

PORA says NO to SCW incorporation

Board nominees introduced at Tuesday's meeting

By Ruth Borchardt

Leaving no doubt as to where PORA stands on incorporation, a motion was proposed and passed by Fred Berkenkamp at last Tuesday's meeting of the PORA Board.

It seemed to rankle some people that in PORA's policy position against incorporation made public a few months ago the words were included "at this time." Some people interpreted this to mean PORA was for incorporation, just not at the present time.

Wrong—With the response to PORA's survey the last five months, it was made evident PORA members are against incorporation. For that reason, to clarify PORA's position, PORA Director Fred Berkenkamp proposed a motion to the effect "PORA is against incorporation of SCW. Other proven ways of providing a united voice for Sun City West when necessary, "should be further evaluated."

Randy Fuller said there was no change in policy—no changing position just clarification.

With his "president's message" Phil Garner thanked those who attended the MCDOT meeting in the West Valley Art Museum Oct. 7. It was in regards to the expansion of El Mirage Road. The next public meeting regarding the project will be held sometime in December.

Nominees for the PORA Board were introduced:

Marguerite Bidwell, Jan Mortenson, Robert Garrett, Fred Coulson, James Patterson, Ken Neville, Charles Ullman.

The order they will be listed on the ballot and also for speaking was made by drawing numbers from a hat.

"Walgreen's meeting with residents drew about 600 to 700 people he noted." "It was made clear," he said, "that SCW did not want this store in the proposed location at 151st Avenue and Deer Valley Drive." It apparently is still up in the air as to

whether the company will go ahead with the planned development.

Oct. 29 is the big day for the community referendum on whether or not to connect and provide access to and from Loop 303 and Deer Valley.

On Oct. 25 the Social Hall will have three informational presentations. Early votes may be cast Oct. 26, 27 and 28 at PORA. Voters must be Rec Centers Association cardholders. PORA urges a strong voter turnout.

In November on the 8th, PORA and Home Owners Association of Sun City will host an "Alternative Forms of Government" symposium in the Sundome Auditorium at 1 p.m.

With a four member panel from outside the Sun Cities the symposium will focus on alternative avenues.

Lorraine Cockle, Board member, said that she will look forward to the symposium and hearing what 'outsiders' have to say—I like to know the facts."

David Rostoker said, "It's an emotional issue."

Berkenkamp: "What does it cost to run a city?"

PORA and the Recreation Centers have met with Universal Propulsion to acquaint themselves with Universal Propulsion Company's plans to lease about 700 acres from the State Land Department.

They are looking into any potential contamination risks to Sun City West's aquifer at that location.

Lorraine Cockle reminded flu shots will be available and mentioned she sent a letter to Lee Peterson of Sun Health thanking him for the guides he sent. Berkenkamp complemented Lorraine on the guides "very professional and she even delivered them.

A discussion was held as to whether to renew Westmarc membership. It could cast as much as 900 this year, but they now have 52 Board members—some very influential.

The Board agreed on rejoining, but holding back on the membership fee until PORA could be assured a place on the executive committee.

Mel Nuzum, last year's representative said, "We really should continue our membership."

"Are we buying our position?" said Rostoker.

Garner responded "we have 70,000 plus people in the Sun Cities, we need a voice."

Berkenkamp has sent a letter on behalf of PORA stating that something needs to be done about the overpass over the railroad tracks at Grand and 303.

"The noise for the neighbors from all those trucks would make it unbearable stated Berkenkamp.

Bob Jones from SCW's Governing Board was on hand to say that there will be a meeting with the Arizona Corporation Commissioners is scheduled for Monday, Oct. 18. A bus will be available at 8:30 a.m.

"It's very important to be there because the Corporation seems to react to numbers," said Jones.

"The Sun Cities and Youngtown have finally all agreed to the need for CAP Water although Sun City still thinks the ground water is rising in Sun City, added Jones.

The Rec Centers of SCW and Citizens will share the cost with PORA putting in a lesser amount.

In answer to the question 'Isn't Citizens being sold?' Jones responded, "That's what they say but it says that it shouldn't have any effect on the CAP Water situation."

PORA approves bylaw revisions

STAFF REPORT
DAILY NEWS-SUN

10-4-99

The board of directors of Sun City West's Property Owners and Residents Association unanimously approved a series of "housekeeping" revisions to the group's bylaws this week.

Those bylaws stipulate that a minimum of 200 PORA members must be present at a scheduled 9 a.m. meeting Oct. 14 in order to ratify the board-approved changes.

PORA President Phil Garner called the bylaws, last revised in March 1996, "old and outdated."

"We were looking to eliminate significant weaknesses and obsolete aspects," said Fred Berkenkamp of the Bylaws Committee. "A lot of these (revisions) are just plain housekeeping."

Under the old bylaws, for example, PORA was responsible for Sun City West police protection and recreation.

"We're no longer in that game," Berkenkamp chuckled, adding that those functions had long since been assumed by, respectively, Maricopa

County and Recreation Centers of Sun City West, Inc.

The old bylaws listed three categories for PORA membership when in fact there are now only two — the "honorary membership" described in the old bylaws is no longer used.

Other changes affect the wording of bylaws concerning:

- How directors, officers and committee members are reimbursed for PORA-related out-of-pocket expenses.
- Board of Directors nominating committee structure and election of officers.
- Eligibility for re-election of directors.
- How directors may be removed or election results rescinded.

Sun City West residents may now view copies of the board-approved revisions at PORA headquarters, 13815 Camino del Sol, and the adjacent Visitors Center.

Garner said copies will soon be available at Sun City West's recreation centers and library, and that each resident will be furnished with a copy at PORA membership meetings.

VF PORA SCW
Wednesday, Oct. 13, 1999 Daily News-Sun, Sun City, Ariz.

PORA clarifies incorporation position

By BRUCE ELLISON
DAILY NEWS-SUN

PORA has tightened its stance against the incorporation of Sun City West.

Nonetheless, it still will work with the Sun City Home Owners Association to co-sponsor a November seminar on alternative forms of government, saying the information will be useful to residents.

That session is planned for the Sundome at 1 p.m. Nov. 8.

Board members of the Property Owners and Residents Association

earlier this year adopted a policy statement that said "PORA was against the incorporation of Sun City West at this time."

As PORA's president, Phil Garner, put it Tuesday, "That statement led a number of people to conclude that PORA was in favor of incorporation, but not just now."

"That wasn't our intent," he said.

In membership surveys conducted over the last few months, the group was told in no uncertain terms that residents generally didn't like the idea of making Sun City West an incorporated municipality, the city of Sun

City West.

"We need to make it more clear where we stand," said board member Fred Berkenkamp, who then asked the board to OK a stronger statement of PORA's position.

Its members agreed "it is PORA's policy that PORA is against incorporation of Sun City West, and that other proven forms of providing a unified voice for Sun City West, when required, should be further evaluated."

None of that, however, will prohibit PORA from co-hosting the alternative forms of government meeting, which

will be officially under the auspices of Maricopa County.

The November symposium will be based on the findings of the joint PORA-Recreation Centers long-range planning study that included a section on alternative forms of government.

At the Sundome session, a panel made up of a city manager, a city planning director, a former chairman of the Maricopa Association of Governments and a professor from Arizona State University will discuss alternative governments.

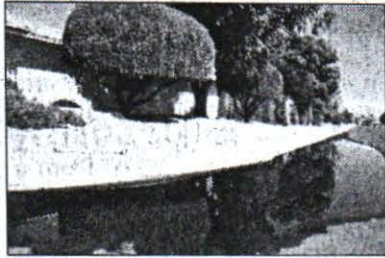
Because of their former posts, the members will be able to bring a

different view of the benefits and drawbacks of city government, Garner said.

"We believe this blend of practical city and county experience combined with academic experience, should provide some interesting insight into a rather controversial subject," he said.

Copies of the long-range planning report are available in the R.H. Johnson Library for those who want to read the alternative governments chapter.

There is no cost to attend the Nov. 8 Sundome session.



Lisa Goettsche/Daily News-Sun

The Sun City West Property Owners and Residents Association and the Maricopa County Department of Transportation are cracking down on water flows into streets such as this one at Gaucho Drive and 132nd Avenue Friday.

County, PORA vow crackdown on misuse of water

By GINGER SCOTT-EIDEN
DAILY NEWS-SUN

People in Sun City West will have to work harder to dam up the river of suds running down their driveways when they wash their cars.

The Sun City West Property Owners and Residents Association and the Maricopa County Department of Transportation are cracking down on residents and businesses that allow water to flow into the streets.

"It is a problem that is ongoing and we can't seem to do anything about it," said Bob McCurdy, PORA's director of public works and environment.

State law prohibits anyone causing or permitting the flow or seepage of water under his control to escape onto a public highway.

The problem with watering the streets in the Sun Cities is that water runs to the center of the streets and damages the road, said Helen Carroll, MCDOT spokeswoman.

"If there is any type of crack, water seeps in and it deteriorates the road," she said.

McCurdy said there are several areas throughout Sun City West where this has been a continual problem. The areas near Meeker Boulevard and Granite Valley Drive, Stardust Boulevard near 135th Avenue and R.H. Johnson and Meeker boulevards are some of the worst areas, he said.

"The water just stands there until it gets hot enough to evaporate," McCurdy said.

The state law prohibits anyone causing or permitting the flow or seepage of water under his control to escape onto a public highway.

PORA announced Friday that MCDOT will issue warning letters to offenders. Copies of the letters will also be sent to the Maricopa County Attorney's Office.

A second notification will result in a petty offense, and a fine will be determined by the county attorney's office, MCDOT officials said.

SCW

Daily News-Sun

PORA 9-16-99 reconsiders Westmarc membership

By GINGER SCOTT-EIDEN
DAILY NEWS-SUN

The Sun City West Property Owners and Residents Association may cancel its membership with the West Maricopa Coalition of Governments.

PORA board members Tuesday voted unanimously to enter discussions with Sun City Home Owners Association about renewing each group's seat on the 55-member Westmarc board. Thirteen of the 15 PORA board members attended Tuesday's meeting.

The Westmarc board, which had been meeting monthly to discuss West Valley issues, has only been meeting once every three months, PORA President Phil Garner said. An executive board, which is made up of a few top government officials and does not include PORA or HOA representatives, meets monthly, he said.

"That really is the steering committee," Garner said.

He said PORA has to evaluate whether its participation in Westmarc is worth the \$750 in annual dues.

"We started this wanting to get more involved in MAG (Maricopa Association of Governments)," Garner said at the meeting. "It now seems more of a social thing."

In April, Garner said at a PORA meeting that MAG officials were considering a change in the bylaws to allow representatives of PORA and HOA to become associate members, based on their involvement with Westmarc. The Sun Cities have been barred from participation in MAG because they

From A1

are unincorporated. Discussions about changing MAG bylaws have stalled, leaving PORA board members to reevaluate what they are getting out of their Westmarc participation, Garner said.

Mel Nuzum, PORA's Westmarc liaison, said he has enjoyed his position, but that PORA has to determine if it wants to continue its involvement.

"I'm just reporting to the board," he said. "It's really up to them (PORA)."

Byron Healy, president of the Sun City Home Owners Association, said he couldn't comment on HOA's future with Westmarc.

"We haven't really held any discussions on it yet," Healy said. "I just heard yesterday that Sun City West was going to discuss it."

HOA has participated in Westmarc for at least five years, Healy said. He said board members will probably discuss whether HOA should remain in Westmarc at their next meeting on Oct. 12.

Ginger Scott-Eiden can be reached by e-mail at gscott@aztrib.com or by calling 876-2522.

PORA lists conditions, stipulations for development

By Ruth Borchardt

Fred Berkenkamp, PORA's head of Traffic and Safety, Tuesday reported on research conducted by himself and Board member Randy Fuller in connection with the proposed Pleasant Valley Ranch development. Berkenkamp's report included what PORA believes is mandatory for the welfare of Sun City West residents prior to any development by Continental Homes.

It is PORA's position, according to Berkenkamp, that "the development will, in its proposed form, have a significant negative impact on residents who reside in the surrounding areas of Sun City West."

Berkenkamp and Fuller noted three major areas of concern: traffic and safety, planning and zoning and water and wastewater treatment. PORA recommended that the Planning and Development Dept. of Maricopa County give consideration to PORA's conditions and stipulations, and make recommendations to Maricopa County Planning and zoning Commission and ultimately to the Board of Supervisors.

Residents will have an opportunity to review the conditions and stipulations next Thursday (April 8) at 9 a.m. at the R.H. Johnson Social Hall. Regarding Traffic and Safety issues, PORA recommends "any request to the county to construct and connect Deer Valley Drive to Loop 303 require a majority approval vote by residents of the entire community of Sun City West."

PORA also stipulated that there be no eastern extension of Deer Valley Drive beyond El Mirage Road; that Deer Valley Road (outside SCW) be retained as a two-lane roadway as it now exists; and that the primary entrance to Pleasant Valley Ranch be from El Mirage Road. Other stipulations included limiting vehicular speed on the

See PORA, Page 3

report continued.

A new and separate regional waste water treatment facility must be provided for PVR and other developments in the surrounding area, PoRA said.

Audience reactions to the presentation varied.

Nelson said she was "very pleased" with the meeting, complimenting PORA for a good job in its study and research.

She credited the Coalition with being instrumental in obtaining more residents on the Interface Committee and "the number of people who are members of the Coalition gave a clear signal, she said that there was great concern over this proposed project."

Nelson said PORA had come up with some changes the Coalition had not uncovered.

Roger Cousin, also a Coalition member, said that it was a good meeting.

"I think we have been going down more of a parallel road," he said. I would like a brick wall on Deer Valley..."

He also said "most of the items discussed were an input from investigation by the Coalition."

One resident was not pleased, saying, "Why are you working with Continental instead of us? You're not representing me."

Another man highly praised Berkenkamp for his research but said there was "great negativity." He seemed to feel PORA was not communicating and working closely enough with residents.

Audrey Clappitt: "I believe the Coalition is the number one cause of PORA reevaluating its position. Their position now has drastically changed.... Had the Coalition not organized, they would never have taken their present position."

Deer Valley roadway to a maximum of 35 miles per hour; a calming device on Deer Valley Road at the east entrance to SCW; a traffic signal at 151st and Deer Valley drives.

One important factor PORA noted, was that there would be no home occupancy in Pleasant Valley Ranch until El Mirage Road is extended to PVR's east entrance.

Also stipulated was that construction of the new El Mirage Road not impede travel on existing SCW roads.

Installation of traffic signals was recommended at El Mirage and Beardsley and El Mirage and Deer Valley roads, plus a signal at Granite Valley Drive and Meeker Boulevard and R.H. Johnson and 151st Drive.

Density of homes was the only thing the Community Coalition disagreed with, according to spokeswoman Eleanor Nelson. PORA would allow for more homes than the Coalition recommends, Nelson said.

Suggestions from PORA included two masonry walls with suitable landscaping.

Other stipulations: only single-level home along the east wall of SCW to Deer Valley Road; no roof mechanical equipment of TV antennas; no manufactured homes are to be constructed in PVR.

If there is no school site, the land shall be used as a recreation park. Any future zoning variation request must involve PORA and the public.

As for CC&R's, PORA suggests both SCW and PVR agree on rules pertaining to rubbish, noise, hazardous activities (no firearms), lighting which cause glare on residential units.

CC&Rs should also include a written statement, the report continued, that family members and guests who use recreation facilities, including Association golf courses, are for SCW residents only.

As for water and waste water treatment, PORA believes existing waster water treatment will be at capacity as soon as remaining lots in SCW are developed.

The WWT facility and leaching beds must operate in harmony, PORA said.

Any temporary use capability of this existing facility must be determined by Citizens Water Resources Company, PORA added.

Citizens must guarantee that any additional demands on this facility, external to the needs of SCW, will not impact the community of SCW for which the plant was designed and built, the

Friday, Jan. 29, 1999

Rec board mulls merger with PORA

By BECKY BRACKEN
DAILY NEWS-SUN

Sun City West Recreation Centers officials have begun studying whether they could merge with PORA, a move that would give the combined organization more clout in dealing with local and county governments and a greater say in regional issues.

At Thursday's meeting of the governing board, Recreation Centers President Carole Hubbs said the board was talking with its attorneys about whether the bylaws and charter of the organization would allow for such a merger — and if not, what steps would be needed to make such a combination workable.

She said a member vote likely would be needed before

any such action.

Later, in answer to a question from Leonard Guy, she said the legal advice might be available "within a few weeks."

Guy, noting that the board had taken nine months to amend the bylaws regarding recall procedures, said faster action might be in the best interests of all residents. He is co-chairman of Sun City West Community Coalition, which is leading an opposition to the current plan for a multi-family development next to the Sun City West expansion area.

The Property Owners and Residents Association, a voluntary organization, has about 16,000 members. The Recreation Centers is a mandatory membership organization to

► See PORA president, A5

◀ From A1

which all 31,000 or so residential property owners must belong. Its purpose, as it was set up by developer Del Webb Corp., is to run recreational facilities for the benefit of members.

"Residents are confused about who really represents them," Mauryne Young, a spokeswoman for the Centers, said after the meeting.

She referred to a poll taken last May in the Rec Centers' newsletter, the WestWord, that asked residents who they believe represents them.

"Some people said PORA, some said the Rec Board, some said no one," Young said. "The most legally accurate answer is the Maricopa County Board of Supervisors."

Young said that many residents feel that if PORA and the Centers are combined it will give them a "strong voice in all matters regarding Sun City West."

The board's attorney, Sun City lawyer William Beyer, said late Thursday that legally joining the two bodies "won't be that difficult." But much will "depend on the attitude (of the) committees," he said.

PORA President Phil Garner said the combination of the two organizations is a logical plan.

"I've supported something like this for about a year," Garner said. "I think that it just makes sense. Everyone's operating costs could go down."

Daily News-Sun, Sun City, Ariz. Friday, Dec. 4, 1998

2 groups drive community

Fourth in a series
By TINA SCHADE
DAILY NEWS-SUN

As the Del Webb Corp. was breaking ground in Sun City West in 1978, the Property Owners and Residents Association was picking up speed. Residents could turn to PORA to maintain common areas, lobby for Sun City West interests and perform some social service functions.

The organization started off as a gem of an idea with 2,200 members and \$8,588.71 in its coffers. Since that time, the homeowners association has grown to represent more than 15,000 members.

One of PORA's most recent



victories was stopping an In-cide chemical plant.

"As new issues have come up, we have taken them on. We are trying to act in the best interests of the residents," said Marguerite Bidwell, PORA's secretary and one of Sun City West's earliest residents.

To adjust to the growing population, PORA has worked with Maricopa County government to ensure streetlights and street signs were erected

at increasingly busy intersections, like Camino del Sol and Meeker.

Water issues are further gaining importance as well, as the Northwest Valley swells.

"We're concerned about conservation and how we need to make people aware of how critical the water situation is," Bidwell said.

Most issues, however, are not new.

"One of the first problems arose with the Dysart School District wanting to pass a \$26 million bond, and we thought that was a little high," said Bidwell.

In 1978, then-PORA president Gene Wilson was quoted as saying "We're certainly not

against education or against doing our part in supporting the school district. However, we feel that since Sun City West taxpayers are footing the majority of the bill to run the district, that we should have some say as to how that money is spent."

At the time, 2,043 of the registered 3,618 Dysart voters lived in Sun City West.

Wilson's statement marked the beginning of a love-hate relationship between Sun City West and the neighboring school district.

PORA also serves as a place where residents can turn to get information about the

► See Rec center, A5

◀ From A1

community. One of the more popular services provided by PORA is Consumer Services, where more than 1,200 businesses are listed.

"We suggest, but we don't recommend. We do some checking before we list them to be sure if they are reputable companies and licensed if

they need to be," Bidwell said.

The program fields between 1,200 to 1,800 inquiries a month, mainly about landscaping and handyman services.

