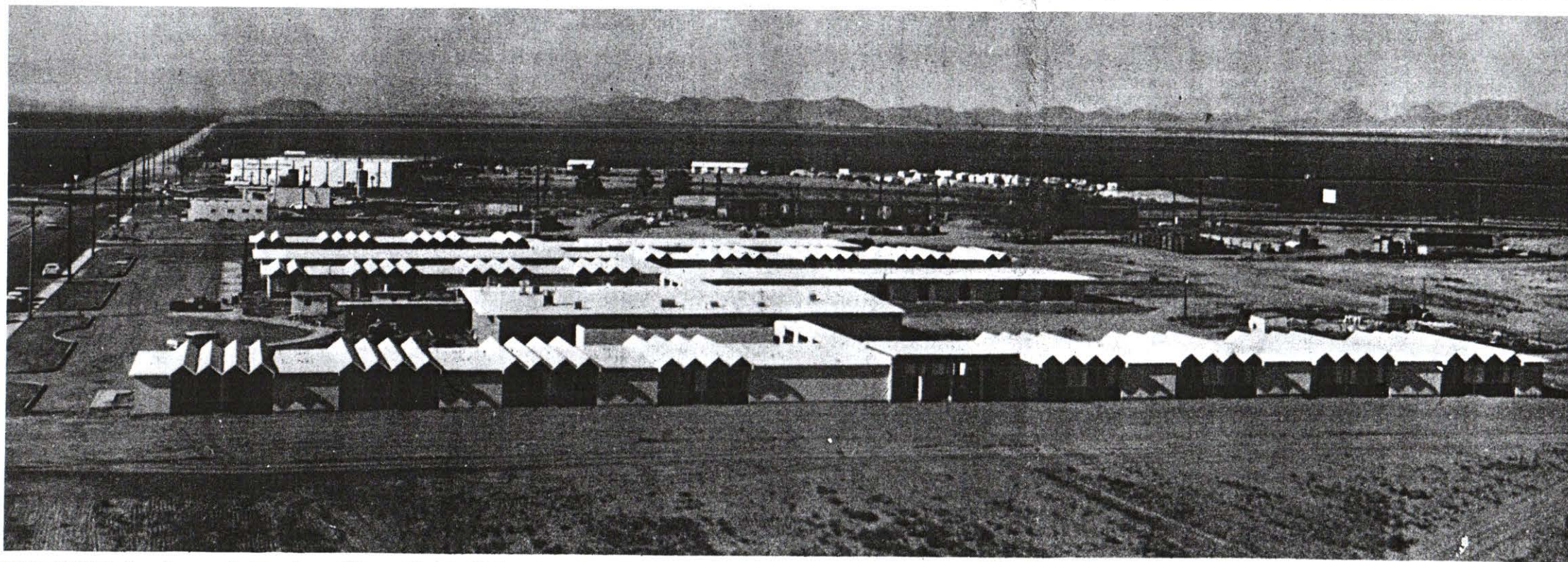
The Combined YOUNGTOWN NEWS and SUN CITY SUN

*Arizona's Pioneer Retirement Community Newspaper*

VOLUME IX, NUMBER 7

SUN CITY, ARIZONA

THURSDAY, SEPTEMBER 16, 1965



**OPEN HOUSE** Sunday and Monday will introduce new Sun Valley Lodge to public. Complex comprises eight wings, half of which will be open this weekend and the

other half completed in about two weeks. View of lodge faces north, with intersection of 103rd and Grand avenues visible at far left. Project includes infirmary

and sheltered care wing. Hospital is expected to be added to complex later. Largest unit, behind row of apartment units in foreground, contains administra-

tion offices and dining facilities.

(News-Sun Photo by Bill Cunningham, Arizona Public Service Co.)

OVER

# Lodge Ready For 2-Day Open House

The Sun Valley Lodge auxiliary will meet Saturday at the lodge for "briefing" as to their duties as hostesses and guides during the new facility's open house to be held Sunday and Monday. Members will be notified as to the time of the meeting.

The auxiliary officers and committee chairmen will meet at 10 a.m. tomorrow at the lodge.

Meanwhile, lodge officers were named by Administrator Tom Austin. They are Dorothy Polling, Sun City, supervisor of nurses; Pauline W. Box, Sun City, secretary; Mary Adkins, El Mirage, head of the housekeeping department; Flora Phillips, Surprise, dietician; and Ernest Freimuth, Sun City, engineer.

Furniture was being moved in Monday. The State Department of Health was to make an inspection yesterday. Most of the landscaping was to be completed this week. Of a total 119 rooms 48 apartments will be ready for inspection at the open house plus a 28-bed infirmary.

Hours for the informal open house will be from 2 to 5 p.m. Sunday and from 10 a.m. to 5 p.m. Monday. Office hours will be from 9 to 5. The facility's phone number is 933-0137; its official address is 12415 103rd Ave.

"However, I think it sound better to say '103rd Avenue and Coggins Drive,' " said Rev. Walter Witt, board chairman and prime mover along with the United Church of the project.

About 40 members of the lodge auxiliary will be on hand in their new golden uniforms to act as hostesses at the open house, serve refreshments, and answer questions.

"Guests will be allowed to roam about at will," said Austin, "but auxiliary and staff members will be strategically stationed to answer questions, provide directions, or act as guides if necessary."

Four buildings will be open for inspection and guests will see the new kitchen, library, lounge areas, nurses' station, and infirmary as well as the apartments.

Every room in the lodge is connected by the latest in inter-communication equipment. Even the bathrooms are equipped with emergency buttons which, when pressed, will bring help immediately.

Two master television antennae are installed atop the buildings and are available for use in every room, thus doing away with portable aeriels.

The lodge, as seen by visitors Sunday and Monday, is part of a building complex which eventually will include a hospital, plans for which have been turned over to a committee for study.

Applications for admission will be taken during the open house days.

"Several applications are already in but have not been processed as yet," said Austin. "We hope to start moving in tenants next week. While the apartments are furnished, tenants are welcome to move in all or part of their own furniture."

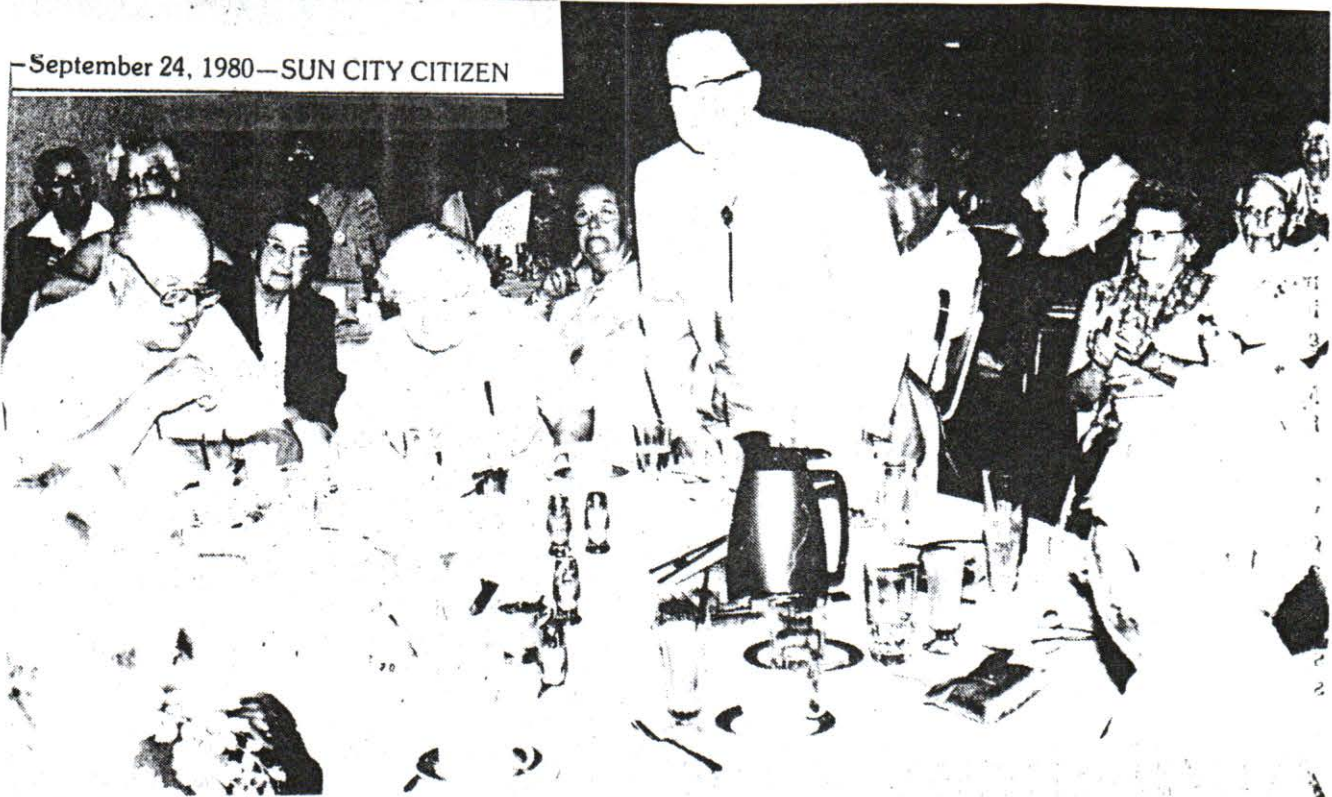
Austin emphasized that the lodge is here "to serve the community in any way we can. This means both Youngtown and Sun City. We are even giving consideration to the possibility of allowing members of lodge members' families to live at the lodge, in order to have them near."