PORA took on the added responsibility of public relations for the community after the Del Webb Corp. pulled out in January of 1997. Shortly af-

ter PORA established the Sun City West Visitors Center.

"We're trying to fill the same role Webb did in advertising and maintaining the properties," Bidwell said. "They were like the big brother. When we needed something we went to them. I guess now people come to us."

Webb's withdrawal also af-

OVER

fectured how the Sun City West Recreation Centers were managed. Until 1997, the centers were run in concert with Del Webb and an elected governing board.

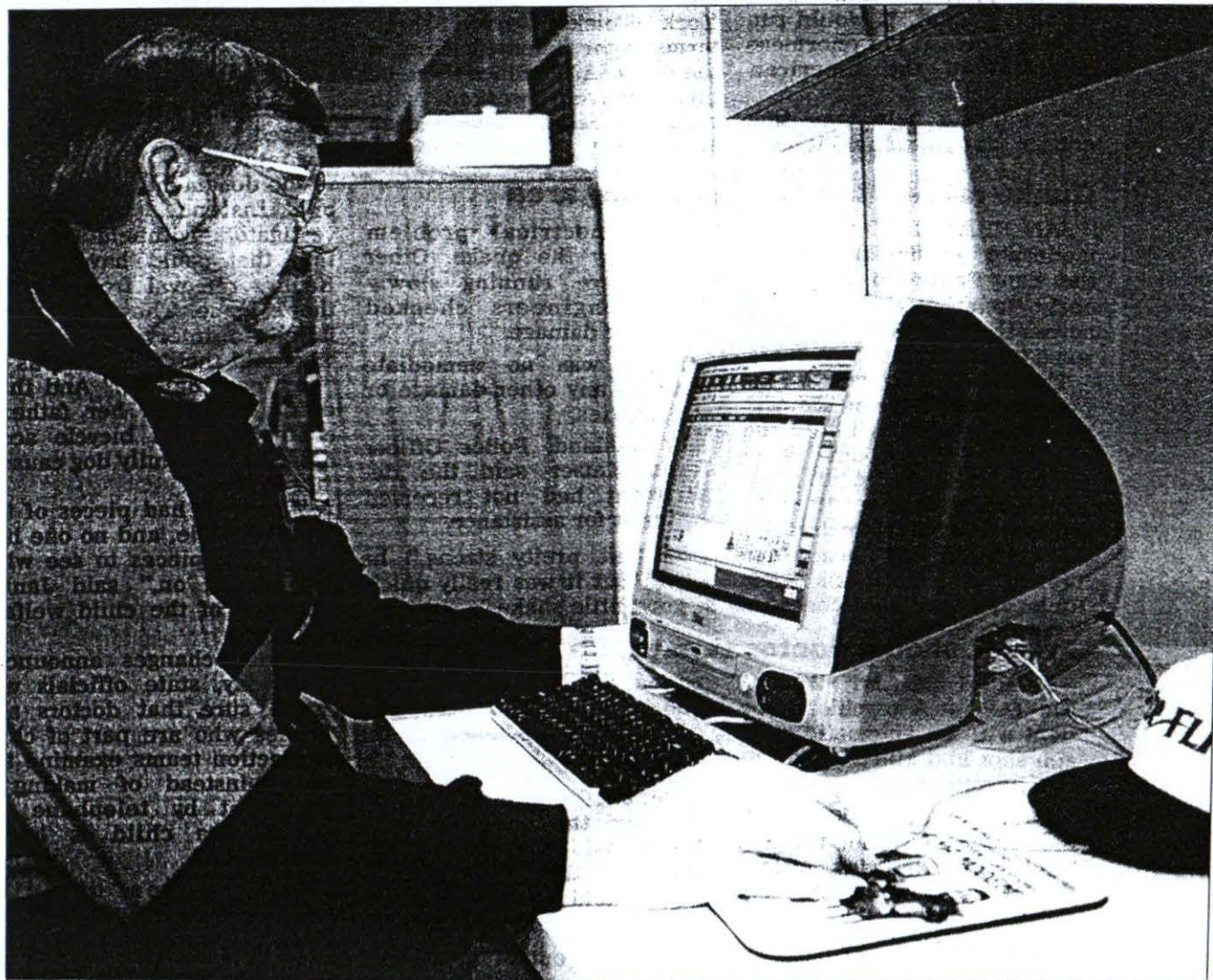
Bill Woodyard was hired by then-Webb president John Meeker to be Sun City West's first general manager. A changing demographic was

the primary motivator behind how the recreation centers developed and how finances were distributed, he said. For example, the number of shuffle board courts have shrunk over the years from 20 to six while the computer club blossomed.

Woodyard believes the biggest challenge the recreation centers face is maintenance.

"When people retire, they leave their jobs, their families and move out into the middle of the desert," he said. "We need to keep our facilities up so when people move out here, our recreation centers are beyond their expectations."

Next: Community leaders discuss the unity between the sister Sun Cities.



Ed Archambault looks up stock quotes using an iMac computer at Computers West in Palm Ridge Recreation Center in Sun City West. The club, which has nearly 3,500 members, outgrew its space in R.H. Johnson Recreation Center and moved to Palm Ridge when the community's expansion area opened.

Dec. 3, 1997

Property Owners and Residents Association

PORa election draws 10 percent

Staff report

Four new faces will join the Sun City West Property Owners and Residents Association board of directors next month, after balloting in the Tuesday election for new board members.

Bruno Talvacchia, appointed to a seat this year, won a three-year term in the voting, and so will remain on the board.

Joining him are Phil Garner, Caryl

Shafer, John Shipe, and E. Dean Snell.

They were elected from a slate of nine candidates chosen by a nominating committee.

Shipe's last name had been misspelled as "Snipe" on the official ballot, but that didn't seem to harm his chances of winning a seat.

PORa, a voluntary membership organization that provides some quasi-governmental services for its

► See Officials dismayed, A3



Mollie J. Hoppes/Daily News-Sun

Sun City West voters line up to mark their ballots Tuesday morning in the Recreation Centers of Sun City West board election at the R.H. Johnson Social Hall. Balloting for the board of directors of PORa was next door.

Officials dismayed by low turnout

◀ From A1

17,000 members, has a 15-person board, with all members elected for three-year terms in rotating fashion, so that five new people are seated each year.

Incumbents may not succeed themselves, although Talvacchia, who was appointed this year to fill a vacancy, was not covered by that provision.

In PORa voting, held in the R.H. Johnson Social Hall adjacent to the voting for recreation centers board members, a total of 1,614 ballots



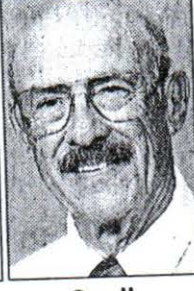
Garner



Shafer



Talvacchia



Snell



Shipe

were cast, from a total membership of 16,000, about a 10 percent turnout.

That left PORa officials discouraged. They, like the recreation board

members, wanted to see a larger turnout.

The PORa board will select its officers and committee chairs at the Dec. 9 meeting.

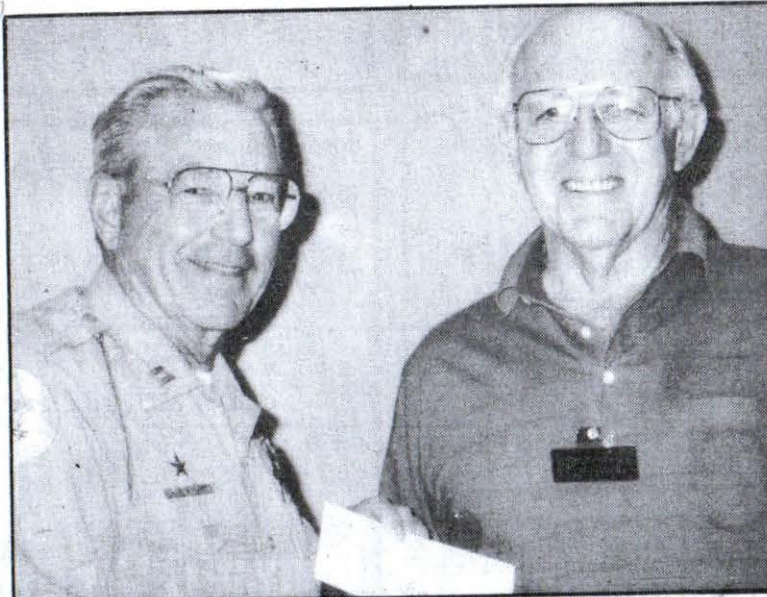
PORA Bingo Funds a Boon to Players, Organizations

By Stan Steciak *WESTER 6/26/97*

On Friday nights, the Johnson Social Hall is filled with residents and friends playing probably America's favorite game. Those people are eager to shout out "BINGO" when they have a winner.

Play starts at 7 p.m., every Friday night, but 'bingo buffs' are already in the hall about 5 p.m., buying cards. Walter Ciesla, chairman of PORA bingo said, "many people win at PORA bingo games. Of course, we are happy to provide a Friday 'night out,' in Sun City West.

It's good to hear 'bingo' from those in the Social Hall with the winning numbers. But, that is only half of it. We are happier to distribute funds to worthy, non-profit groups. Presently, donations are made every June and December to as many as 20 worthy organizations. Those presentations are from \$400 to a \$1,000, each. All this from the PORA bingo funds. The three top recipients are the Prides, Posse and SCAT." Ciesla went on to say that bingo funds are also fun-



In the top photo, SCW Posse Cmdr. Capt. Dick Wynant (l.) is shown accepting a donation from Walter Ciesla, chairman of PORA Bingo. Below, (from l.) Ciesla, presents a check to PRIDES Pres. D.J. Horton and V.P. Clair Cooper.

Photos, Stan Steciak



PORA

Continued on Page B4 -OVER

OVER

PORA Bingo Fund a Boon to Players, Organizations

Continued from Page B1 *WESTER*

nelled back to PORA to pay mortgage payments for its building improvements and new building projects including and especially, the new Ambassadors' building addition. Bingo funds will be responsible for paying off the new building 20-year mortgage in seven years.

PORA bingo is a combined community effort to provide weekly fun, a chance to win and also help others. There are at least 50 residents who are 'rotating' volunteers to help run weekly games. The concession people are important as well as those selling bingo papers. Also those volunteers in the background, are of great assistance. to keep an interesting, winning challenge to players, types of games are changed about every three weeks, with a top \$1,000 prize.

Ciesla said, "We are fortunate to have good bingo number callers. Bingo players get accustomed to the way certain callers, do their thing. Players seem to like Frank Chervenka's way at the microphone.

In closing, PORA wants the world to know that Friday night

^{6/26/7} bingo will be held on Friday, July 4, same time and place. Join the community. Declare your Independence and when you get a winner, jump up like a "roman candle" and yell out, extra loud, "BINGO."

JACKPOT
\$1,000



Win Big with
BINGO

Every Friday, 7:00p.m.
18 Games **\$120 or Better!**

R.H. Johnson Social Hall
Sun City West

Sponsored by P.O.R.A.
The Property Owners & Residents Association

Daily News-Sun

Friday, April 11, 1997 A3

Arizona values seniors

Agency works to lure retirees

By BRUCE ELLISON
Staff writer

America's aging population may hold the key to Arizona's future prosperity, a state official told members of the Sun City West Property Owners and Residents Association Thursday.

Cindy LaRue, the Peoria resident who directs a new state agency, the Office of Senior Living, said retirees are an economic benefit to the state that have been too-long ignored by economic development officials and planners.

Helping to lure more retirees to the state — with their above-average incomes, bank balances and skills and abilities — is one reason the Office of Senior Living was created last year, LaRue said.

Calling retirees "Arizona's most valuable population," LaRue said "it may surprise you to learn that Arizona has never before made a government effort to attract this sort of new resident."

All such efforts, she said, were made by private enterprise — "starting on Jan. 1, 1960, when Del Webb cut the ribbon to the original Sun City and started a stampede."

While Arizona sat back, LaRue said, "other states have become more aggressive in working to entice retirees," with the result that "Arizona has slipped from the No. 2 state for retirees to No. 3."

North and South Carolina, Al-

abama and even Mississippi now actively recruit retirees, she said.

The effort is important to Arizona because state and private studies have found that retirees bring with them significant sources of income and assets, and help provide jobs in the state for those who build homes or maintain them, provide health care, and furnish financial and investment services.

With 79 million Baby Boomers at or approaching 50 — and entering the increasingly lower age when they contemplate retirement planning — LaRue said the state could be left lacking by not promoting itself.

Nationwide, she said, those now age 55 and up spend \$900 billion a year; account for 40 percent of consumer demand; hold 77 percent of the nation's financial assets, 80 percent of the funds in savings accounts, and about half of all corporate stock.

They are, in short, a good, clean non-polluting "industry" of the sort that all states talk about attracting.

Many already are familiar with Arizona, she said, and those who are like the active-adult lifestyle and outdoor activities which the state's climate allows.

Interesting, too, LaRue said, is a new study made by the Office of Senior Living late last year that found that seniors in Arizona "spend more each month on charitable causes than on eating out and entertainment combined."

And that doesn't count the value of the time they contribute as volunteers, she added.

They also have higher and more recession-proof incomes than younger migrants into the state.

Answering a question from PORA board member Elaine McCraith, LaRue said that Boomers may be less inclined to voluntarism and charity work than the current generation of retirees. They may, she conceded, be more of the "me-first generation."

But they also may want to continue working after retirement, rather than do volunteer work, and that bodes well for Arizona's economy, which LaRue said suffers from a shortage of workers.

"It may be a plus for us any way," she said. "They may not bring the same social benefits as you did, but they may bring the same economic benefits" to the state.

LaRue also agreed with criticism from PORA board member Lila Schwartz that Wednesday's Public Broadcasting System program, "Imaging America," left the wrong image of Sun City West, which was prominently featured at the beginning of the program.

"It made us look like a very isolated community, with all of us behind the walls. I was very upset," said Schwartz.

"They did a huge disservice," LaRue said. "They came in with a certain angle (about retirees) they wanted to get across, and they made sure they interviewed people who would give them that point." She said the Office of Senior Living would try to work public relations miracles to help counteract the image, and urged residents to write or call KAET, Channel 8, to object to the program's slant.

King brings vision of west Valley to PORA event

By **PATRICK O'GRADY**
Independent Newspapers

Maricopa County District 4 Supervisor Ed King brought his vision of a better life for residents of the west Valley to Sun City West and addressed questions regarding his vote for the controversial stadium tax.

As the guest speaker at the general membership meeting of the Property Owners and Residents Association June 13, Mr. King spoke to about 50 residents, presenting his views on the future of transportation in the area and his plan for a \$50 million property tax cut.

With no real freeway through the area and a growing population with more people on the way, it is time the county did something about transportation issues, particularly in the northwest Valley, Mr. King says.

"There was this great sucking sound from the east Valley, and that sucking sound was our money going to build infrastructure and roadways for the east Valley," he says.

While the east Valley has gotten major freeway projects finished, little has been done to develop roadways such as Grand Avenue and the Loop 303 just outside Sun City West into major roads, Mr. Kind says.

In the case of Grand, there is a need to eliminate six-way intersections to improve traffic flow and

reduce pollution, Mr. King says.

"When it came time to look at Grand Avenue, all we get is bad air," he says.

For 303, which was recently removed from the Arizona Department of Transportation's freeway plans for the Valley, various communities and the county need to work to hold onto property donated for a larger road than the existing two-lane stretch between Grand and Thomas Road, Mr. King says.

The route also needs to be extended above Sun City West going east to eventually link up with Deer Valley Road and Interstate 17, Mr. King says.

The county should also work to give taxpayers a \$50 million tax cut from a \$40 million surplus projected in this year's county budget and the sale of a regional landfill, Mr. King says.

"We have taken care of the things we have not been able to take care of in years," he says. "What I say is, let's build some goodwill, let's give something back to the people."

Mr. King originally proposed the idea at a Sun City Taxpayers Association meeting in May. It has since met with resistance from other supervisors, who says the money has already been allocated for various needs.

While transportation and tax issues were on the minds of those in attendance, there were also questions about Mr. King's yes vote on

the stadium tax.

Funds from the quarter-cent increase in the county sales tax is being used to build the Bank One Ballpark, the future home of the Major League Baseball franchise Arizona Diamondbacks.

Mr. King defended the vote, saying there was nothing in legislation from the state creating the stadium district allowing voters to approve the tax.

The five supervisors, of whom

Mr. King is the chairman, serve as the stadium district board in addition to their roles as supervisors.

While residents may not like the tax, it will provide a stadium that will draw visitors and business to the downtown area and provide more revenues through which the county can provide more for residents, Mr. King says.

"I looked at it from the standpoint of where are we going in the future," he says.

The Arizona Republic/THE PHOENIX GAZETTE Monday, April



Russell Gates / Staff photographer
Ann O'Connor, a volunteer in the Sun City West Property Owners and Residents Association office, has the answers Jim Williams needs about a solar water heater company.

PORA office helps residents deal with reputable contractors

By Lori Baker
Staff writer

SUN CITY WEST — Clutching the letter, Jim Williams sat down in front of Ann O'Connor's desk.

"I received this letter to get a free inspection of my solar water heater," Williams said. "Do you think this is legitimate?"

"I'd suggest you get the free inspection but if they say it's anything but free, don't do it," O'Connor responded.

Williams, who moved to Sun City West eight months ago, is among the thousands of people seeking consumer help at the Property Owners and Residents Association office.

Williams also wanted to know if a company advertising wind turbines in the newspaper was reputable.

A check on PORA's computer showed that the business was in good standing. More than 1,100 vendors in 250 categories have registered with PORA to do business

in Sun City West. The service is also available to residents from outside Sun City West.

"It's great to have this service available," Williams said.

"I enjoy meeting people and helping them," said O'Connor, who has volunteered in the consumer service office for 13 years.

O'Connor is one of 25 volunteers who help about 1,200 people each month at the office. Most seek assistance by phone.

In the last two years, the number of inquiries has nearly doubled, said Elaine McCraith, a PORA board member who oversees the consumer service office.

"A lot of people moved here from homes where they lived 25 to 30 years, and they knew who to call when they needed something repaired," McCraith said. "They don't know where to turn here, so we're a liaison between residents and businesses."

See CONSUMERS, Page 2

CONSUMERS

From Page 1

There is no charge to either the consumer or business owner for the service.

Services listed range from air-conditioning repairs to yard maintenance. Professionals such as attorneys and doctors are not included.

"Many people want us to recommend one person, but we give out three or four vendors. It's better to get several estimates," McCraith said.

McCraith said that PORA has no legal authority to guarantee vendors' work.

Vendors' references are checked before they are placed on the list. If there is a pattern of poor service, PORA drops the vendor.

"When there is a problem, the vendor is notified and is given the opportunity to remedy the situation," McCraith said. "Sometimes, it's a matter of the consumer expecting more than what he originally agreed to."

Besides providing names of vendors, consumer service volunteers offer advice on preventing scams.

"Don't do business with door-to-door solicitors or phone solicitors," McCraith said. "We often don't hear about scams because people are embarrassed or they're afraid that someone will retaliate. They should call the Sheriff's Office."

Widows should not tell people they are living alone, McCraith said.

"Widows whose husbands took care of the house repairs are vulnerable," she said.

The consumer service office is open from 9 a.m. to 3 p.m. Monday through Friday. The number is 214-1646.

The office offers these tips:

- Arizona law requires a license for all work exceeding \$750. Call the state Registrar of Contractors at 542-1525 to see if a contractor is licensed. Work is guaranteed for two years by the Registrar's Office if the contractor is licensed. Check the permit and get a number.

- Get competitive bids. Three are preferable.

- Do not immediately hire anyone who comes to the door. Do some checking.

- Be careful of prepayments. Provide a good-faith deposit to bind a contract only.

- Don't make advance payments after the job is started.

- Have a clear understanding of the contract. Does it state what you want done?

- Have any warranty in writing and in detail.

- If the job is less than \$750, get the contractor's name and an ID of some sort and his license plate number.

Indep.
3/20-26/96

HIS NUMBER'S UP

Longtime bingo organizer is stepping down, but finding a replacement is proving difficult

By **PATRICK O'GRADY**
Independent Newspapers

The light at the end of tunnel for the Property Owners and Residents Association's search for a new bingo manager is growing dim as no one has stepped up to volunteer for the position.

The search has been going on since December, following the announcement that Connie Swan would be stepping down at the end of April.

It was after 16 years of being associated with bingo, 10 as the manager of PORA's bingo operations, that Mr. Swan decided to step down. Without a replacement, the firmness of his leaving at the end of April may be up in the air.

"I'm planning on it, but I don't know what's going to happen," he says resignedly.

The problem in the replacement search has not been finding someone competent to fill the position, but just finding someone, says Hal Lind, president of PORA.

The problem may lie in people being too humble or unwilling to admit they have the experience to run something like the association's bingo operation, Mr. Lind says.

"I think it's a reticence among people to stand up and say, 'Hey, I'm qualified for this position,'" he says. "I know there are people in this community qualified for this job."

Another problem is the feeling among some in the community that once selected, there may be no way to get out of the position should a person wish to pursue something else, Mr. Swan says.

"It's all volunteer work and it seems that in a retirement community, once you volunteer for some-

thing, you are in it for quite a while," he says.

A typical candidate for the position would be someone who had owned a small business and had experience at various aspects of business, including organization and the handling of money, Mr. Lind says.

While the job may seem demanding, the typical week calls for the manager to put in about five hours, and spend a day every quarter filling out the required government reports, Mr. Swan says.

The current system would allow a replacement to come in and start immediately without having to bother designing an adequate system, which would require many more hours of work, Mr. Swan says.

"It's all set up now," he says. "It's not like you have to set it up."

Bingo is more crowded during the winter months, when part-time residents are in the area. Since January, the operation has averaged more than 600 people on each of its Friday night sessions, Mr. Swan says.

Under his direction, the summer months have begun to bring in more bingo players. Last summer, bingo was averaging more than 500 people per session, Mr. Swan says.

PORA bingo has helped support various charities in the area with twice-yearly donations. It has also helped the association with expanding its membership building and with construction costs on the new visitors center, Mr. Lind says.

The association is prevented, however, from using any bingo funds for its operating expenses, Mr. Lind says.

VF-SCW PORA
Indep.
March 20-26, 1996

■ ORGANIZER

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3/20-26/96

Even with the prospect of having no bingo manager, PORA plans on continuing bingo without interruption because of its value to the community, Mr. Lind says.

"We're going to find a way to keep it going," he says. "It's too much fun for too many people."

A replacement must be found soon so that the quality of play, and the operation as a whole, is not affected, Mr. Swan says.

"I would hate to see it deteriorate because it's such a good thing for the community," he says.

OVER

See ■ ORGANIZER, Page 7



Photo by Patrick O'Grady/Independent Newspapers

After 16 years of being associated with bingo, 10 as the manager of PORA's bingo operations, Connie Swan is looking forward to relinquishing his duties, although no one has come forward to replace him.

Indep. 12/20-26/95

PORA donates \$10,800 to Sun City West charities

By PATRICK O'GRADY
Sun Cities Independent

Gift brings yearly contribution to over \$30,000

The Property Owners and Residents Association voted at its final meeting of the year to take money garnered from weekly bingo and make donations to local charities.

The board also announced the resignation of Conrad Swan, manager of the association's bingo events, to be effective next year.

Mr. Swan says PORA will donate \$10,800 to 21 various local groups that work within Sun City West and surrounding communities, including the

Sheriff's Posse, the PRIDES and Hospice Volunteer Services of the Sun Cities.

The final donations of the year, all under \$1,000, brought the total number of donations the association has made to over \$30,000 for the year, Mr. Swan says.

The group made similar donations in June for \$9,800 and a \$10,000 donation to the Sun City West Foundation for the new Lending Hands building, Mr. Swan says.

Not all board members thought the money was going to just local

organizations. PORA director Elaine McCraith says she felt some of the groups, including Habitat for Humanity and the Make a Wish Foundation among several others, did more nationally than locally.

Mrs. McCraith says PORA policies regarding how bingo money is used requires that all donations be used for local purposes.

In the absence of any specific regulations regarding bingo donations, Mrs. McCraith suggested a new policy be put together restricting donations to organizations in Sun City West.

Board president Ed Cirillo says the organizations were chosen because they do a significant amount of work in Sun City West or neighboring communities.

There was an effort to include some groups on the outside, Mr. Swan says, because if the association were to give only to those groups in Sun City West, they would be inundated with requests.

After the vote, Mr. Cirillo informed the board Mr. Swan would be stepping down as bingo manager

See ■ BINGO, Page 5

■ BINGO

From Page 1

Indep. 12/20-26
in a written resignation.

In the letter to the board, Mr. Swan says he will give the association until April 30 of next year to find a replacement and stay to help train the individual until the end of July.

Mr. Cirillo says the board will appoint a three-person committee to find a replacement for the bingo manager.

Sun City West puts its best face on film

By Barbara Deters
Staff writer

SUN CITY WEST — Images of smiling faces, plenty of plush, green grass and mucho sunshine ooze from every frame.

Senior citizens are shown golfing, swimming and socializing.

The voice-over espouses the benefits of the area's health care expertise, its large core of volunteers and its low crime rate.

The slick video makes Sun City West look like a resort, says Birt Kellam.

Which was exactly what he wanted.

"We made a conscious effort to slant it to the younger people in our community," said Kellam, newly elected president of the Ambassadors of Sun City West.

"People don't retire here at 80. They retire at 55 and 60," Kellam explained.

The group was formed by the Property Owners and Residents

Association to market Sun City West once the developer, Del Webb Corp. finishes building out the community next fall.

Then Webb will turn over marketing duties to the residents. The 13-minute video, which cost PORA \$10,000 to produce, is just one part of the group's marketing plan.

Other parts include the Ambassadors themselves, who will serve as tour guides and staff the visitors center.

Taking lessons from its neighbor, Sun City, PORA wants to avoid finding itself caught short when Webb pulls out.

Sun City residents didn't have a marketing plan or an Ambassadors group to continue promoting home sales when residents died or moved away from the community. As a result, the community suffered high vacancy rates that lasted for several years, and that lowered property values, Sun City officials purportedly told

Kellam.

While Del Webb spends millions annually to market Sun City West and already has a video on the community, that video's focus is on new home sales. The new PORA video is designed to lure newcomers to Sun City West's existing homes by touting the active retirement life style and \$70 million in recreational facilities.

Why produce the video so far in advance?

"We felt that we needed to get that project done now," so the group could get as much help from Del Webb before it turns its attention to building nearby Sun City Grand, Kellam said.

PORA officials believe Sun City West residents will buy the video, expected to be available before Christmas for \$6.95 at the PORA office, to send to relatives and friends. They also hope visitors who are considering a home purchase in Sun City West will buy it.

It took three months to produce the video, which will be shown at the new Sun City West Visitors Center when it opens a year from now.

The new visitors center will encompass about 2,000 square feet in a building just north of the existing PORA office on land valued at \$70,000 and donated by Del Webb. The two buildings will be connected by the PORA office expansion, about 1,800 square feet.

Construction of the entire project is estimated to cost about \$250,000. However, it would have cost more if the preliminary architectural work hadn't been donated by a retiree, Keith Christensen.

"All we had to pay was \$10 to have the blueprints reproduced for Del Webb," Kellam said.

A couple of weeks ago PORA sent out a 20,000-piece mailing to solicit contributions for the building fund and for volunteers to staff the Visitors Center. Responses already are pouring in, Kellam said.

PORA's beginnings linked to school and tax conflicts

By LAURIE HURD

The early days of Sun City West were not without conflicts.

And it was due to these conflicts — and residents bann-ing together to overcome obstacles — that eventually led to the birth of the Property Owners and Residents Association.

"So many strange things went on in the beginning. PORA (developed) due to a number of reasons," says Gene Wilson, one of the founders of the association and 1978 president of PORA.

According to Wilson, PORA's birth can be traced back to two specific issues occurring in the spring of 1978.

The first issue involved the Dysart School District, which included the land on which Sun City West was to be built, when it proposed a \$27.75 million bond issue.

The issue disturbed several Sun City Westers, causing them to unite and examine the issue further.

"As I recall, it was discovered that the bond issue was not legal because of a technicality in view of the assessed tax value of the

district," says Wilson.

"Under state law, the amount can only go up to a certain amount. The law at the time stated the tax could not exceed 4 percent of the assessed tax value of the area, but the bond was in excess of 20 percent."

The bond issue, however, eventually passed.

"We determined the area had the highest school tax rate in Arizona and a high rate of employees per student, so we decided to offer candidates from Sun City West for the school board," Wilson says.

Residents offered their help to the district by going over the requirements and needs of the students, staff and faculty members, providing input and offering recommendations.

While some were fighting the school district bond proposal, others began focusing their attention toward a new issue — local property taxes.

"We thought they were unfairly high. So some of us got together to fight the tax," he says.

DEVCO offered the group office space and secretarial help.

Defeating the tax was to be in the best interest of the company as well as the residents, says Wilson.

Since the efforts of both groups were serving common interests among Sun City West residents, officials of the Webb Company suggested the two groups merge.

Mike Komar, a past president of the Sun City Home Owners Association and a future resident of Sun City West, was asked by DEVCO to poll residents on their feelings on forming one united homeowners group.

The move not only served

as the basis of the Property Owners and Residents Association, but also helped organize the Sun City West Posse and Sun City West Fire District.

The five people who ultimately founded PORA were John Cusick, Ken Heistand, Erma Halfter, Bill Stewart and Gene Wilson.

"We got a \$27 million bond rescinded, which took a lot of work from a lot of people. We freed 95 percent of Sun City West from the Dysart School District, after our cost-

See PORA/page 2

PORA

from page one

fighting efforts were offered the school board. We also got a 20-25 percent reduction the tax assessment," says Wilson.

PORA became a legal entity in March 1978, authorized the Arizona Corporation Commission.

PORA offers plan to cut school taxes

By PAUL DAGOSTINO
Staff writer

A plan to resolve the conflict over retirees paying more taxes than parents in local school districts will be presented to state legislators soon.

Ed Cirillo, president of the Property Owners and Residents Association in Sun City West, said a PORA representative will submit the plan to a joint legislative subcommittee formed to address the needs and concerns of retirement communities.

Although many of the plan's details have to be ironed out, it calls for a reduced tax rate for public schools placed on residents of the largest retirement communities in the state.

That money could be put

into a general fund and distributed to the school districts that need it most.

"Use it as a vehicle to close the gap between the haves and have-nots," Cirillo said.

The plan calls for adjusting the tax structure for seniors living in communities such as Green Valley, Sun City and Sun City West. Those residents would pay less for education overall — because they have no children in schools — and be exempt from bond and override elections, Cirillo said.

Bond money goes for school repairs and construction of school buildings. Override money goes for salaries and programs.

Residents of Sun City and Sun City West, which are not in a school district, now pay

\$2.36 per \$100 of assessed valuation.

But part of the Sun City West expansion area, which straddles Deer Valley Drive, is in the Dysart Unified School District and part is in the Peoria Unified School District. Those residents pay almost \$10 per \$100 of assessed valuation.

A group of expansion-area residents, called Citizens for Tax Equity, has led the effort to defeat two successive Dysart bond elections.

Sol Padnick, a leader of the group said the plan may be workable.

"I have to see the bugs worked out," he said.

Officials of the Dysart district say they are caught in the middle because they need money to repair existing schools and build new ones.

August 12-13, 1995

PORA wins concessions, OKs gas-food store plan

By **BRUCE ELLISON**
Staff writer

SUN CITY WEST — PORA board members decided Friday to withdraw objections to a proposed gas station/convenience store if its developer puts in writing what he already seems to have agreed to in conversations, letters and revised plans filed with the county.

Members of the Property Owners and Residents Association board twice voted down motions to continue to oppose the project, eventually concluding that the suggested deal was about the best they could get.

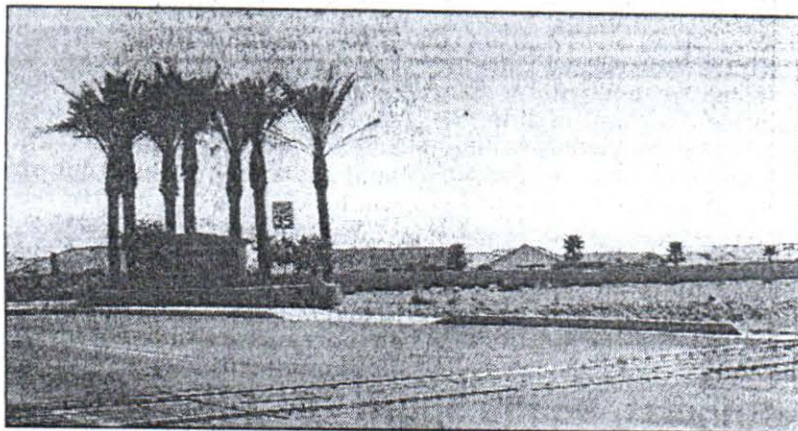
At issue is a store to be located on the northeast side of the Santa Fe Railway tracks, south of R.H. Johnson Boulevard. The site is just across Grand Avenue from what soon will be the entrance to Sun City Grand, the newest Del Webb Corp. retirement community.

The 1-acre site technically is in Sun City West, though it is outside the community's wall. It is just past the landscaped palm trees and official "Welcome to Sun City West," sign, and is owned by Webb Corp.

The land is part of a six-acre parcel carved into the Sun City West wall which Webb officials originally thought might become a commuter railway station.

It abuts homes on Yosemite Drive, and is visible from patios of the golf course homes along Limousine and Verde Ridge drives.

The land has been zoned C-



Bruce Ellison/Daily News-Sun

Developers plan to build a gas station and convenience store at this R.H. Johnson Boulevard entrance to Sun City West, just beyond the sign and palm trees, which probably will be removed to accommodate the building.

2 since 1989. That zoning allows the gas station, convenience store and propane filling station proposed by Four Sons Food Stores and Bro Retail Enterprises. No rezoning or special permits are needed.

Most audience members said the store would be too noisy, too bright, bring in undesirable people, pull traffic off Grand Avenue and into the calm of Sun City West, and generally be a nuisance.

PORA initially objected to the use July 28 on many of the same grounds, but since then, after meetings with county planning and zoning officials and the developer, Four Sons, indicated it would modify its plans to meet some PORA objections.

Among the things it already has agreed to in writing is to pay for, or construct, a wall along the north side of R.H.

Johnson Boulevard to screen the store from the sight of golfers and residents. The wall would be on land owned by the Recreation Centers of Sun City West Inc.

Member Jean Anderson, whose house is near the site, said she would prefer that the store not be built.

"They say if we support it (their application) they'll build the wall," she said. "That wall would help a lot. I think we should make the best of a bad situation" and go along with what the developer has offered, she argued.

The developer also has agreed to move propane tanks and trash storage from near the Sun City West wall to nearer the railroad tracks.

And, said PORA board member Mike Arra, the company seems to have agreed in a meeting with residents to

► See Builders agree, A5

Builders agree on key issues

■ From A1

keep its signs small and low, and to shield lighting fixtures so they won't shine into homes.

Webb also has required the company to use a tile roof on its store, the board was told.

Some board members said that if PORA continued to object, the developer might withdraw its concessions.

Board member Birt Kellam didn't think so. "That question came up when we first objected, and we got concessions," he said. "I think it would work again."

Then the board bogged

down in procedure, first over whether two absent members, Fred Williams and Hal Lind, could vote by proxy.

Proxy voting was approved on two votes, but denied on a third, setting off more wrangling.

Finally, members considered but rejected two proposals, both of which would have continued the board's formal objections to the project.

By then, most of the 30 audience members figured the board wasn't going to do anything, and left, some muttering remarks of disgust.

Finally, Arra suggested that the board "accept the proposal from Four Sons, providing they" put in writing the conditions that had been discussed.

After several minutes of rewording that motion, to include, then exclude, specifics of what the board should demand, the final decision was that PORA "accept the proposal of the developer for the usage of the property zoned C-2, but (he) must agree to changes in writing asked for by PORA."

That got an 8-2 approval, including two proxies voted in favor.

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PORA

DAILY NEWS-SUN

August 12-13, 1995

SCW has designs on visitors center

By DEBBIE L. SKLAR
Staff writer

4-5-95

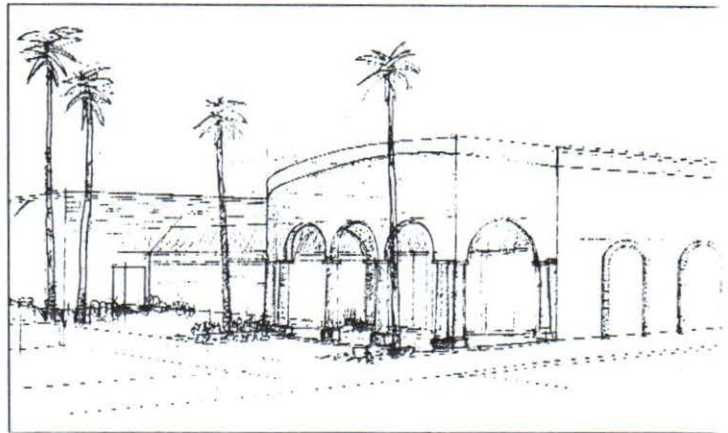
SUN CITY WEST — Residents of Sun City West are a few steps closer to getting their own visitors center.

"We've officially approved the name, which will be Ambassadors of Sun City West Inc.," said Birt Kellam, vice president of the Property Owners and Residents Association. "We had 73 names suggested to us in March for a contest."

In addition to approving the name of the organization that will be responsible for operating the visitors center and marketing the community after developer Del Webb departs next year, PORA directors also got their first glimpse Tuesday of an architect's rendering of the proposed center.

The proposed 2,900-square-foot visitors center will be attached to the PORA Building at 13815 Camino del Sol. Prospective residents will be offered brochures, a video tape and guided tours of the community.

Kellam said Del Webb has agreed to give PORA a half-acre lot next to the PORA building to provide space



Architect Keith Christenson has drawn these plans for the proposed 2,900-square-foot visitors center.

for the visitors center. Webb also has agreed to pay \$10,500 for a promotional video tape.

► See Webb to, A5

Webb to donate land, video

■ From A1

Architect Keith Christenson has placed a price tag of between \$170,000 and \$200,000 on the visitors center. Construction and opening dates have not been established.

Kellam said Del Webb has agreed to give PORA a half-acre lot next to the PORA building to provide space for the visitors center. Webb also has agreed to pay \$10,500 for a promotional video tape.

Architect Keith Christenson has placed a price tag of between \$170,000 and \$200,000 on the visitors center. Construction and opening dates have not been established.

Kellam said the board chose the name because "am-

bassadors" is already well-known in the community.

The name will also make joint advertising easier with the Sun City Ambassadors, and combined solicitation of merchants easier for the two organizations, Kellam said.

"At some point in the future, if the two ambassadors organizations should wish to combine into one umbrella organization, this would be easier to accomplish," said Kellam.

Just how PORA will pay for its new building is unknown.

Kellam said if the board receives \$10 from each of its 16,000 members, the proposed building would pay for itself.

Another possible way to fund the building would be to

obtain a mortgage, he said.

"The only problem is that our bylaws state we can only get a mortgage of \$150,000," he said. "I checked and right now we could get a 10-year loan for \$150,000 and have all fees waived. We could make \$1,800 payments for 10 years."

Kellam said when PORA took out a mortgage on its original building, it was paid off in nine years. He also said when PORA added an addition to the building a few years later, the funds were paid back in 16 months.

PORA President Ed Cirillo suggested the board ask the membership at its June meeting to vote on how to help raise funds for the building.