Rev. Witt stressed the point that Sun Valley Lodge is neither an "old folks' home nor a nursing home, but a retirement home with health care included."

The shuffleboard courts are poured and lighted, the Sunken Star Garden, complete with foot paths, is in; and Sun Valley Lodge, after four long years of strikes and other delays, will now be open to public view.

And the same board of directors which worked on the project for more than four years, is still intact.

-September 24, 1980—SUN CITY CITIZEN



Marie Ehresman (left), Elizabeth Sullivan and Helen Putney residents of Sun Valley Lodge since 1965 talked

about old times.

## Sun Valley Lodge celebrates 15th with rededication

The Sun Valley Lodge and its refurbished chapel were rededicated last Friday by local residents and friends.

Rev. Walter Witt, one of the original founders and retired minister of United Church of Sun City, conducted services in the chapel and led residents in prayer and thanksgiving to God for the home made available to local persons.

Marie Ehresman, Elizabeth Sullivan and Helen Putney, residents of the lodge when it opened in 1965, were among those attending the service.

The lodge, located on eight acres at 103rd Avenue and Coggins Drive was founded by the United Church of Sun City.

Its first open house was on Sept. 19 and 20, 1965 two weeks before residents

moved in.

Operating as a non-profit corporation, the Sun Valley Lodge sold memberships for \$100 to Sun City and Youngtown residents and \$200 for persons outside the community.

Admission to the lodge is based on the membership list forms.

The lodge now has 57 patio apartments and four two-room apartments for residents and has a skilled nursing wing for those needing intense and sustained nursing care.

The facility also has three dining areas, the chapel, the east lounge, a library and a crafts room.

Before the Sun Valley Lodge opened, it formed an auxiliary which now consists of 300 members.



The Rev. Walter Witt, one of the original founders of the Sun Valley Lodge, conducted services for the rededication of the refurbished chapel during the 15th anniversary celebration on Sept. 19.



# Pastor opened health care

By JACQUE PAPPAS  
Daily News-Sun staff

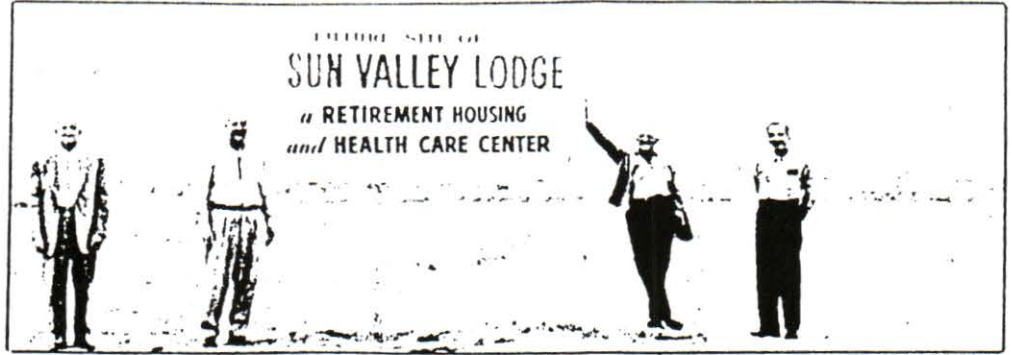
SUN CITY — As the vision of active retirement living in the Arizona desert became a reality, some of the community's residents had the foresight to plan for the aging population's future.

Walter Witt, founding pastor of the United Church of Sun City, urged residents to recognize that active retirement could not last forever.

Before the Walter O. Boswell Memorial Hospital was planned, Witt proposed to members of the church that a nursing home and hospital complex be built in Sun City.

"While we were organizing the church in 1960, we realized that there had to be a provision made for those who some day were not able to live alone at home," Witt said. "I was concerned with the people who some day would need a

See Active, Page 54



—From Page 53

place like a nursing home in Sun City."

After five years of planning and negotiations, Witt purchased eight acres on 103rd Avenue and Coggins Drive with financial support from his congregation and several corporations.

"I have to give the charter members of the church credit," Witt said. "If it wasn't for the church forming in 1960, Sun Valley Lodge would

have never been built."

Witt said a \$1 million loan was needed to build Sun Valley Lodge, which took in its first resident on Sept. 1, 1965.

Although Witt originally planned to purchase an additional 12 acres to build a hospital complex, he said the idea was set aside when talks of Boswell hospital evolved.

Residents were invited to buy spots on Sun Valley Lodge's waiting list for \$100. Although the selling of memberships was slow in the beginning, they soon soared. By 1980, the waiting list was so long that the board of directors agreed it wasn't fair to continue selling memberships in advance.

"He (Witt) was the only one who thought we would grow old. The rest of us were too busy having too much fun," said Sun City pioneer Margaret Diggs. "The people here then were not very old. When we first came, you didn't see many wheelchairs and canes."

The idea of building a health care facility in a community of retirees caught on like wild fire.

Of the more than 25 nursing homes and retirement centers in the Northwest Valley, nine are located in Sun City.

Virginia Sylvis was secretary of Sun Valley Lodge in 1966 and eventually became administrator of the health care center.

"I think even back then the lodge developed a waiting list

in a very short time," Sylvis said. "With all the elderly people in Sun City, I'm surprised that more facilities were not built sooner after Sun Valley Lodge was built."

"Care centers started appearing in the area gradually and then all of a sudden they were everywhere," Sylvis said. "I think now we pretty much met a saturation point."

With the variety of health facilities in Sun City comes a range of plushness, service and price.

Royal Oaks, 10015 Royal Oak Road, which opened in December 1983, was the community's first life care facility that offered intermediate and personal levels of care.

Beverly Manor, just north of Santa Fe Drive on 103rd Avenue, was the next major health care facility to be built in Sun City after Sun Valley Lodge. The 95-bed nursing home and personal care center was eventually joined by the likes of rental, catered-living and life care centers. After the emergence of these facilities, Beverly Manor was forced to close.

Many other facilities located just outside of Sun City, such as Camelot Care Center, 11311 N. 99th Ave., and Good Shepherd Retirement Center, 10333 W. Olive Ave., also cater to retirees who hail from all parts of the nation to spend their golden years here.

# NEWS SUN

The Combined YOUNGTOWN NEWS and SUN CITY SUN

*Arizona's Pioneer Retirement Community Newspaper*

VOLUME IX, NUMBER 6

SUN CITY, ARIZONA

THURSDAY, SEPTEMBER 9, 1965

## Sun Valley Lodge Sets Open House For Sept. 19, 20

Sun Valley Lodge, which has been in the creation stage for more than two years, will become a reality with open house scheduled from 2 to 5 p.m. Sept. 19 and 10 a.m. to 5 p.m. Sept. 20.