SCW residents oppose store location

By JEANNIE JOHNSON
Staff writer

SUN CITY WEST — Visions plague Carol Hubbs.

The Sun City West homeowner foresees cars streaming in and out of her neighborhood, the wafting scents of petroleum products mingled with those of frying burgers and young taggers just waiting to spray paint the community's walls.

At a special Friday meeting, Hubbs told the board of the Property Owners and Residents she opposed the proposed gas station, mini-market, car wash, propane outlet and fast food restaurant at the corner of R.H. Johnson Boulevard and Grand Avenue.

"I think this is totally incompatible with this neighborhood," Hubbs said. "We moved here from California because of vandalism and burglaries. We came here for safety. We came here and paid a premium price for this piece of property and on top of that we paid an additional \$40,000 to live on a golf course. Now for us to live next to a convenience store is my idea of hell."

The meeting was called in response to a notice from the county Department of Planning and Development that the project would be discussed at a meeting on Tuesday. Members of the board wanted to establish a position on the project which they could take to the county

at that time. The board voted to oppose the project.

The one-acre plot is zoned for C-2 commercial development and is being sold to an Iowa development company called Bro Development. It would encompass the area between the railroad tracks and the wall surrounding the residential areas.

Residents' greatest concerns centered on the proximity of the proposed development to the neighboring houses. The edge of the project leaves only about 10 feet between the drive-in area and the surrounding walls.

PORA member Birt Kellam said many of the remaining 40 commercial plots in Sun City West which are

zoned for such a project would be better than the one chosen.

"Any time you mix a one-acre plot with residential areas, you have a poisonous situation," he said. "I don't know if any of you have ever used propane, but I have a motor home, and when you fill the propane tank you loosen a nozzle and the propane escapes in gas form. Then it takes a big, noisy motor to force the gas into the tank and it's a strong smell."

"I would hope we would vote no to this project. It increase the amount of traffic coming in which is not from our community, people frequent these places late at night, then you have the speakers and bells from the drive-through. It is just too close."

PORA donating \$30,000

Funds will be used for visitors center

By Lori Baker
Staff writer

SUN CITY WEST — The Property Owners and Residents Association will provide \$30,000 for a Sun City West visitors center.

The money will be used to create a nonprofit corporation, hire an architect, and begin producing a videotape on Sun City West.

In November, board members had endorsed spending \$10,000 toward the visitors center, but Tuesday the board decided to increase the amount.

Board President Ed Cirillo said, "We wanted to advance the project so that we could get a building sooner than anticipated."

**"We wanted
to advance
the project
so that we
could get a
building
sooner than
anticipated."**

Ed Cirillo
Board president

Cirillo said Del Webb Corp. may donate land adjacent to the residents' association building on Camino del Sol for the center.

"We need to have the visitors center incorporated and have architectural renderings before Webb will agree to donate the land," Cirillo said.

Board members also decided that it would not be a good idea to have a temporary visitors center in the residents' association building because that building already is fully used, Cirillo said.

"We can't squeeze more into the PORA building. We already have many visitors coming in here," he said.

Burt Kellam, a residents association board member who is chairing the visitors center project, said he has asked Webb to donate \$5,000 each year in 1995 and 1996 to help pay the costs.

With Del Webb Corp.'s pending departure from Sun City West in early 1996, leaders say they want to devise a plan to continue promoting the retirement community to prospective home buyers.

Although plans for a visitors center are firming, the committee has yet to come up with a name for the promotional group. The Sun City West center would be similar to the one operated by the Sun City Ambassadors at 99th

See PORA, Page 12

PORA

From Page 1

Avenue and Bell Road.

Cirillo said he expects that the residents association board will seek a membership vote in mid-year for permission to hire a contractor and to enter into a mortgage for the visitors center, which would be operated under PORA's jurisdiction.

In other business, the residents association board approved donating \$10,000 to the Lending Hands organization for its new building, which will be constructed near the Sun City West Foundation's community services building, Stardust and R.H. Johnson boulevards.

The board also appointed Dr. Mike Arra, a retired public health administrator, to fill the two years remaining on the term left vacant by the resignation of Bob Briscoe. Arra, who had served on the residents association board last year, was the sixth vote-getter in the November election when five people were elected.

PORA plans SCW visitors center

By DEBBIE L. SKLAR

Daily News-Sun staff

SUN CITY WEST — The Property Owners and Residents Association is doing its part to ensure Sun City West stays on the map.

Because Sun City West will be responsible for promoting itself when developer Del Webb Corp. departs in 1996, PORA wants to maintain the community's high profile by establishing a visitors center similar to the one run by the Sun City Ambassadors.

"If we go by our bylaws, we can't execute a contract for construction of a building or apply for a mortgage without the approval of the membership," said PORA President Ed Cirillo during Tuesday's board of directors meeting. "The only real question right now, is whether we approach them now, or do we wait four or five months until we have the data from the architects for legal advice?"

The Sun City Ambassadors operates the visitors center in Sun City at 9903 W. Bell Road and provides brochures, videotapes and guided tours.

Cirillo said the cost of a visitors center will depend on how the building is developed.

"Right now we are thinking of connecting the visitors center to the PORA building," said Cirillo. "We might have a wall connecting to the PORA building and have a transit area from one building to another. It's possible we could use that transit area for storage."

The PORA building is located at 13815 Camino del Sol.

Cirillo said the board has hired an architect to develop several options for the center.

"We're waiting to see what they come up with," he said. "We're not going to be a mammoth building."

Board member Elaine McCraith said she believes membership approval is important now rather than

waiting for studies.

Cirillo said he felt the opposite and thought it would be unfair to approach members without any prior knowledge of the center.

"My feeling is that we have to tell the people something," he said. "I think it would be unfair to ask them if they want a visitors center and not tell them anything else. It wouldn't make sense to just ask them if they wanted a center without telling them the shape, where it would be, how we would raise funds if we had to finance it. There is a whole myriad of questions that need to be answered before we approach the membership."

The board voted 12-1 to proceed with getting the answers from the architects before approaching the membership.

Board member Bill Fry, who was the lone "no" vote, agreed with McCraith that members should be approached before any further developments.

Board members John Berg and D.J. Horton were absent at the meeting that attracted 13 residents.

"We're going to try and get some

answers and go to the membership sometime in the middle of the year for approval," said Cirillo. "After today's meeting, I think it's fair to say there was no opposition for the center," he said.

Cirillo said Sun City West residents need a visitors center, because they'll need to continue marketing the community.

"We don't want to wait too late like they did in Sun City," he said. "They already had an economic down turn where they had hundreds of houses sitting vacant for years when Webb left. That drove down property values and we don't want that to happen here."

"We need to have a center like the Ambassadors' visitors center they have in Sun City," said Birt Kellam, PORA first vice president. "We're in the process of trying to get a professional videotape made for visitors."

Kellam said the tape, which the association was told could cost up to \$50,000, will be discussed by a professional producer in a meeting on Feb. 9.

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SCW board undergoes revamping President assigns new service areas

By Lori Baker
Staff writer

1-2-95

SUN CITY WEST — Although Sun City West is not a city, Ed Cirillo wants it to act like one.

Cirillo, the 1995 president of the Sun City West Property Owners and Residents Association, has made over the organization's board to create municipal services areas.

Board members will be assigned to such areas as public works, transportation and public health.

"What I'm trying to do is use terms that people are familiar with from municipalities where they came from," Cirillo said. "If they have problems with the roads, transportation or public health, they will know who to go to."

The residents association, which has more than 15,000 members, has had volunteers performing the functions of a municipal government for several years, Cirillo said.

Sun City West is an unincorporated area of Maricopa County. But county officials look to the association board for recommendations on planning and zoning issues, street improvements and other matters that affect the retirement community.

Residents' association board members also work with the county's public health department, such as arranging for flu shots.

In addition, association volunteers help residents with consumer problems and deed restriction violations. They also lobby state and federal officials on aging-related issues.

The association building, 13815 Camino del Sol Blvd., provides offices for the county zoning, planning and flood control departments and county Supervisor Ed King.

Cirillo said he will organize a long-range planning committee this year.

"We want someone to focus beyond the one-year time horizon," he said. "We also hope to put together a needs survey for the community."

A major project for the association is establishing a center for visitors. The center, which would be built with community donations, would provide information to prospective homeowners in Sun City West.

The group also will work with Surprise officials in planning developments near Sun City West. Surprise will add 60,000 residents in the next decade, officials say.

The residents' association board will meet at 9:30 a.m. Jan. 10 in its conference room at the PORA building. Meetings will be held the first Tuesdays except in July and August.

Membership meetings will be at 9 a.m. Feb. 9, April 13, June 8, Sept. 14 and Nov. 9 at the R.H. Johnson Social Hall, Camino del Sol and Meeker boulevards. Free-ways and transportation services are the subjects of the February meeting.

Residents' association board members and Sun City West Recreation Centers board members have joint meetings at 2 p.m. on the third Thursday of each month.

Cirillo, who has served as treasurer and secretary on the residents' association board, retired from IBM Corp. after a 31-year career in finance.

WHAT DOES PORA DO?

"...I know most people belong and I seem to see the name everywhere, but just exactly *what does PORA do?*"

This is probably the most asked question we hear! Perhaps the best way to answer is to list some of the things PORA has already done. PORA started:

- | | |
|--------------------|----------------------------------|
| 1. Lending Hands | 7. Bingo Charitable Fund Raising |
| 2. Meals on Wheels | 8. Thrift Shop |
| 3. Fire District | 9. Condominium Association |
| 4. SCW Foundation | 10. Rec. Center Board |
| 5. Community Fund | 11. Senior Citizens Overlay |
| 6. New Post Office | 12. And Many Others |

PORA has worked hard to serve the interests of Sun City West residents over the years with accomplishments that include...

- Saving every homeowner in SCW nearly \$300.00 yearly in taxes by leading the separation from a nearby school district.
- Developing strict deed restrictions (approved by 81% of SCW voters) and defending these restrictions in court.
- Filing to protect water rights for every property owner, and successfully getting our rates reduced.

PORA was started in 1979 as a voluntary *Property Owners and Residents Association* to serve the SCW community. The annual dues are kept low; \$12.00 for a household membership or \$6.00 for an individual membership. It is very important that every resident (both full time and part year) of SCW belong, not only to help defray the operating costs, but more importantly to have a total citizenry numbers base PORA can claim when dealing with Utility Companies, State and Maricopa County Governments, Del Webb Corporation, neighboring communities, road repair and water commissions, taxing authorities, etc.

6V26

While most of the efforts of PORA are either in the community organizational area or on governmental and legislative matters, PORA also provides a great many other services:

Consumer Services. Over 1,100 vendors, in 250 categories, have registered with PORA to do business in SCW. Just call telephone hotline 214-1646 to get names of landscapers, businesses, repair people, etc. The ability to lodge a complaint through PORA regarding these listed vendors has been a very effective tool to help assure business integrity.

Large Town Hall Meetings with community leaders as well as with elected county, state and federal officials; complete with a structured Q&A period.

Field Trips (by chartered bus) to our Legislature, Luke Air Force Base, Lake Pleasant, etc. to help keep residents informed on institutions that have an impact on us.

Master Gardeners. A helpful group of volunteers, certified as "Master Gardeners" who can assist you in choosing plants acclimated to Arizona, disease control, landscaping, etc.

Deed Restrictions. PORA helps resolve and adjudicate deed restrictions and violations.

Distributes the Annual Sun Cities Cross-Index Telephone Directory, the *RoadRunner* Membership Newsletter, the PORA Handbook, and many other useful pieces of literature.

Sundome 2 for 1. Just present your current PORA card for this unique buy-one-get-one-free ticket offer on selected seats at choice performances.

Central Clearing House for residents to formalize concerns about our community and to provide a forum for bringing them to the attention of the public.

PORA is our only resident organization working to protect the long term interests of this entire community. It is run with the help of hundreds of volunteers, under the guidance of a formally elected fifteen-person Board of Directors. "Strength in Unity", that's PORA's motto. Only through collective, orchestrated action can we be effective.

You are probably already a member of PORA, but if you are new in the community or happen not to belong, please consider joining now! Complete this application and mail it or better yet bring it to the PORA office so we may greet you personally.

NAME(S) _____

ADDRESS _____

CITY/STATE _____ PHONE _____

☐ Household Membership \$12.00*

☐ Individual Membership \$6.00

*It is important that both be registered as PORA members to enhance PORA's county services and legislative negotiations!

Please mail or bring to PORA office
13815 Camino del Sol
Sun City West, AZ 85375
Telephone 584-4288

Governor joins

By TRACY CHARUHAS
Daily News-Sun staff

4/8/94
SUN CITY WEST — Gov. Fife Symington will join the Property Owners and Residents Association and several of its past presidents in celebrating the association's 15th anniversary next week.

Symington will speak at PORA's general membership meeting at 9 a.m. Thursday in the social hall of R.H. Johnson Recreation Center at 14401 R.H. Johnson Blvd.

"We're expecting at least 300 people for this meeting," said Ed Cirillo, board secretary, adding that there

will be plenty of birthday cake to celebrate the beginning of the community's oldest organization.

Arve Dahl, PORA president, said PORA has sent the governor several letters requesting that he discuss issues that have a direct impact on the Sun Cities.

Cirillo said he expects Symington to talk about transportation and property taxes in the Sun Cities, his views on taxing golf course property, health care reform and the senior overlay issue.

Birt Kellam, first vice president of PORA, said the governor may also

SCW party

discuss issues such as the \$100 million state tax reduction package to be enacted this year as well as the state's balanced budget.

Dahl said the governor knows that the Sun Cities represent a large voting block in the county.

"The governor got a lot of votes in Sun City West in the last election," Dahl said. "We're proud of what he's doing and look forward to what he will do in the future."

Doug Cole, the governor's press secretary, said the governor will put together his speech next week. He said the governor will probably focus

on topics like the reduction of personal income tax rates and other topics which concern Sun Citians.

Dahl will open the meeting and then give the floor to Hal Lind, PORA treasurer, who will give his report. Membership chairman, Birt Kellam will introduce the governor. Audience members may ask their questions at the microphone or submit them in writing.

Cirillo said PORA came from humble beginnings but grew to be one of the most influential groups in Sun City West.

See PORA nurtures growth, A5

—From A1

"PORA began in 1978 when Sun City West only had a couple of homes," Cirillo said. "It started as a group of residents who were interested in forming a community," he said. 4/8/94

Cirillo said that organizations such as the recreation centers governing board and the Sun City West Foundation are offspring of PORA.

"The governing board began as PORA's recreation commission. Eventually they formed their own board," Cirillo said. "The Foundation also spawned from PORA. It

separated from PORA in the mid-80s. Out of the foundation came Lending Hands, the Sun City West Prides and the Sun City West Posse." NEWS-SUN

PORA also started the Sun City West chapter of Meals on Wheels, the Fire District, the Community Fund, and the Condominium Association. Thanks to the help of Virginia Smith, former congresswoman from Nebraska and post office liaison for PORA, Sun City West will get its own post office in December.

Kellam said he hopes the governor's visit will increase membership in PORA. There

are 13,772 members of PORA. The association will continue to send information in the mail to non-members in order to gain more support.

"This time last year we had 301 new members. Right now we have 716 new members. This is over a 100 percent increase. There has been quite a boom in the last year," Kellam said, referring to an increase in membership as a result of expansion in Sun City West.

Kellam said he hopes the governor's visit will bolster PORA membership.

Governor Symington To Speak At PORA's 15th Anniversary

3/24-30/94
PORA will be celebrating its 15th anniversary during our April General Membership Meeting! Not only will birthday cake be served, but the Governor will be joining us as our special speaker. What better way to celebrate our 15th birthday than to hear about the state of our great State as well as to get a peek into the future of Arizona. The meeting will be on Thursday, April 14 at 9 a.m. in the R.H. Johnson Social Hall. **WESTER**

The Governor says he's eager to meet us and explain the \$100 million dollar state tax reduction package being enacted this year as well as discuss the state's balanced budget, which has occurred now for the third straight year. There are many other subjects he wants to talk to us about, including some very close to home. Like transportation, our lack of a CAP water allocation, crime, the Federal/State lawsuit in Mesa over an age 55-overlay violation (and in which Sun City West is mentioned), new proposed taxation on our golf courses, and health care. He also wants to discuss NAFTA, a Fed-

eral program in which he was very instrumental and which promises to have a major impact on the state of Arizona, and us.

Fife Symington was elected in February 1991 as the 19th Governor of Arizona. He graduated from Harvard University in 1968 and shortly thereafter joined the United States Air Force. He was stationed here at Luke Air Force Base, rose to the rank of Captain and received the Bronze Star Medal for his service during the Vietnam War. He has spent most of his adult life in the commercial real estate and industrial development business. He is married and has five children, ranging from ages 11 to 24.

Governor Symington, in addition to his tax reduction packages, is most recognized for initiating the Project SLIM (State Long-Term Improved Management) program to help produce quality services in a slimmed-down state government. He also brought together local business leaders to help restructure the

Symington
Continued on Page 2

troubled Arizona-based America West Airlines. The airline, with its 8,100 employees, has a \$1.1 billion impact on the state's economy. Governor Symington has also been honored as the first US Governor in history to be invited to address a state congress in Mexico. In 1993, he also sought and signed into law one of the toughest criminal justice packages in the US, which mandates that convicts must now serve no less than 85% of their sentence.

This will be your chance to meet the Governor and First Lady Ann Symington and to hear first hand from the head of our state government. After the Governor's prepared comments, you will have an opportunity to ask questions about his presentation or on other areas of interest to you. *3/24-30/94*

This promises to be a joyful

and informative celebration! Come early to get a good seat. As always, door prizes will be awarded. At the conclusion of the meeting, join us for cake and coffee. **WESTER**



Gov. Fife Symington

Council eyes future of SC West

Members to monitor issues & laws affecting community

By ANNE RYMAN
Sun Cities Independent

A council of local organizations could help Sun City West residents better control and preserve their lifestyle, as well as stay in touch with state and county issues affecting their community, says one resident.

Dick Egan, former president of the Property Owners and Residents Association, is spearheading a campaign to organize represen-

tatives from local groups into the Community Coordination Council of Sun City West.

The council will provide a "unified voice" with which to speak to state legislators and county officials about issues that positively or negatively impact the unincorporated retirement community.

"We don't have an official spokesman who speaks for all the associations within the community when we go downtown to the Legislature," Mr. Egan says about

the need for such an organization.

Because of this, residents often are not notified about issues that may affect the community such as groundwater legislation and proposals to annex unincorporated areas into incorporated cities or towns.

Mr. Egan seeks to involve representatives from PORA, the Rec Centers, the Posse, the Prides, the Sun City West Foundation, the Association of Condominiums of Sun City West, as well as other

service clubs.

A six-member steering committee has been selected to determine future structure of the community council. Members will include John Scolastico, a Rec Centers Governing Board member; Birt Kellam, PORA membership chairman; Bob Emmons, 1991 PORA president; Tom Muratore, a retired judge from Wickenburg; Gil Pantea, 1992 Posse commander.

See ■ COUNCIL, Page 3

■ COUNCIL

From Page 1

Mr. Egan will serve as chairman.

Several community leaders have pledged support for the idea.

Al Spanjer, Governing Board president, says such a group would give Sun City West clout when dealing with county and state officials.

"It would definitely organize the entire community to handle issues and situations a heck of a lot better than happens now," he says.

Mary Kendrick, president of Citizens Alert Group, a Sun City West watchdog organization, says a council would provide direction for the community.

"It's urgent we form this, even if

we have a rough start. Some day (Del) Webb will leave and a ship cannot last very long without a captain, oar or rudder."

Some residents have denounced the idea of the community council because they say it will lead to incorporation.

Mr. Egan says incorporation is unsatisfactory.

"We'd have to change the community considerably. Rather than us trying to change to fit to the law, why don't we change the law to fit an unincorporated community?" he says.