Tom Austin, lodge administrator, this week announced dates for the open house, which was delayed by a lengthy summer strike by construction workers.

"People may make application for admittance during these two days," Austin said. He added that all applications will be reviewed by the lodge admittance committee.

Half of the eight wings will be ready for the open house. They include the dining - ad-

ministration wing, infirmary - sheltered care, and two apartment wings.

The infirmary contains 14 rooms and two storage rooms; there will be 16 sheltered care rooms. Wing E has 14 apartments without kitchenettes; Wing F has 17 kitchenette units.

Expected to be ready for occupancy about two weeks later are "inn living" wings contain-

### Town Hall Meet

The Town Hall Corporation meeting will be at 1:30 p.m. Monday in the Town Hall auditorium.

ing 12, 14, and 16 apartment units. Total units will be 119, including 45 kitchenette apartments and 42 apartments with no kitchenettes.

Austin said members of the lodge auxiliary will serve as hostesses for the open house, conducting guided tours and serving refreshments. He said he will give full details on open house plans next week.

Major project still to be completed is landscaping. Work is progressing on readying the dietary department for serving meals, completion of room furnishings, and sterilization of infirmary equipment, Austin reported.

# Final 4 Lodge Wings Near Completion; Board Alters Policy On Admissions

The second group of four wings at Sun Valley Lodge has been furnished and is near completion, lodge administrator Tom Austin has announced.

He said the new apartment wings would be opened as required by move-ins. "They can be made available overnight," Austin reported.

The lodge auxiliary is continuing to conduct tours through the lodge daily, including Saturdays and Sundays.

"We are always glad to welcome visitors and show them our beautiful and complete apartments and health facilities," Austin declared.

He announced that the lodge dining room is open to lodge residents and their guests only, not to the public. He said there have been many requests for dinner reservations from persons

outside the lodge but that the lodge does not operate a public restaurant and cannot fulfill such requests.

Regular Sunday Vesper services at 4:30 p.m. in the lodge lounge were launched last Sunday by Rev. Herbert Donnenworth, associate minister of United Church of Sun City and acting lodge chaplain.

A series of movie shorts and slide programs is being planned, with the first held last Friday by Bob Ditzler on the Arizona Hopi Indians.

Austin announced the lodge board has altered its policy on lodge residents.

"Because of the number of inquiries we have received from those living outside Youngtown and Sun City," he said, "the board has agreed to review applications from outside the local

communities for apartments only."

Originally the board was unable to consider such applications. The policy change is temporary only, however.

"When the lodge becomes 75 per cent occupied," Austin asserted, "the board again will review its admission policy."

Austin also reported that a lawn sprinkler system has been installed and completion of landscaping now is in progress. Focal point of the patio landscaping will be a "star garden," with a sunken center.

Future planning calls for a waterfall to be installed in the garden center, Austin added.

NEWS SUN - 10/14/65

NEWS SUN 10-14-65

## Del Webb Company Gives Option On Sun Valley Lodge Apartments

By THELMA HEATWOLE

SUN CITY—The Del E. Webb Development Co. has given option on 20 acres of land opposite the post office on 103rd Avenue for the development of the Sun Valley Lodge in this retirement community.

The lodge would include 120 units or studio apartments of retirement housing with health care facilities.

During the past year the United Church of Sun City and the Retirement Housing Foundation of California, maintained by the Congregational Church Conference, have assisted a local steering committee in planning the nonprofit facility to serve the residents of Sun City and Youngtown.

Interim board of directors of the Sun Valley Lodge are The Rev. Walter Witt, chairman, Gill Ross, secretary; Blaine Ferguson, vice

chairman; Reg Sturdy, treasurer; Paul Albert, recording secretary, Mary Lindenberg, Priscilla Parker, Ralph White, Irl Wright, and E. T. Wells.

The land under option is in the process of being rezoned, Mr. Witt said yesterday. Approximately eight acres will be developed at first.

Membership is available to home owners and other bona fide residents of the two retirement communities upon the donation of \$100 or more to the project. Membership privileges convey priority consideration for residency in the lodge and a vote in the corporation. Formation of a nonprofit Arizona corporation has been completed and filed with the secretary of state, Mr. Witt said.

Inn-living and health care units will be included in the lodge. The inn-living units, of a nonhouse-

keeping type, will be for either single or double occupancy.

The units will be supported by a central dining room, small lounges with snack bars, multi-purpose parlor and recreational facilities.

The health units will be for residents needing more intense sustained nursing care. Both design of units and their operation will meet or exceed standards established by the Arizona State Department of Health, Mr. Witt said.

Federal financing will be sought to build the lodge. Already, in excess of \$18,000 has been received to provide funds to meet preliminary costs and working capital requirements.

"The lodge will enable residents requiring health care to receive the service in their community," Mr. Witt said, "and still maintain their circle of friends."

A2. REPUBLIC 12-1-62

Thursday, July 15, 1965 Sun City Sun Citizen Page 15

## Austin Leaves Webb Today

Thomas G. "Tom" Austin packed all of his remaining personal belongings in his office in the administration building of the Del E. Webb company today and left his post after ten years with the organization.

Austin who was director of activities for the Webb firm will assume his new duties as administrator of the Sun Valley Lodge Aug. 1. He said he had no plans regarding activities between now and Aug. 1, with the exception of working out plans for his new post.

"The Sun Valley Lodge is something new in Sun City and in fact in the state," Austin said. "This is the beginning of retirement homes such as this one which soon will be seen in many parts of the state and in the future with added facilities.

"Oldsters have changed in their ways of retirement, they no longer think that retirement is the end of everything. They look to the future and that's what makes them feel young.

"You hear the oldsters talk-

ing about plans for next year such as attending wedding anniversaries of their sons and daughters and attending graduation exercises of their grandchildren."

Austin said Sun Valley Lodge is a new concept in living for the older folks and the Lodge is a combination of many things and "a far cry from being an old people's home."

He said it is a retirement residence with care facilities available where residents have companionship and freedom where they can come and go as they please.

"We hope to get to the people that the Lodge is the beginning of an entirely new life and not the end," Austin said.

He said the interior work of the Lodge is progressing well and in event there is no further work stoppage the building will be completed by Sept. 1, the date set for the opening.

It is hoped that Open House can be held during the last part of August.

Austin said he wanted to thank all of his many friends who wrote to him, called him on the phone and stopped him on the streets to congratulate him on his new post.

He saw Sun City grow from barren desert land to the present expanding community. When the Town Hall was being constructed there were acres of cotton just across the street.

## Austin Reports On Lodge

Tom Austin, administrator of the Sun Valley Lodge gave a progress report on the building and activities of the Lodge to date.

All units are now furnished and while not completely ready for occupancy, could be so within twenty four hours. The plans are to open each wing as the demand arises.

The laundry machines and driers are installed and ready for the use of the residents. The Beauty shop is in the process of getting its equipment installed, and should have an operator within a short period of time. Mr. Austin stressed that all the facilities are for resident only, and it is very flattering to himself and the staff when they have calls requesting reservations for meals etc. It does speak highly of the quality of meals Mrs. Phillips is serving to the residents of the lodge.

On Sunday Oct. 10th, Rev. Herbert Donnenworth conducted the first of the Vesper services that will be held at 4:30 p.m. each Sunday. Rev. Donnenworth is associate pastor of the United Church of Sun City and Chaplin of the lodge.

On Friday evening there was a showing of color slides by Bob Ditzler, Del E. Webb

Company salesman, to all residents and their guests. The slides were on the Hopi Indians. This is the start of regular Friday evening programs.

Mr. Austin reported that the Star Garden is beginning to take shape, the concrete curbing is being laid. Roses are being planted and the perimeter of the garden will, when completed, have an outline of hedging. The sprinkler system is completed and the lawn can now be planted as well as the landscaping.