Before they seek changes, however, community council members

must find out what residents want in Sun City West.

One of their priorities will be evaluating community services available and whether residents feel these are adequate, whether these should be expanded or whether additional services should be added.

Community leaders at a recent meeting agreed that preserving and expanding upon the number of volunteers in the community is very important.

Sun City West has more than 3,500 volunteers who put in thousands of hours of service within the community and surrounding areas each year.



Dick Egan will serve as chairman of the Community Coordination Council of Sun City West.

Oct. 1-7, 1992

THE WESTER

VF - PORA

SCW

THE WESTER

October 1-7, 1992

OVER

PORA Expansion Ceremony Impressive

Story & Photo,
Stan Steciak

The rededication and ribbon cutting ceremony of the PORA (Property Owners and Residents Association) building brought out many residents to see the ribbon cut by a contingent of past PORA presidents.

Dick Egan, president of PORA, introduced the many past presidents which included the only lady president, Loise Copes, at the outside ceremonies. The welcoming ribbon was cut and an Honor Guard of SCW American Legion Post 94, led by Cmdr. Ben Skelton and Ken Jacobson, Guard Captain, were present as Post members Mike Altobello and John Fiore had the honor of raising the colors. John Bergh, prominent Wester, led the crowd in singing "America the Beautiful".

Inside ceremonies in the spacious new conference room, which was filled to capacity, included brief addresses by local dignitaries. Mr. Egan introduced Chuck Roach, VP and General Manager of Webb's SCW. A highlight of Mr. Roach's talk was when he said, "Membership in PORA is like an insurance policy for residents that PORA will maintain the

Far right is President Dick Egan waiting for signal for past PORA presidents to cut welcoming ribbon.



outstanding SCW lifestyle". Ira Friedman, County Assessor, when introduced, said he was amazed with the positive activities of seniors. He hoped the satellite office in the PORA building helped the SCW residents. Mr. Friedman was accompanied by wife Debbie.

Dick Egan said he was proud to have so many past presidents, starting with the very first president Gene Wilson, to the immediate past president Bob Emmons, present at the ceremony. Egan introduced many organizational leaders., Judy Leiby, Director of Constituent Ser-

vices for Senator DeConcini, was present. Captain Gil Pantea and Lt. Norm Zadnoff, SCW Posse, acknowledged Egan's introduction, as did Fred Kriess from Citizen's Utilities. Representatives of the Rec Centers' Advisory Board were on hand. Also members of SC's Home Owners Association were present.

Refreshments were served (homemade cookies) by Sue Collins, Helen Holland, Jewel Bolton and Harriet Trask. The ladies represented the SCW Lioness Club. Joan Rentner, D.J. Horton and Lea Fry were the most

congenial greeters. A contingent of Del Webb employees, led by Martha Moyer, were there to meet residents.

When Sandy Goldstein, president of the SCW Foundation, was asked, "What do you think of the new PORA building?" he couldn't find enough adjectives. He said, "Fantastic. Tremendous expansion and renovation program. Finally facilities are adequate. It seems residents and members are more up-beat now, and that many wounds of the past are being healed because of

PORA EXPANSION
Continued on Page C7

PORA EXPANSION
Continued from Page C1

PORA's renewed service to our community".

In a brief interview with Dick Egan, he said the expansion doubled the available space to 3600 square feet. Mr. Egan continued, the original land was sold to PORA by Del Webb "for 2 bucks", in 1980. The first building went up in 1981. Webb built the facility for cost, which was about \$140,000. The cost of the new expansion will be about \$175,000. Now believe this bingo fans! Profits from bingo helped a great deal to meet these expenditures. (This is a commercial) Bingo is played every Friday night, 7 p.m. at the Johnson Social Hall. Mr. Egan concluded by saying that he hopes to form a past presidents council to assist the current president. Egan said he found the past leaders very helpful to him.

Residents leaving were questioned, "What are your thoughts?" The majority had praise for PORA. One person leaving the ceremonies said, "PORA sure had an effortless expansion program. Del Webb should have it that easy".

Ex-PORA leader talks about taxes

By MIKE GARRETT
Daily News-Sun staff

SUN CITY WEST — School taxes are not considered dirty words to Gene Wilson, the first Property Owners and Residents Association president.

Wilson said Friday he would support inclusion of all of Sun City West, not just the new expansion area, into either or both the Dysart and Peoria Unified School districts.

Wilson, one of 11 past PORA presidents who attended Friday's PORA open house to honor its newly expanded building, was one of six original Sun City West residents who launched PORA as a community service organization in 1979.

The 14-year Sun City West resident said PORA was formed after Dysart School District passed a \$27 million school bond issue in 1978.

At the time, some 2,000 angry Sun City West residents claimed taxation without representation on the Dysart School District board.

Wilson later became a member of that board but said district officials and residents were always suspicious of each other and never developed a spirit of trust and cooperation.

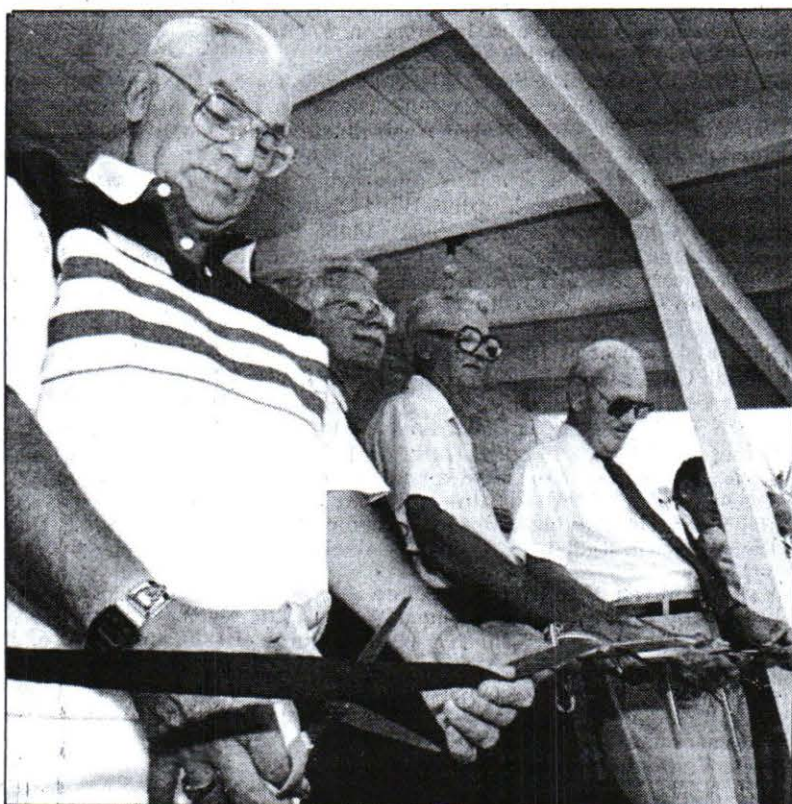
"I hope PORA works this out. This was a very bitter thing and I don't think either side ever really recovered from it," he said.

PORA and the community succeeded in rescinding the 1978 bond issue.

"The first thing we did when we had enough residents out here was to hold an election to rescind the bond issue," Wilson said. "My understanding is that was the first time it had ever been done in Arizona. We were told we couldn't do it but when I went to the state attorney general about it he said you can vote in a bond issue and you can vote out a bond issue."

Sun City West later seceded from the school district amid hard feelings on both sides.

In 1975, Sun City was permitted to secede from the Peoria district after voters out-



Stephen Cherek/Daily News-Sun

Sandy Goldstein, left, a past president of the Sun City West Property Owners and Residents Association, Chuck Roach, general manager of Del Webb's Sun City West, and Bob Williams and Bob Emmons, also past PORA presidents, wield scissors at opening of expanded PORA building Friday.



Stephen Chernenk/Daily News-Sun

Gene Wilson, left, the first Sun City West Property Owners and Residents Association president, talks with Dick Egan, the current PORA president, at opening ceremony for the expanded PORA building Friday.

numbered Peoria residents and defeated the bulk of the requests to sell bonds to build new schools and buy equipment.

Now, because of a much larger tax base that is expected to eventually grow to 31,000 residents, Wilson said both the current Sun City West Phase I and the expansion area could be annexed into the Dysart and Peoria school districts with minimal property tax impact.

"I'd like to see it all worked out even if it meant that the present Sun City West would be back in the Dysart School District," Wilson said. "Frankly I would support that — at the risk of getting run out of town."

Because of his past school tax experiences, Wilson was invited to attend two recent meetings between Peoria and Dysart school district officials and members of a new Sun City West committee chaired by former PORA President Sandy Goldstein. The committee was formed to study the school tax issue in the 1,320-acre expansion area north of Deer Valley Road that is in both districts.

Wilson said too many people still have misconceptions about school taxes.

He noted that only 21 percent of the Peoria district's operating revenues come from property taxes and the state average is 22 percent.

"The other 78 percent comes from state income and sales taxes, vehicle registrations and a multitude of things."

Wilson said Sun Cities' retirees generally have more discretionary income and usually pay cash for their homes and cars. "We really pay more

in school taxes than the average working person," he said. "It kind of irks me when people say we don't pay our share of taxes."

"Back in 1978 when Dysart received only 10 percent of its tax revenues from property taxes, I tried to tell them that if they would cooperate with us and be patient, some day the tax base would be such they could have anything that they wanted and still have a reasonable tax assessment," Wilson said.

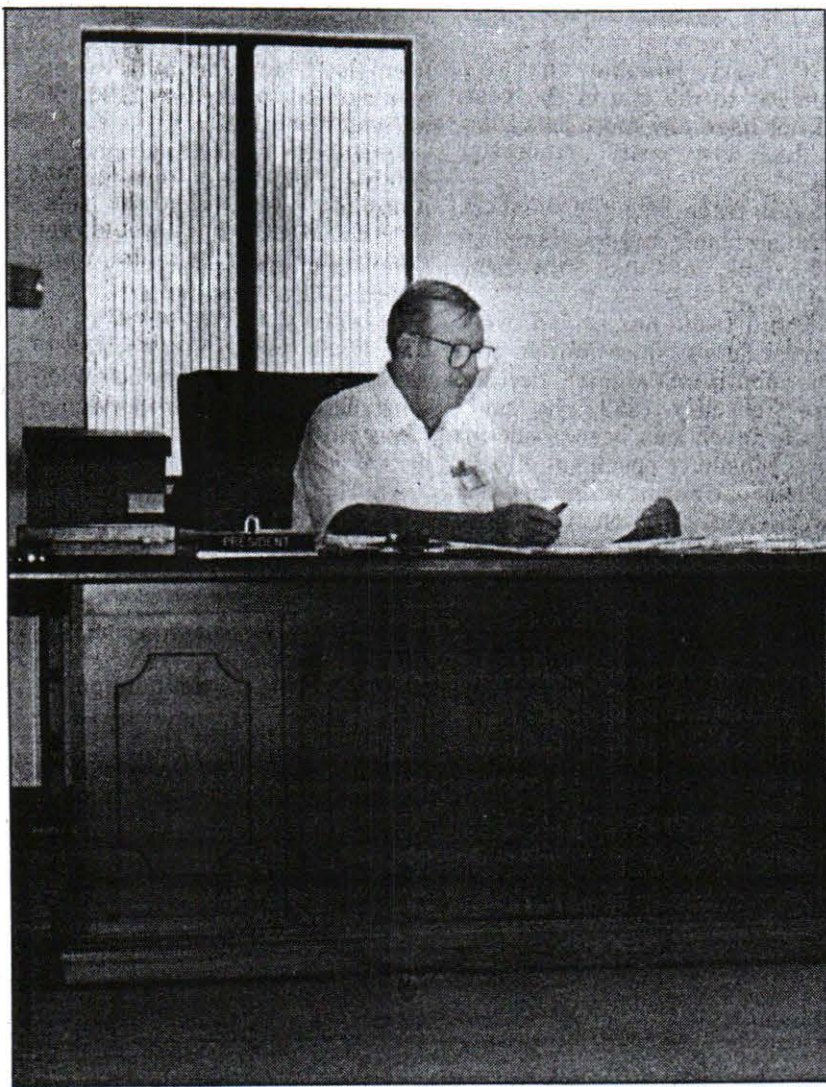
Wilson's best estimate of how much property taxes would increase if all Sun City West was back in the Dysart district is about \$2.50 per assessed \$100 valuation of each home.

He said that would probably compare with the current \$2.50 in-lieu tax passed by the state Legislature a couple of years ago at the instigation of Goldstein and Rep. Bob Williams, R-District 15.

"Right now we're getting a credit like everybody else in the state against that," Wilson said. "But over a period of years the credit will disappear and the school tax will be roughly \$2.50 whether we're in a school district or not."

"If something reasonable around that same figure could be worked out with us still being in the school district, I think it would be to everybody's advantage," Wilson said. "They can always boot us out if they don't want us. It takes 51 percent of both sides to approve anything."

PORA office reopens



Frances Guarino/Daily News-Sun

PORA President Dick Egan works in his new office early today at the PORA building on Camino del Sol in Sun City West.

By MIKE GARRETT
Daily News-Sun staff

SUN CITY, WEST — The paint is dry, most of the new furniture is in place and the doors are open again at the Property Owners and Residents Association building.

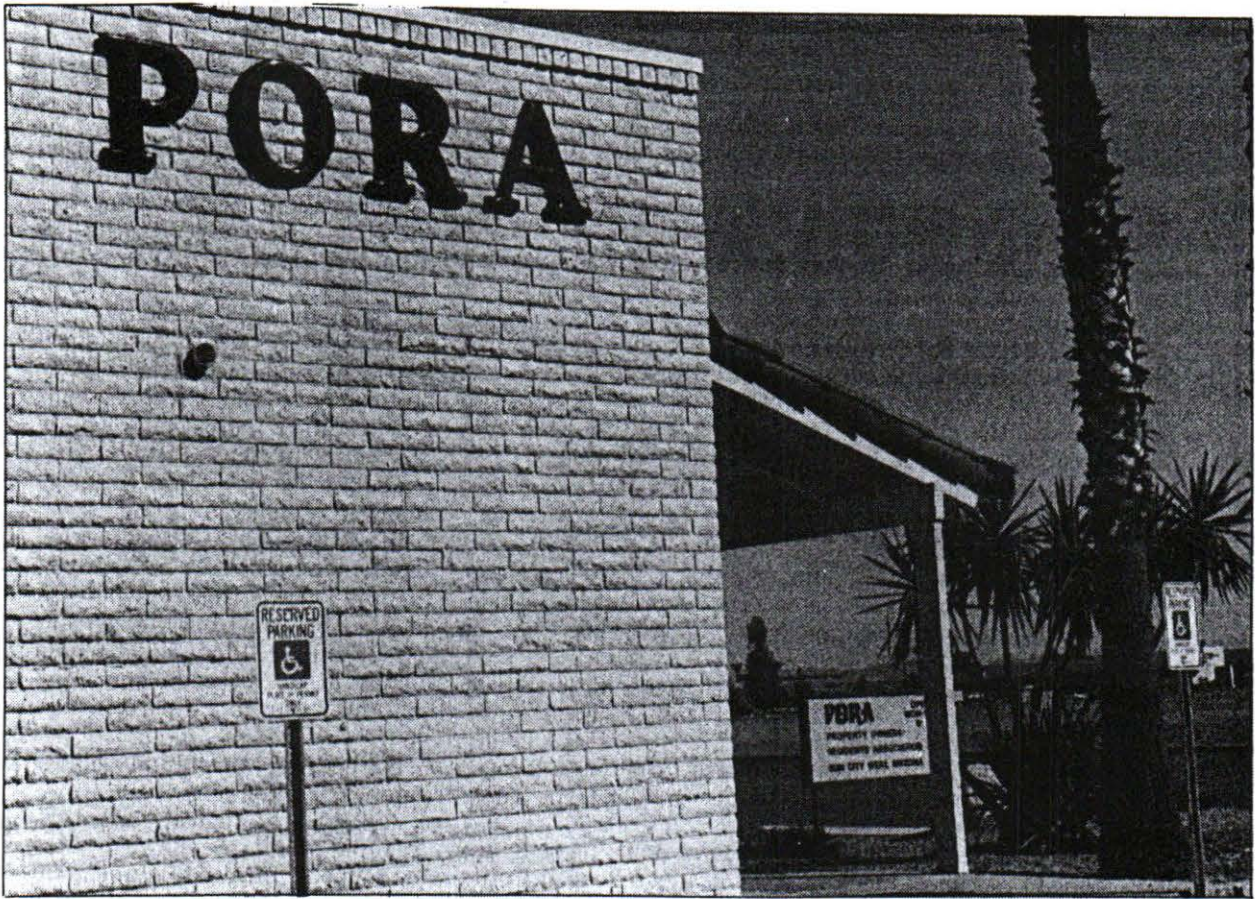
After being closed for nearly three weeks for renovations, the PORA office at 13815 W. Camino del Sol reopened this week, with summer hours 9 a.m. to 1 p.m. Monday through Friday.

PORA was established in 1978 as a voluntary membership group to act as an influential voice of Sun City West residents to persuade decision-makers to act in the community's best interests.

The \$173,000 expansion and renovation, paid for by PORA and community contributions, more than doubles the building's square footage from 3,198 square feet to 6,517 square feet, said Bob Emmons, chairman of PORA's planning/zoning and transportation committee.

The expansion was necessary because of PORA's growing responsibilities to its 12,000 members and the community, and the lack of sufficient space to conduct daily operations, said Emmons.

The expansion includes an enlarged meeting room, a PORA directors room with five desks and offices for PORA President



Frances Guarino/Daily News-Sun

New signs on both sides of the PORA building are part of the \$173,000 expansion and renovation project that was recently completed.

Dick Egan and Treasurer Bill Fry.

There is a larger Master Gardeners room (open Tuesday and Friday), as well as a mini-kitchen, enlarged county assessor's office, enlarged consumer services office for people with questions or complaints on local businesses, and new handicap-accessible restrooms that

conform to the Americans with Disabilities Act.

The expansion was in the planning stages for more than a year, with construction beginning in April.

The building's exterior and landscaping also have been renovated, with a new, larger PORA sign, flagpole, flag and

triple the number of parking spaces on the east and west sides of the building.

Emmons said an 18-foot saguaro cactus will be planted near the main entrance off Camino del Sol Boulevard as part of the landscaping.

He said a community open house in September will show off the new features.

Residents, officials hopeful expansion stimulates business

By ANNE RYMAN
Sun Cities Independent

4-15-92

Residents at a Property Owners and Residents Association membership meeting expressed concern over Del Webb's expansion and whether or not it will increase commercial development in the existing Sun City West.

During the membership meeting, held last week, several people questioned the future development of the 55 acres of commercial property between R.H. Johnson Boulevard, Meeker Boulevard and Camino del Sol.

Some have complained about the blowing dust on the vacant land and want another grocery store, as well as a choice of restaurants and gas stations.

Del Webb officials originally planned for a cafeteria, restaurant, furniture store, tire and battery store and regional shopping center on the property, but sold the property in 1983 to the Phoenix-based real estate firm Ratliff, Muhr and Levinsky Inc.

Since 1978, an additional 51 lots surrounding this 55-acre commercial core have been sold to multiple owners. To date, 21 of these 51 remain undeveloped.

Bob Emmons, PORA planning, zoning and transportation director, says a regional shopping center for Sun City West would not be feasible particularly because of the 1.3 million square-foot Arrowhead Mall construction two miles east of Sun City on Bell Road.

But Mr. Emmons is optimistic about future development of the 55-acre site.

"As Sun City West continues to grow, then the desire for people to come in and put in commercial establishments in Sun City West will thereby increase," he says.

Webb officials expect the expansion of Sun City West north of Deer Valley Drive to add about 6,000 residents for a total of 31,400 people.

Mr. Emmons is working with Del Webb officials to attract another grocery store to Sun City West. A grocery store, Mr. Emmons says, would provide an "anchor" for other businesses in the 55-acre area.

Chuck Roach, Del Webb Corporation vice president and Sun City West general manager, says few companies are willing to take the risk and develop in Sun City West even though demand for additional businesses exists. But he, too, is optimistic things will change with the increased population.

Mr. Roach says officials planned one five-acre commercial site in the new expansion area because of the 55-acre commercial core available in the existing community.

Resident Sol Padnick urged Del Webb to buy back the 55-acre property.

"Now's the time to start pressuring them to do something with that lot even if they have to pay more money for it."

Martha Moyer manager of public and community relations for Del Webb Corporation, says while company officials have discussed purchasing the property from Ratliff, Muhr & Levinsky, Inc.,

they disagree on price.

"At this time, it's not an option," she says.

Some residents at the PORA meeting feared Del Webb would rezone commercial land into residential land, a move that would add more people to the existing community.

Land area owned by the Del Webb Corporation at Stardust and Meeker boulevards was rezoned in 1991 from commercial to residential for 47 single-family homes.

But Ms. Moyer says 1,000 home sites were lost when Trail Ridge Golf Course, 21021 N. 15th Ave., opened in 1989. Trail Ridge was not part of the original development plan.

Residents also expressed concern about the Master Agreement which must be amended to tie the recreational amenities to the existing system.

The Master Agreement sets forth Del Webb's financial obligations to the community and recreation centers.

The Master Agreement, unlike the recreation centers bylaws, will not come up for a community vote. Instead, the resident-elected advisory board will endorse any amendments.

Ms. Moyer says while the date has not been set for reviewing the amendments, it probably will take place in the next several months.

Resident Phil Vision urged the PORA board involve itself on any amendments made to the Master Agreement.

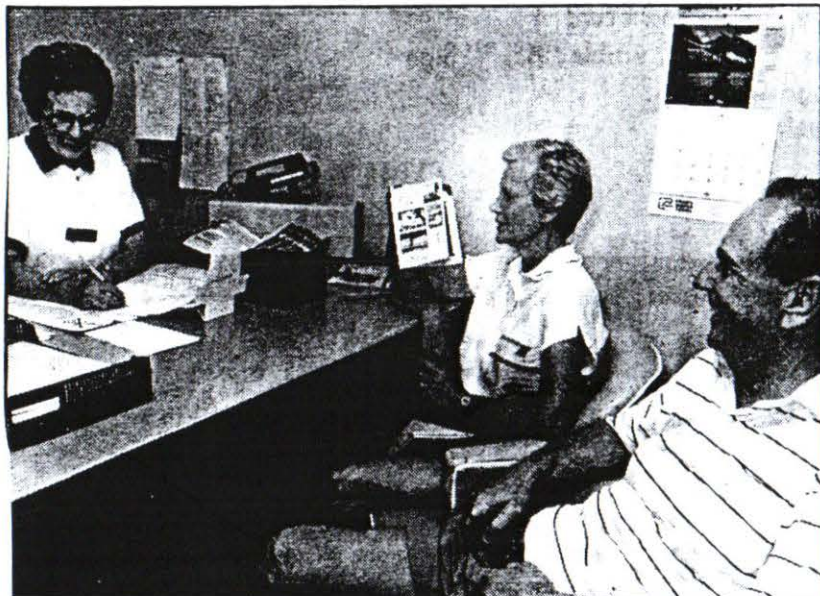
"I think PORA should involve themselves on behalf of the residents so we can have a voice, not only while we're here but the future of Sun City West after Del Webb leaves."

PORA President Dick Egan says PORA will continue to try and become involved.

"We feel sometimes like the reluctant bride who is always invited, but we don't go through the ceremony."

To date, PORA has not been asked to participate in a review of the Master Agreement.

Need a handyman? SCW service can help



News-Sun photo by Mollie J. Hoppes

GETTING ANSWERS — Elaine McCraith, left, of Pora Consumer Services helps Sun City West newcomers, Marilyn and Harold Jacobson find a place to buy a golf cart and contractors for remodeling their new home.

By CHRISTINE SELIGA
News-Sun staff

SUN CITY WEST — You've just moved to the community and you have no idea who can turn your dirt lawn into a sculptured desert landscape.

Or maybe you've lived in Sun City West a while, but your air conditioning just died and you don't know who can revive it.

So you go over or call the consumer services office in the Property Owners and Residents Association (PORA) building, 13815 W. Camino Del Sol.

PORA, a homeowners group, started its consumer services office about 10 years ago. Consumer services lists 175 categories of trades or services. People can contact consumer services to get the names of several businesses in the field they need.

Andy Anderson is the chairman of consumer services and Elaine McCraith is the vice chairman.

"People moving out here don't have that local handyman they used to have," she said.

McCraith said last year the office had 5,181 contacts either by telephone or from

people who came to the office to request information.

This year the office has had 2,936 contacts so far.

"Usually we're just so busy in there that we can't even look up," she said.

Anyone can use the services. PORA membership is not required. The service does not list professionals such as doctors or lawyers, McCraith said.

Consumer services does not go out and ask businesses if they want to be listed — businesses come to consumer services.

McCraith refers to the businesses or tradesmen listed as vendors.

The office requires three local references from people who have used the vendor's service before the vendor can be listed, McCraith said. All the references are checked before they are listed.

If there is a bad complaint about a vendor, then that vendor is dropped from the lists.

McCraith said many requests are for landscapers and draperies.

There are also seasonal requests for housecleaners in the spring, housesitters in

the summer and babysitters during the holidays.

Ann O'Connor, a Sun City West resident, is one of 16 volunteers who work at the consumer services office. She has been volunteering for consumer services for about 10 years.

She said she loves it.

"It keeps you in touch with everything that's going on in the community and you get to help people who are new," she said.

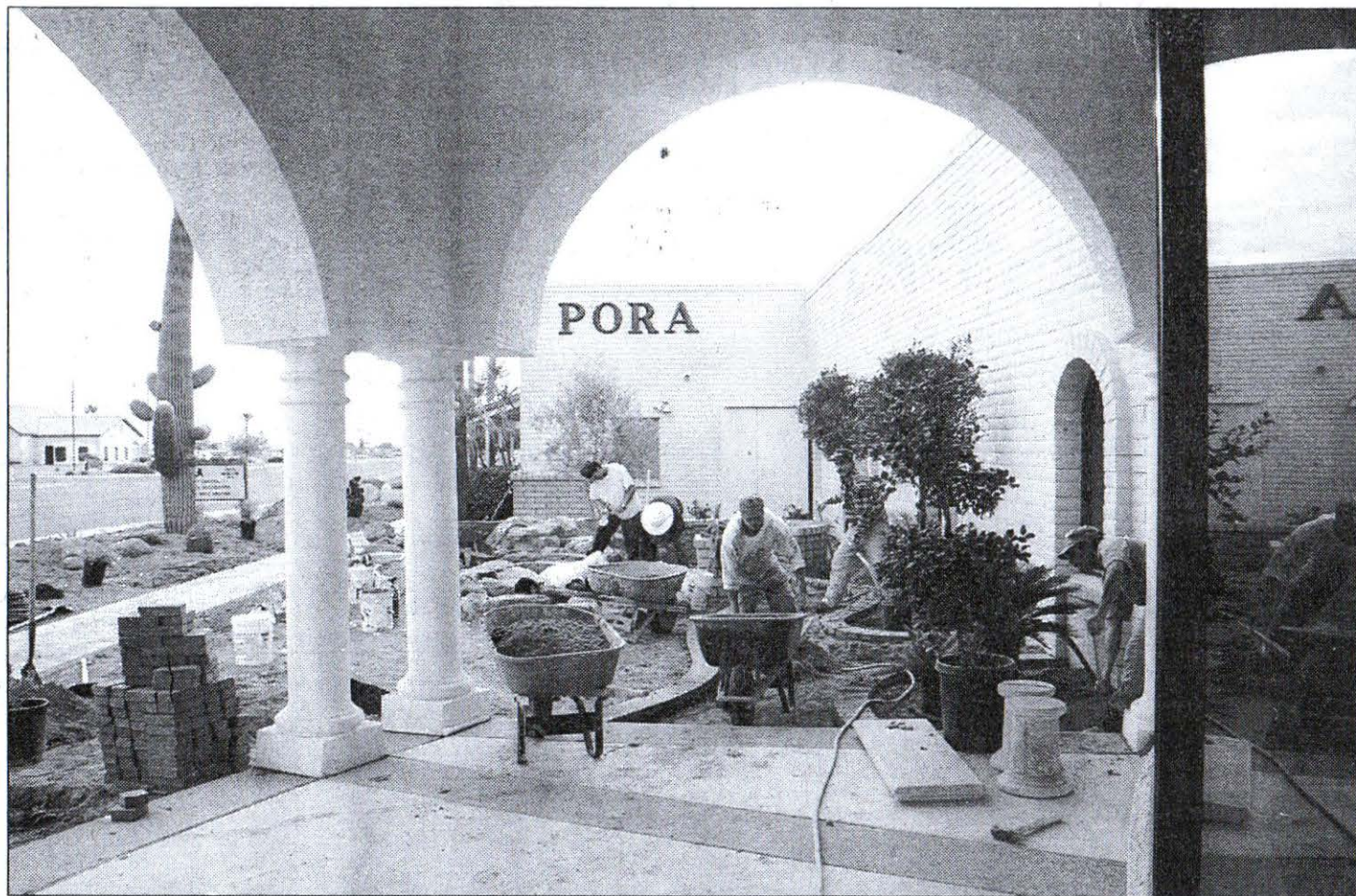
Many of the people who use consumer services are new, she said.

O'Connor works once a week and said most volunteers work in half-day shifts.

She said when a person comes in and wants a job done the consumer services volunteer will give them the names of three vendors. The names are rotated.

"We advise them to get all three and talk to them and see which one they can work with best," O'Connor said.

Consumer services is open 9 a.m. to noon Tuesday, Wednesday and Thursday this summer. In September, hours will be expanded to 9 p.m. to 3 p.m. weekdays. Telephone: 584-4288.



Steve Cherek/Daily News-Sun

Landscapers work on the grounds at the Property Owners and Residents Association new Visitors Center in Sun City West.

Blooming beauty

Landscapers add flourish to PORA center

By BRUCE ELLISON

Staff writer سوسان دوسان 1/6/87

SUN CITY WEST — When it's finished late this month, the garden outside the new PORA Visitors Center here "is gonna knock your socks off."

That's the word from Master Gardener John Kent, who collaborated with Gary Hines of Arizona Rainfall Co. in Surprise in designing the landscaping outside the new structure on Camino del Sol.

Called "The Master Gardener Courtyard," the area outside the part of the building connected with the Property Owners and Residents Association offices will boast a multitude of native plants, a water feature with rippling brook and bridge, a number of areas to sit and enjoy the quiet, and a profusion of flowers and greenery.

It also will be used to teach residents and newcomers about desert plants and plantings, Kent said.

Members of Sun City West garden clubs, rose societies and similar groups will maintain some of the plantings and help care for the area, said Dusty Rhodes, the PORA director who's been overseeing the Visitors Center construction and furnishing.

Keith Christensen, the Sun City West resident and retired architect whose concept became the building's design, drew in the garden, but Kent and Hines have worked to make it a reality.

"The plantings flow from a Southwestern native flavor at the door to the old PORA building to a more international theme at the Visitors Center entrance," where bonsai trees appear, Hines said on Thursday as he supervised a crew of a dozen workers installing masonry walls and a patio, adding to the brook, and digging in some of the hundreds of plants — all of

OVER

them donated.

There's an organ pipe cactus and saguaro in front of the older part of the building, and decorative ficus, non-seeding olive trees and even a pygmy date palm near the windows to provide hazy shade in the addition.

Hines, whose company also donated its labor, installed a picnic area in back for PORA workers and volunteers.

Arizona Rainfall, despite its name, is the leading landscape concern serving the area. Hines said he "got a group of our suppliers to contribute to the cause" — Phoenix Precast, for instance, provided the flower urns, picnic table and ashtrays. Various rocks came from Bedrock Stone Co., and trees and shrubs were contributed by White Tank Palms, Swan Hill Nurseries and the Elgin Tree Farm, among others.

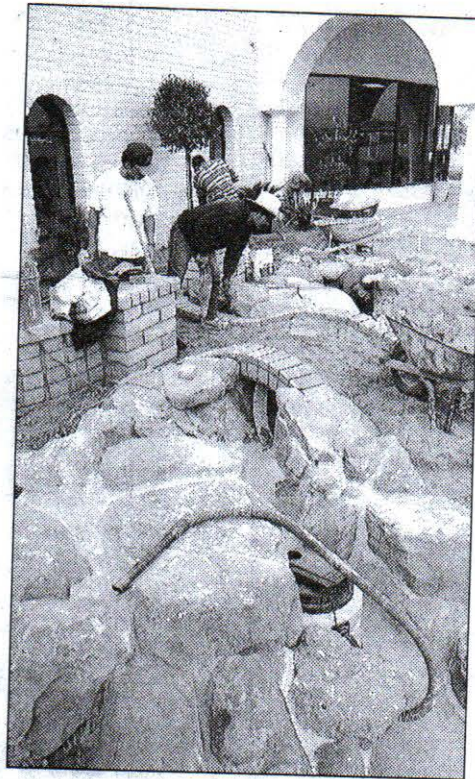
Hines, whose company started in Phoenix, has 22 years in the landscape business, decorating everything from local homes to city parks and golf courses.

Kent, of the Master Gardeners, said the contributions from Hines and his suppliers "are just a wonderful thing," while Rhodes added that "all of us in PORA are very appreciative of his efforts."

The garden won't be just a thing of beauty, however. The Master Gardeners, a service of the Maricopa County Extension Service, will use the plants and plantings in their work of explaining to area residents what foliage to plant and how to care for it.

"We'll be able to walk people through and point out what we're talking about, rather than just have them look at pictures," Kent said.

The garden will also give potential residents a chance to see what desert landscaping looks like, the men said, as well as providing them with an inviting place to stop and sit.



Steve Chernek/Daily News-Sun

Workers install decorative boulders on the grounds around PORA's Visitors Center.

PORA's new Visitors Center is on land donated by Del Webb Corp. Private funds from the community will pay off the \$260,000 construction costs, and other contributions will fund furnishings.

A corps of about 400 ambassadors, trained by PORA board member Elaine McCraith, will be ready to answer visitors' questions about Sun City West, its life and its lifestyle.

The building should be ready for use by February, Rhodes said, with a formal dedication and grand opening due early that month.

—February 19-25, 1986—THE SUN CITIES INDEPENDENT

PORA prepares revised deed restriction laws

Editor's Note: The following column is prepared by the staff of the Property Owners and Residents Association of Sun City West. It is presented as a public service to our readers.

...

New and improved deed restrictions are nearing completion and will soon be submitted for a vote of approval and acceptance to property owners in the following "Single Dwelling" units:

Units 3, 6, 8, 9, 10, 12, 16, 17, 17A, 17B, 17C, 18, 19, 19A and 20A.

The above program is for single dwelling units only and will be handled by the PORA Deed Restriction Committee. Similar new deed restrictions containing board of management rules are being developed independently for condominium type units such as patio homes, garden apartments and duplexes.

The officers of each condominium group will handle the submission and voting for new deed restrictions in condominium units.

Why do we propose new deed restrictions?

Because our experience of violations and compliance with present restrictions clearly and consistently indicates they fail to provide for the perpetuation of the character, esthetics and harmony of lifestyle, so desired by the majority of property owners of Sun City West.

Using our experience and input from major organizations such as the Rec Center Advisory Board, The Condo Association, Del Webb, and residents, we have developed new restrictions which we believe will provide improvements desired by the property owners.

Major provisions of the new restrictions are:

Existing provisions retained and strengthened

1. Age Restriction (Senior Citizen Overlay)
2. Specifications for walls and hedges
3. Prohibitions on parking certain RV vehicles
4. Single family residential dwellings only
5. Restrict separate structures
6. Set back minimums (front, side, and back)
7. Planting, walls and fences for golf course lots
8. Household pets only
9. Prohibits outside and visible clothes drying
10. Utility easements
11. Covenants run with land; binds future owners
12. Enforcement
13. Amendment Provisions

New provisions

1. Definition of terms
2. Owner rights to rec center facilities

3. Permits and limits satellite dishes and other signal reception equipment

4. Permits and limits ham radio towers

5. Permits gazebos and pergolas with restrictions

6. RV parking limited to 72 hours per month

7. Completion of landscaping within 90 days

8. All planting must be neatly trimmed and free of trash and weeds

9. Proper maintenance of buildings

10. Prohibits planting encroachment on sidewalk, street, or pedestrian way

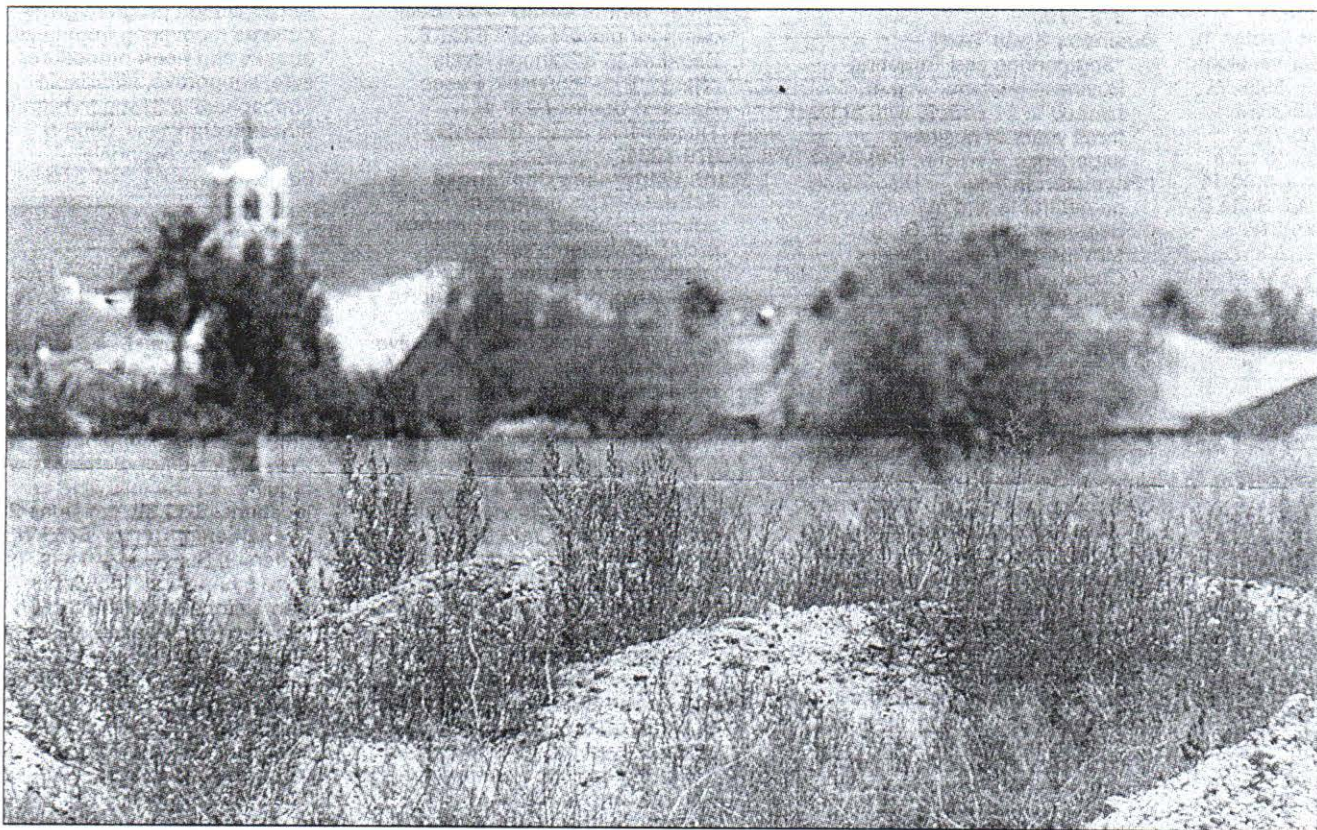
11. Prohibits nuisances such as rubbish, debris, odors.