Through the courtesy of the Masters TV the residents are to have two color television sets placed in the lounges for their viewing pleasure.

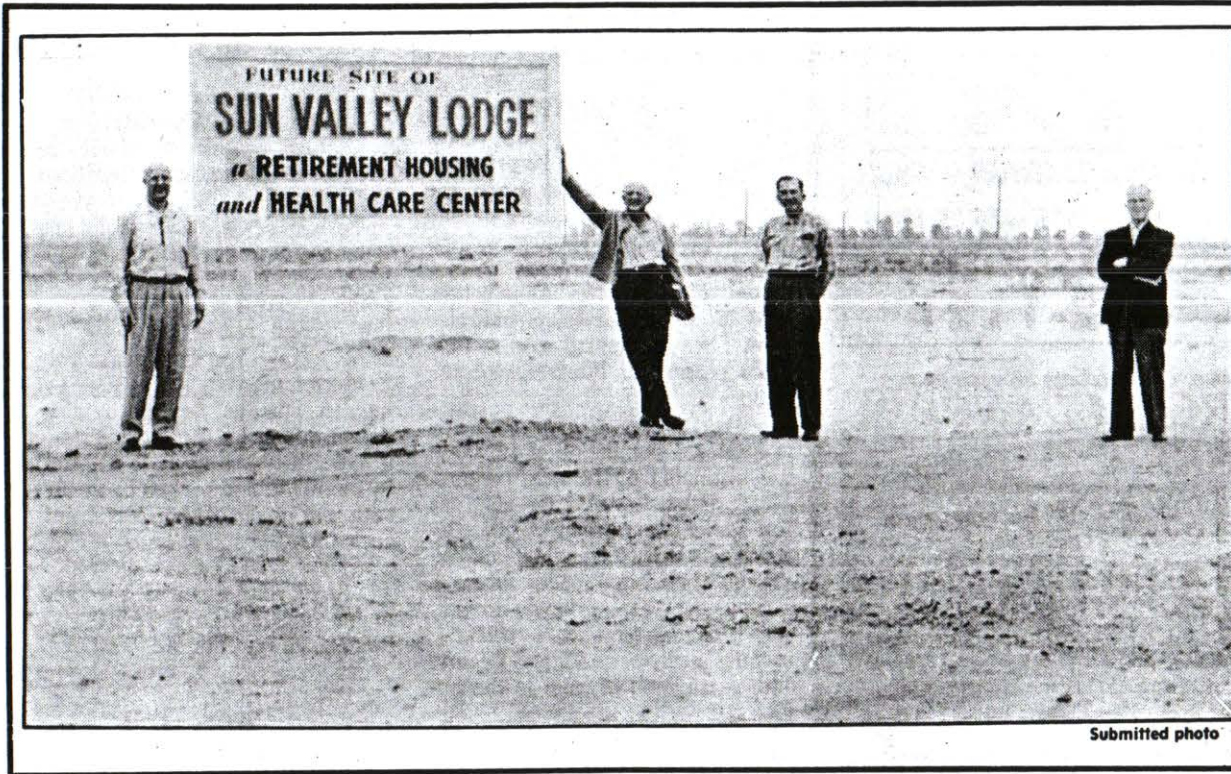
The Sun Valley Lodge auxiliary ladies are at the lodge every day including Saturday and Sunday to welcome visitors and to show them the facilities.

At the meeting of the board of the lodge on Tuesday, Oct. 5th, due to the number of requests for apartments it was decided to open up the apartments to those outside of Sun City and Youngtown until they are needed for the members. The apartments will be used to a 75 per cent capacity, admittance will be only after careful consideration of the applicant by the board. The board does not anticipate any problems in supplying the needs of the lodge members.

SUN CITIZEN

16-21-65

OVER



Submitted photo

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### A look back...

Sun Valley Lodge was the first health care facility built in Sun City. The first resident moved into the facility, 12415 103rd Ave., on Sept. 1, 1965. By 1969, more than 2,000 area residents had purchased a spot on the waiting list. The Daily News-Sun will remember the early days of Sun City and health care in the community with a special anniversary section to be published on Friday.

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