12. Expanded enforcement section providing for recovery of costs and penalties.

The provisions described above will be submitted to each property owner in early March.

Each owner will receive an envelope containing a complete copy of the new restrictions, a ballot providing for affirmative or negative vote, together with an addressed, stamped envelope to be returned to the PORA Election Committee for counting and certification.

If 51 percent or more of the owners of any or all lots vote to adopt the new restrictions, such restrictions will be recorded with Maricopa County and become effective that date.



Mark Schiefelbein/The Arizona Republic

Sun City West residents are concerned because this site, which is a quarter-mile from some houses, might become the home of a chemical plant. The Del Webb Corp., which is selling the land, says those fears are misplaced.

Plans for chemical plant alarm SCW residents

No danger, Webb says

By Lori Baker
The Arizona Republic

SUN CITY WEST — Community leaders are concerned about a proposed chemical manufacturing plant that would be built in an industrial park about a quarter-mile from some Sun City West homes.

“

We believe it's inappropriate for a heavy industrial business to be located one-quarter mile from homes.

NOEL WILLIS
SUN CITY WEST LEADER

Waldron said.

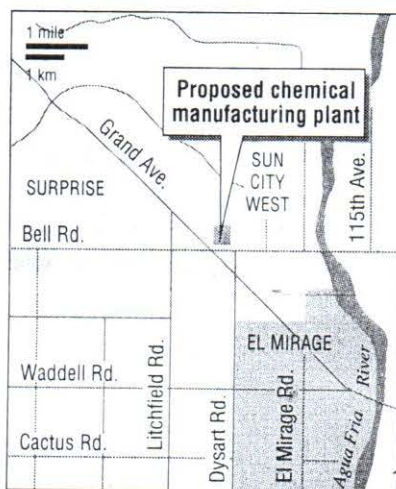
But community leaders are alarmed.

“We believe it's inappropriate for a heavy industrial business to be located

Del Webb Corp. is in the process of selling about 15 acres of industrially zoned property in the Grand Bell Commerce Park, on Grand Avenue north of Bell Road, to InCide Technology of Phoenix. Escrow is slated to close in about a month, Webb spokesman John Waldron said.

Waldron said Webb officials believe the plant would not pose any problems to Sun City West residents.

“We spent a year reviewing the project and feel confident with InCide's safety and environmental record,”



The Arizona Republic

one-quarter mile from homes,” said Noel Willis, president of the Sun City West Property Owners and Residents Association.

Willis and Melvin Nuzum, PORA's second vice president, toured InCide's plant in Phoenix about two months ago at Waldron's request.

“PORA board members want Sun City West residents to be aware of what is proposed so they can express their concerns,” Willis said.

Since the property is zoned for industrial uses, Sun City West residents cannot stop the construction if it meets Surprise building requirements and Maricopa County environmental standards. No public hearing is scheduled to consider the plans. Surprise officials will review the construction plans, but none has been submitted yet.

InCide plans to relocate its 12-year-old business from 50 N. 41st Ave. in

southwest Phoenix to Surprise in two to three years.

“We've outgrown the facility we're leasing right now, and we want to build our own facility,” said Jim Blasius, InCide's general manager and part-owner. “We hope to bring some new jobs into the area.”

Blasius said the plant would not produce toxic waste. The company would continue manufacturing flame retardant for insulation and building, stucco for construction, and Zone Defense, a product that kills sewer roaches by dehydrating them.

InCide, which was founded by Sun City resident Howar Hawkins, employs 25 people who work in a 24-hour-a-day operation five days a week.

Willis said he knows that an InCide plant would help the tax base in both Surprise and the Dysart Unified School District, but he added that he believes it should be built in a different location.

He said that there are concerns that the chemical plant would cause property values to decrease for 1,622 homes near the site.

One of the concerns, Willis said, is that a non-toxic steam plume that may reach 150 feet in height would be produced.

But Blasius said the steam would dissipate quickly and often would not be visible, depending on how dry the air is.

The chemical plant would be southeast of a truss manufacturing operation in the industrial park. A U-Haul building also is being constructed in

— Please see **CHEMICAL**, Page 2

Chemical-plant site too near, residents say

CHEMICAL, from Page 1

the park. An auto body repair shop and a storage facility already are operating in the industrial park.

Willis said Sun City West residents were surprised by the plans for InCide's plant. He said that when Surprise annexed the land a few years ago, PORA leaders were told that the land would be rezoned from a county zoning designation of light industrial to commercial use so large stores such as Home Depot could locate there.

"We are troubled because there is no buffering or consideration of noise or illumination levels," Willis said.

Waldron said those issues will be addressed during Surprise city officials' review of InCide's construction plans. In addition, he said, a Del Webb construction yard acts as buffer between residences and the proposed site.

"We're going to be as far away from the residential area as possible because we want to be close to the railroad," Blasius said. "We want to be a good neighbor. We sell a lot of products to Maricopa County which are used in Sun City for roach control in its sewer system."

PORA alerts residents on new plant

"We have discussed this for a year, and feel it is an appropriate move which is not a detriment to the residents of Sun City West and will not bring any environmental or toxic problems to the area. We do not agree with the assessments of PORA."

—John Waldron



mattresses and upholstery; the manufacture of stucco used on the outside of buildings; the production of stucco coatings and a product that kills sewer roaches by dehydrating them. Jim Blasius is In-Cide's general manager, who together with two Sun City Engineers, designed the operation. The company was founded by Howard Hawkins, a Sun City resident, no longer a part of the ownership.

Seemingly anxious to be a good neighbor, Blasius empha-

sized that the manufacturing will be accomplished with low toxic products, adding further, "We recycle the water and create no sewer wastes other than washrooms." He said that it would probably be about two years before actual operations got under way.

Discussed for over a year, this project raised concerns by PORA last year. In a letter to Webb in December, it stated, "This reloca-

See PORA, Page 3

PORA: Alerts residents on new plant, from Page 1

tion will provide a much needed tax base support for Surprise and the Dysart Community school District, and a facility of much greater prospect of environment impact on us could be located on this site without our knowledge or opportunity to provide comment"—However, the letter went on to say that one of the concerns is that the process of turning Borax into a slurry and then adding sulfuric acid causes heat, and a steam plume can reach heights of 150 feet for about 10 minutes. This function goes on every 30 minutes. The main component for the flame retardant operation is "20 Mule Team Borax." The workings of the factory will continue six days a week, 24 hours a day. The down side, according to PORA's evaluation are: Increased rail and semi truck traffic, sometimes a failure of the "scrubbers which leads to a fall-out of particulates." While PORA acknowledges the white powder, particulate emissions, are not toxic, it fears the powder may be unwelcome if it blows into Sun City West.

Also a detriment, as PORA sees it, in addition to the steam plume which on still hot days can reach 150 feet in height, is its

strict, to C3, the least restrictive commercial use. PORA understood this would mean the land would be used for big outlets, such as Home Depot, etc. According to PORA's evaluation, this factory is heavy industrial use, not in accord with the usual C3, said Willis More, there is no buffering or thought given to the noise and necessary lighting needed for a 24-hour-a-day, six-days-a-week operation.

John Waldron, director of public and community relations for Webb stressed that the Webb Corporation was very comfortable with the decision. "We have discussed this for a year, and feel it is an appropriate move, which is not a detriment to the residents of Sun City West and will not bring any environmental or toxic problems to the area. We do not agree with the assessments of PORA."

At present Waldron has turned down the request of PORA to have residents from the three units in question visit the In-Cides operating plant, and see for themselves. Blasius seems agreeable to this request, and PORA would pay for the transportation, but Waldron said, "PORA is the spokesman for the community, and we feel that is sufficient at

SCW

VF - :PORA

SUN CITIES INDEPENDENT

1985

Group to chronicle area's past

By LAURIE HURD

The growth of Sun City West over the years will be accurately recorded for the sake of history with the establishment of a new Property Owners and Residents Association committee.

A new History Committee,

headed by Bill Williams, a retired Wyoming historian, plans to focus its energy on collecting material regarding Sun City West's history before such material is destroyed or no longer available.

The committee's first year will

be spent placing various types of information, such as Del E. Webb Development Co. releases and newspaper articles, on microfilm.

"There will be three aspects to our work," says Williams. "The first is the development of Sun City West — when buildings were constructed, who the first citizens were and how Sun City West has grown.

"We will also collect materials on the social and recreational activities of Sun City West. The third aspect will be the political developments."

And if the year proves to be productive, the committee plans to write a 10-year history book. A bibliography and catalog will also eventually be established.

"PORA set the movement to establish the history committee because of one reason," says Williams.

"Sun City West is only seven years old. But when we celebrate our 25th anniversary we don't want to have the same problem Sun City had, and that was to find very little information available."

The two-month-old committee is presently in the formulation stages and won't begin to fully operate until fall. The group is thinking about setting up shop in either the PORA office or in Beardsley Park Recreation Center.

"We are waiting for the next budget so we can have PORA fund our microfilm reader and camera," says Williams. "The two are expected to cost \$5,000."

Williams says the group is presently recording oral interviews with various people. He believes the committee's work will make Sun City West's silver celebration in 2003 more manageable.

"We should be able to produce a significant document of this community's development because we were aware of it early," says Williams.

"Thanks to Sun City's anniversary, our memories have been jogged and we are getting to work on Sun City West. We don't want our history lost — this is a mistake we won't make."



PORA Roadrunner

PROPERTY OWNERS RESIDENTS ASSOCIATION
13815 Camino Del Sol, Sun City West, AZ 85375 - Phone 584-4288

Strength in Unity!

FEBRUARY 1985

PORA MEMBERSHIP MEETING
MONDAY FEBRUARY 18, 9 AM
JOHNSON SOCIAL HALL

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AGENDA

- PRESIDENT'S REMARKS
- SECRETARY'S REPORT
- TREASURER'S REPORT
- GUEST SPEAKER-
CAROLE CARPENTER, SUPERVISOR MARICOPA COUNTY
- SELECTED COMMITTEE REPORTS
- OPEN FORUM
- ADJOURN

A MESSAGE FROM THE PRESIDENT

* This new newspaper, the **WESTER**, is a winner. Congratulations to Red Uldrick and Ed Forger for having the courage (and money) to take on the project. If they keep up the good work I'm sure none of us will mind a modest subscription fee when they announce it. Meanwhile, you Club Presidents and Publicity Chairmen should use it to the hilt.

* Let's fill the Social Hall for County Supervisor Carole Carpenter's visit on Monday Feb. 18th - 9:00 AM. The young lady represents our first formal level of government. She is bright and has a lot to say. She will entertain questions. Yes, she is better looking than Hawley.

* Most of the complaints we are getting at PORA about satellite dishes, wire fences, etc., are all covered in the new Deed Restrictions. These new regs are, in my opinion, worthy of support and I hope you will volunteer to help with Gerry McVay's petition drive and that you will (if you are in Units 1 thru 20) support their adoption. The size of the document precludes reproducing copies for every household, however, if Gerry's summary in this issue does not satisfy you, then drop by the PORA office and read the complete document.

* We must look ahead and not let events overtake us. For better or for worse, the Planning Committee has been tasked to tackle the following study: "What best can be done to insure unity and harmony in the Community of Sun City West as it moves toward an eventual population of some 40,000 people?" You can send your sympathy or condolences to Allen Powell, Chairman of that Committee. He will welcome your ideas, too.

* The new Grandview golf course (named by the people of SCW) is a tribute to Nash the architect and to DEVCO the builder. If it is not the finest course in the West Valley, it is close to it. The many lakes should have their bottoms solidly covered with golf balls within three months.

* The Community Services Center is absolutely vital to the kind of retirement community we all hope to see down the road. We have about \$50,000 in the bank toward a building fund but that's only a start. We are exploring every possible funding alternative, one of which will be a Fund Drive next fall. This project should rank near the top in our giving priorities. Please be thinking ahead on this one.

* Those of you who don't belong to PORA but are receiving the Roadrunner probably wonder why we are delivering it to you. Very simple. We believe you do care about the future of the community in which you live - whether it be for 6, 9 or 12 months a year - and yes, we do hope you will join PORA. If you are a renter, we want you too. My next door neighbor has rented for the past six years and feels very much a part of the community. If, for whatever reason, you cannot join or rejoin, please call the office so that we can discontinue delivery. This publication is printed at members' expense and delivered by a wonderful group of volunteers. Quite frankly, when I fight for a point with the Chairman, DEVCO, or the County Supervisors, I would like to be able to speak for the entire community, not just a portion of it.

* Unscrupulous contractors are in the area. Please call Consumer Services (584-4288) and get the names of recommended contractors before you hire someone. Consumer Services, Arnold Haugsby, Chairman, operates much as a Better Business Bureau. Their advice is worth many times the price of PORA membership.

* Above all, let's keep our good humor and not take ourselves too seriously.

Sincerely,
Bob Williams

PORA DIRECTORY 1985

OFFICERS AND DIRECTORS

PRESIDENT	Robert W. Williams	584-2128
1st VICE PRESIDENT	Aubrey Johnson	584-3620
2nd VICE PRESIDENT	Allen Powell	584-1687
TREASURER	Richard Marvin	584-2111
SECRETARY	Margaret Harmsen	584-5298

DIRECTORS AND COMMITTEE ASSIGNMENTS

Committee	Chairman	Also Assigned to	Phone
Bingo	Richard Marvin	Env. Prot. & Deed Restric.	584-2111
Communications	Aubrey Johnson	Planning	584-3620
Consumer Svcs.	Arnold Haugsby	Communication	975-1933
Deed Restrctcs.	Gerald McVay	Transportation	584-4165
Education	Benjamin Davis	Planning	584-1871
Environmental Protection	Harry Bradshaw	Health & Safety	584-4321
Health & Safety	Martha Akers	Consumer Svcs.	584-1781
Legislative Ln Government Svcs.	Margaret Harmsen		584-5298
Membership & Opns/Personnel	Ray Shrewsbury		975-1050
Monte Carlo	Melton Bryan	Membership	584-1487
Planning	Allen Powell	Utilities	584-1687
Transportation	Francis Delaney	Taxation	584-2336
Utilities	Frank Starbuck	Finance	584-1761
	Blanche Vision	Deed Restric.	584-3285

SPECIAL ASSIGNMENTS

Election Committee	Hogan Dunlevy	584-1302
Ham Radio Liaison	James S. Woods	584-3446
Luke AFB Liaison	Jim Conine	584-1328
Nominating Committee	TBA	
Parliamentarian	Jack Brooks	584-4531
Protocol	Betty Hower	584-1345
Historian	William H. Williams	584-1832

CONDOMINIUM ASSOCIATION

President	Jack O'Connor	584-5972
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****Suggest you save for fast reference****

For those who missed the January meeting of PORA, we are pleased to publish the entire speech of our going President, William Thomas.

Thanks Bill for a job well done.

1984 - PORA ANNUAL REPORT

1984 was a year of substantial achievement and constructive progress.

The three (3) goals set for my administration were:

- 1 To successfully conclude Senior Citizen Overlay Zoning for Sun City West.
- 2 To resolve the Deed Restrictions "Structures" issue.
- 3 To provide maximum communications to the PORA membership.

Relative to the first Goal, petitions signed in 1983 by SCW residents endorsing Senior Citizen Overlay Zoning were favorably recommended by the Maricopa County Planning and Zoning Commission on March 1, 1984. Final approval by Maricopa County Board of Supervisors on April 2, 1984 successfully achieved Goal #1.

Interestingly enough, our older neighboring community Sun City was so inspired by our example that they likewise achieved Senior Citizen Overlay Zoning in 1984 for their much larger population.

The #2 Goal was to resolve the nagging "structures" definition problem in the SCW Deed Restrictions. It appears that this goal has been partially attained in that houses starting with Unit #21 and thereafter, will have new Devco Deed Restrictions which, with constraints, will permit gazebos, satellite dishes, ham radio towers, etc., thus allowing technological advances while protecting a neighbors view and completely eliminating the word "structures". The PORA Deed Restrictions Committee report cited these new deed restrictions as "well done; good language; all-inclusive; and an improvement".

With Goal #3, "to provide maximum communications with the PORA membership", it is more difficult to judge the degree of fulfillment. Nevertheless, eight (8) issues of the ROADRUNNER (104) pages were published and delivered to all homes in SCW. This was accomplished by an outstanding Communications Committee headed by Bob Williams and delivered by our faithful ROADRUNNER TEAM headed by Harry Nickel. With very few exceptions, the ROADRUNNER has received high praise from virtually all SCW residents. Next, the "Open Forum" policy of having the PORA Officers and the Board of Directors available for questioning and discussions after Board and membership meetings seems to have improved communications in the community. It was considered good policy in 1984 to use the ROADRUNNER, the news media and open meetings to publicize and seek constructive comments from members as early as possible on all matters of community interest. I believe I can say, we were reasonably successful in attaining Goal #3, but there is room for improvement.

Now, to other matters of general interest and happenings in 1984. Regarding the 1984 budget, actual income was greater than projected by about \$3,000; while expenses were about \$12,000, lower than initially budgeted - thus enabling the PORA Board to authorize payment of \$3,000 now and \$7,000 later, for advance payment against principal of the mortgage on the PORA building.

Trying to solicit a full-service POST OFFICE for SCW was an outright failure in 1984. Even after numerous verbal and written appeals to the Postal Service and Federal politicians, we still have the same postal contract station, however with 318 individual postal boxes and they now accept Express Mail and International parcels.

One of the more popular events offered by PORA continues to be tours to nearby Luke Air Force Base. Thanks to Jim Conine, PORA Liaison to Luke AFB, these tours have been consistently sold-out as soon as they are announced.

The PORA Consumer Services office, which provides guidance to residents seeking information on a wide variety of household services and contractors, continues to be broadly appreciated.

One of the high-performance committees of PORA was the Health and Safety Committee under Martha Akers, Chairman. Martha was instrumental in establishing new Handi-capables and Meals on Wheels groups in SCW, plus, organizing public lectures by medical authorities in areas of general interest to our residents.

Another very effective group, was the PORA Planning Committee, under Allen Powell, Chairman. The interests of SCW were ably represented in numerous matters of zoning and public service developments in and around SCW. This committee will continue to be vital to SCW for years to come as the area around us develops.

The Deed Restrictions Committee serves as the guardian of our general community practices of being good neighbors. The Committee may seek retroactive adoption of the new Devco Deed Restrictions for existing housing.

In December 1984, Devco announced the donation of the SCW Sundome to Arizona State University. Devco advises that Sundome programs will continue to be suitable for a retirement community and that free use of the Sundome for community events, such as; Variety Show, Monte Carlo, Thanksgiving Services and Del E. Webb Corporate Reports, will continue.

The PORA Monte Carlo Fun Day, held November 15th in the Sundome was an outstanding success and netted over \$21,000, which was dedicated to the building fund for the projected Community Services Center. Speaking of the Community Serviced Center, progress continues with the planning, architectural concepts and fund-raising. A vital step taken on December 13th, was the filing of incorporation papers of the PORA FOUNDATION, INC., the culmination of much effort to define an organization that fulfilled the stipulations of Devco in donating the land and of the Internal Revenue Service for a non-profit, charitable corporation. In the years ahead, it may well be that the PORA FOUNDATION, INC. and the Community Services Center will prove to be extremely valuable assets serving SCW.

I would be remiss if I did not express my sincere appreciation to the PORA Officers, the Board of Directors and the PORA Committees who served so well. The PORA office under Emily Powell, initiated computerized membership listings and attained new heights of efficiency for which we all are grateful. Our thanks go to the SCW Kiwanis Club for gratis distribution of the 1984 Home Owners Directories. Above and beyond all this, any achievement or progress could not have been possible without the generous support of the PORA membership, which I hope will continue to the betterment of our beloved Sun City West.

Bill Thomas
1984 President

GOOD NEWS FOR BINGO PLAYERS

You may have heard that bingo would be discontinued when Johnson Social Hall is closed this summer for remodeling. NOT TRUE! THE GAME IS ON! BRING YOUR MONEY AND YOUR FRIENDS to the new Beardsley Park Recreation Building. The summer schedule will be announced **in the Roadrunner prior to the change.**

We hope to see you every Friday night at PORA bingo except:

March 22 - Senior's Golf Pro-Am dinner

April 5 - Good Friday

We will remind you of these dates. GOOD LUCK!

**NEW DEED RESTRICTIONS
SUN CITY WEST**

The Del Webb Company has rewritten the Deed restrictions that apply to existing units one through twenty, inclusive. The new restrictions are recorded and in effect for unit twenty-one and will be filed for all future construction units. There will be separate and distinctive deed restrictions for (1) single family (2) patio, and (3) garden apartment and duplexes. Two and three of above will have Board of Management rules in addition to restrictions.

Your P.O.R.A. organization has reviewed these new restrictions and believe them to be an improvement and worthy of consideration for adoption by the property owners of units one through twenty.

Following is a brief summary of the provisions that have been retained, changed and added:

DEFINITIONS

A **NEW** article listing the definitions of terms.

REC CENTERS

A **NEW** comprehensive section outlining owner rights to recreation facilities in such areas as ownership, use and enjoyment, dues, renters voting and assessments.

PERMITTED USES AND RESTRICTIONS

Continues and strengthens prohibition against commercial, professional or business use of residences.

Prohibits all separate structures. Exceptions are gazebos and pergolas.

Prohibits use of boat, truck, trailer, camper or RV as living area.

Limits animals to reasonable number of generally recognized house pets. Must be domestic pet - not for commercial purposes.

A **NEW** section expressly permitting antennas, satellite dishes and other signal reception equipment. Specifies dimensions, location, construction, color and screening requirements. Also permits ham radio towers in single family units only if installed in strict accordance with F.C.C. and Maricopa County standards.

A **NEW** section expressly permitting gazebos or pergolas, providing they meet minimum criteria of height, location and type of construction. This new section will have the effect of grandfathering existing gazebos and pergolas.

Retains provisions for wall and hedge height and construction; specifications for golf course lots - adds provision for short walls on front of lot; prohibits chain link fences anywhere in the subdivision. Continues prohibition of storage buildings, sheds or separate buildings. Gazebos and pergolas are the lone exception to separate structures.

Prohibits parking, placing, maintaining or repairing of following vehicles upon any lot or street:

Mobile Home	Remodeled Buses
Rec. Vehicle	Trailer
Commercial Vehicle	Boat

Short term parking for cleaning or loading of above vehicles permitted for cumulative period not to exceed 48 hours in any calendar month.

A **NEW** section requiring completion of landscaping within 90 days of possession. Further requires all shrubs, trees, grass and plantings be kept neatly trimmed and free of trash and weeds.

A **NEW** section requiring each owner to keep all buildings, walls, roofs, porches, patios and appurtenants in good repair, garages and carports must be kept neat and tidy when visible from street.

A **NEW** section requiring lots and areas to be free of garbage, trash, scrap, except for pickup and collection.

Continues prohibition on clothes lines.

A **NEW** section against encroachment of plantings on sidewalk, street or pedestrian way. Defines intersection clearances for traffic safety.

Prohibits further subdivision.

Limits signs to one of 5 sq. feet; by owner and only for purposes of selling the property.

CONTINUES the age restriction of one occupant must be over 50 years of age and no person under 18 years. (Senior Citizens overlay.)

CONTINUES the provisions for utility easements for ingress, egress, installation, replacing, repairing and maintenance.

A **NEW** enforcement section. Provides for enforcement by P.O.R.A. or its successor, Rec. Center or any owner. The plaintiff shall be entitled to appropriate relief including money damages, attorney's fees and court costs.

A **NEW** section on nuisances. Prohibits accumulation of rubbish or debris, offensive odors. Further states no exterior speakers, horns, whistles, bells or other sound devices shall be placed, located or used on any lot.

These provisions and covenants run with and bind the land for all present and future owners.

The preceding details the significant changes and additions which we view as definite improvements. Full copies of these new deed restrictions will be available at the P.O.R.A. office for reading and study.

We further believe you, the property owners, deserve a chance to voice your desires for their acceptance and installing in the existing units. This will be accomplished by door-to-door canvassing with petitions that will afford you a chance to vote by your signature.

We need volunteers to help with the petitioning. We received a good number of volunteers at the January 21st P.O.R.A. general meeting. To lighten the load we call for your help. If you have some spare time, please fill out the slip below and bring or mail to the P.O.R.A. office.

Canvassing will be done the middle to late March. 51% of the owners in each unit must approve the new deed restrictions before they can be adopted for that unit. Anticipated effective date is April 1985 when filed with Maricopa County.

G. J. McVay
Chairman
Deed Restriction Committee

YES I WILL HELP WORK FOR THE NEW DEED RESTRICTIONS

Mr. _____ Mrs. _____

Address _____

Telephone _____ Unit No. _____

PLANNING COMMITTEE REPORT

PORA is often asked what is being built in different areas of Sun City West. The Planning Committee tries to keep posted in the Conference Room of the PORA Building the latest Sun City West General Plan Map showing the construction plans of DEVCO. At this time, these units are planned:

- 14-A Madison House and 233 Garden Apartments at Spanish Garden, Aleppo, Lava Drive, and the drainage channel now under construction.
- 1-E The Former Model Home Pavilion and parking area will have 118 single family residences.
- 1-F The new Model Home location. Single family residences are being built along Meeker Boulevard.
- 22 Meeker Boulevard to the rear of property facing Whispering Oaks and Grand Avenue to the drainage channel will be single family except for church sites and Grandview Golf Course.
- 23 Camino del Sol to Star Ridge Drive, 133rd Avenue to Mesa Verde Drive will be the location of 56 Patio Homes.

The General Plan Map can be seen during PORA hours when the Conference Room is not in use.

Maricopa County and the City of El Mirage are funding a study by Dames and Moore to recommend to the County Board of Supervisors a new landfill site to replace the currently used El Mirage landfill along the Agua Fria River. Best sites at present are: 640 acres bounded by Happy Valley Road, Jomax Road, 163rd Avenue and Cotton Lane; 640 acres bounded by Litchfield Road, Waddell Road, Dysart Road and Cactus Road; and 1200 acres bounded by Peoria and Olive Avenues and Bullard and Sarival Roads.

Other site suggestions are being solicited. Landholders in the three areas listed above are opposing their use for landfill. Closing of the El Mirage landfill is imminent so that new site selection must be made soon.

PORA is represented on the Advisory Committee for the Dames and Moore Study. Any suggestions you have may be given to the Planning Committee.

Allen S. Powell
Chairman

MADISON HOUSE - SUN CITY WEST

Construction is underway for Madison House/Sun City West, the 196 unit apartment complex on Spanish Garden Drive. This will be the seventh development by the Danmor Company of Bellevue, Washington.

The three-story complex is expected to be completed this year. The first structure completed will be a model apartment and Marketing Office. It is expected to be ready for viewing by the end of March.

MEDICAL CARE CLINIC OPENS

Jack Carver

Sun City West's newest extension of health care for area residents, the Medical Care Clinic, opened for business Feb. 4 in its new building at 13949 W. Meeker Blvd., across from the new DEVCO headquarters.

The clinic, a satellite of Sun City's Medical Care Clinic that has proved a need for some 1,600 Sun City West people, is providing all care here but not duplicating Sun City.

"We're very interested in cost containment", Dr. Edward L. DuBrow, medical director, said. For example, blood will be drawn but lab analysis is done in Sun City. "We'll also be innovative and keep examinations as reasonable as possible", he continued. "Patients will be able to see a physician here and, if needed, be referred to a specialist in Sun City".

The clinic also houses a competitive pharmacy with Debbie Fleischer and owner Dave Garden, of Value Drug, as pharmacists.

Heading physician services are two long-time family practice doctors, Alfred J. Faber, M.D. and Max Freeman, M.D.

Faber, who had worked the past year at the nearby Urgent Care Clinic, was in active practice 33 years in Des Plaines, Ill., where he also assisted on the building committee of that city's hospital. He's a graduate of Loyola's Stritch Medical School in Chicago. One of his other enjoyments is golf.

Freeman, with one year in Sun City, had 32 years of practice in a suburb of Indianapolis, Ind., before retiring. He's found it "good to be back in practice".

As the clinic begins its service, the two physicians will have office hours week days, 8 AM to 5 PM. Clinic is closed Saturday and Sunday.

In addition, several other medical specialists will be here on a one day a week basis or when needed.

They include Dr. DuBrow, an expert on pulmonary problems; Alice Palmer, M.D., a long-time certified dermatologist who also is medical director of the Skin and Allergy Institute of the Sun City clinic; James Stocker, D.P.M., a Board certified foot and ankle surgeon who is immediate past president of the Arizona Podiatric Medical Association; and Dean McGee, M.D., family practice. The clinic is looking for an internal medicine physician, plus x-ray and lab technicians.

The staff also includes Elaine Carlson as business manager while Gloria Recker is cashier and appointments officer and Rosemarie Hinderer is nursing LPN.

Barry Horst, administrator with the Sun City clinic since it opened in 1977, wants it known the Sun City West branch will "grow with the community".

The spacious, 10,000 square foot building was build by Bade Construction of Glendale. Interior decorating was advised by Gail DuBrow, wife of the medical director and an artist in her own right, and Rosalie Besserman.

During the recent open house, attended by an estimated 2,500 residents, Mr. and Mrs. Kenneth Johnston of our city, won the 3 day, 2 night trip to Poco Diablo Lodge, Sedona.

An early problem for the new clinic has been corrected, telephone service has been installed, the number is 584-0193.

While the new clinic is making its beginning, continuing at nearby 13902 Meeker Blvd. is the original Sun City West Medical Building and its Urgent Care Center which opened in the summer of 1981. It's staffed by three physicians, Joe Hayashi, general practice during the full week, and two on part-time, John Brennan, orthopedic and Ronald Garlikov, ophthalmology.



Sun Cities Symphony Orchestra

2 EXCITING CONCERTS LEFT IN 1984-85 SEASON

Did you know that the Sun Cities Symphony is a 95-piece orchestra composed of Sun City West and Sun City retired musicians, plus active professional musicians from surrounding areas and ASU? The Symphony, under the baton of Dr. Eugene P. Lombardi, plays five concerts each season at the Sundome in Sun City West.

If you're not already a season subscriber, now is your chance to sample this exciting orchestra and guest artists at one or both of the concerts remaining in the 1984-85 season.

Sunday, February 24 at 8 PM

ROMEROS CLASSICAL GUITAR QUARTET

"Collectively, the only classical guitar quartet of real stature in the world today".-N.Y. Times. The Romeros and the Symphony will play "Concierto de Andaluz" by Joachim Fredrigo, and other popular selections. The Symphony will also play dances from "Gayne Ballet" by Khachaturian.

Sunday, March 31 at 8 PM

FLORENCE HENDERSON, Singer-Actress

One of the world's finest entertainers, Miss Henderson has had leading roles in "Fanny", "Oklahoma", "South Pacific" and "Sound of Music". She appears regularly on TV and at supper clubs. Miss Henderson will sing popular songs from her best-known musical hits.

All concerts are played at the Sundome in Sun City West, with comfortable reserved seats, splendid acoustics and acres of free parking.

The Sun Cities Symphony Orchestra Association is a non-profit organization with a board of trustees composed of your neighbors in Sun City West and Sun City who give their time, without compensation, to bring good music to our community.

For a real musical treat at modest cost, go to the Sundome and get your tickets now. Thank you for your patronage.

**REPORT FROM YOUR
RECREATION CENTER ADVISORY BOARD**

Sun City West is growing rapidly and as with any business we must maintain contact and promote communication.

Our residents have come from every state in the nation and have a variety of backgrounds. For that very reason their wishes, needs and activities cover a broad range. In Sun City West we have 61 chartered clubs and their memberships represent a major portion of our 11,000-plus residents. With the help of DEVCO's financial support, we have tried to anticipate and provide the necessary club facilities.

Johnson Center has served us well since 1979, but in May of 1985 the new Beardsley Park Center will be opened with its larger indoor/outdoor swimming pool, outdoor picnic area and additional club rooms. The cost of this facility was \$5,000,000.

Also, on December 22, 1984 Grandview Golf Course, a full-length regulation course, was opened at a cost of \$6,000,000.

Each resident shares in the ownership of these facilities and, by voting for Directors of the Recreation Centers' Advisory Board, share in this management.

The residents should use their Directors as a voice in relaying information pro or con that relates to the Recreation facilities. The names and telephone numbers of the nine Directors are posted in the Recreation Centers Office. Our responsibility is to the residents of the community and we are dedicating 1985 to that goal.

Sincerely,

/s/ William R. Moll

William R. Moll
Chairman

VOLUNTEER WORKERS

Check with your tax consultant. If you qualify, your mileage deduction has increased from 9 cents to 12 cents effective January 1st, 1985.

PORA OFFICE

PORA phone number for all services is 584-4288. Please write it down. With our improved Merlin telephone system, if 4288 is busy, your call will be transferred automatically to a free line.

Please remember also that our office is run by volunteers who keep it open from 9 AM to 1 PM, Monday through Friday, only. The major exception is that on Membership Meeting days, usually the third Monday of a month, the office is closed completely.

* * * * *

VOTE ON APPROVAL OF 1985 BUDGET

A quorum was not present at the January 21, 1985 PORA membership meeting, therefore, in accordance with By-Laws (Article III-Section 4-Quorum) the following procedure is implemented:

A - Motion to approve 1985 Budget (minutes from Membership meeting dated January 21, 1985).

"Walter Schneider moved, with second by Bill Stewart, to adopt the proposed 1985 budget. Voting will be by mail due to lack of quorum".

B - The election committee has determined that members can vote by ballot. Ballots may be delivered to PORA Building or mailed to:

PORA
13815 Camino del Sol
Sun City West, AZ. 85375

PORA 1985 BUDGET

____ YES

____ NO

Name _____

Address _____

PORA Membership Card No. _____

PORA 1985 BUDGET

____ YES

____ NO

Name _____

Address _____

PORA Membership Card No. _____

**SAVINGS TIPS FROM PORA'S CONSUMER SERVICES
YOUR BETTER BUSINESS BUREAU**

For those of you who fly out of Sky Harbor Airport occasionally, you have probably been concerned over the high cost to commute between Sun City West and the airport via the various commercial methods of transportation. We have heard of costs ranging from \$23.00 to \$36.00 per couple which could amount to as high as \$72.00 for a round trip down and back.

However, there is a substantially lower cost provided by various parking lots who have shuttle buses to the airport. We suggest you call your favorite travel agent for additional information when planning your next flight.

This department of PORA has received reports occasionally concerning some very bad rip-off situations with regard to landscaping, oil change charges, window washing, etc. We prefer not to mention names in this column for obvious reasons. However, did you know that we had report that one window cleaning service charged a home owner \$117.00 to wash windows? Is it possible that there could be a substantial difference for an oil change? Yes, it's possible and it is happening!

One of the many benefits provided by PORA to the residents of Sun City West is the daily function of Consumer Services from Monday through Friday, 9:00 AM to 1:00 PM. For those of you not familiar with this service, we maintain an extensive listing of approved service organizations and contractors. If you are uncertain as to where to contact a reputable service for landscaping, electrical, carpentry, etc., call us at 584-4288. The following volunteers are ready to be of assistance on the following days:

GRANDVIEW UPDATE

Jack Carver

All's well at Grandview, Sun City West's newest and classiest golf course.

Golfers have been exuberant in describing their views of the course, says Professional Ed Ekis, who helped open the DEVCO creation on Dec. 22. The testy 18 holes with strategic deep, grassy "bomb crater" bunkers, water hazards and "wonderful variety", has proved Ekis' assessment that Grandview is "an exceptional" golf course.

The pro-shop, which is under construction at this writing, will be larger than Pebblebrook and, with completion in late spring, is destined to be the "best recreation center pro-shop in the area", Ekis continued.

"New ideas were approved, with modern display areas and a fine adjoining coffee shop", he adds. The eatery will have an ice cream machine and deep-fat fryer for those wanting more than just a sandwich or doughnut.

Also, in May the course will close for re-seeding. The present, green rye grass will have a Bermuda grass seeding and length of closure will depend on when the rye dies out and Bermuda germinates.

The parking lot received a covering of asphalt last month, but wet weather slowed some production.

If you haven't tried Grandview, tee times are available by phoning 584-2998.

THE OFFICE MANAGER'S HOTLINE

We have just had our bi-annual Volunteer Recognition Party and the winner is -

Rhoda Shaer with 104.25 hours for the last 6 months

and

Rhoda Shaer with 181 hours for the entire year

If you are a trained secretary with good typing and shorthand, and if you miss the excitement of a busy office, PORA can offer you the opportunity to continue your job skills, the stimulation of other competent people, excellent office equipment, and great personal satisfaction in exchange for one or two mornings per week. The salary is good since there is no income tax to declare. Please call me and make an appointment to look us over or just wander in when you are going by the door. We have our own kitchen so you can bring a sandwich, if you like to eat early. The coffee pot is always running.

If you don't fulfill the requirements cited above but are resourceful and can follow through on your ideas, we need various Volunteers in Charge of Thinking. We always have interesting projects underway and would like to accommodate more if you would like to be in charge or help with completing one on a short term basis and work at erratic hours. The same perks apply.

Don't waste your education! Don't waste your organizational talent! Include your town government in your retirement pattern.

Emily



P.O. BOX 1705
SUN CITY WEST, AZ 85372
(602) 975-3066

GREAT GOLF PLAYED by GOLF'S GREAT

The 1985 Senior PGA Tour ROUNDUP, March 18-24 at Del Webb's Hillcrest Golf Course in Sun City West, still has a limited number of Pro-Am spots available.

The ROUNDUP Pro-Am is unique in as it is a two day event (Thursday, March 21 and Friday, March 22). Each group of contestants will play with a different Senior PGA professional during their two rounds, with the professional's score on the second day counting towards his overall score.

Early commitments are beginning to pour in for the 1985 Senior PGA Tour ROUNDUP, March 18-24, at Del Webb's Hillcrest Golf Course in Sun City West, Arizona. Presently 7 of the top ten money winners from the 1985 Senior Tour have committed to play including the number 1 and 2 players, Don January and Miller Barber respectively.

The Senior PGA Tour ROUNDUP features a field of the top 52 Senior PGA Professionals playing a 54 hole tournament over the challenging 6,600 yard Hillcrest Golf Course for a total purse of \$200,000. As with many events on the PGA Tour, charity is the big winner and the ROUNDUP is no exception with proceeds benefiting the non-profit Boswell Hospital Foundation.

The ROUNDUP enjoys major corporate support from such entities as Del E. Webb Development Company, American Express, Karsten Manufacturing Company, Bob Simonds Pontiac Inc., and Zeb Pearce and Sons, local distributors of Coors.

Pro-Am spots, on course exposure vehicles, sponsor and ticket packages are still available. Please call tournament headquarters at 975-3066 for further information.

* * * * *

SUN CITY WEST POSSE

Harry Bradshaw - Sun City West Posse - asks for your help. The phone number for administrative purposes has been changed to 584-4626 due to a new election of officers. Please remember that this IS NOT an emergency number!

A WORD OF CAUTION

Just reported - RV out of compound on Saturday and parked in her driveway - broken into early Sunday AM. These things do happen here. Be careful!

PORA MEMBERSHIP APPLICATION

MR. _____ MRS. _____

ADDRESS _____

TELEPHONE NO. _____ FORMER OCCUPATION _____

UNIT NO. _____ MOVED FROM _____

- ☐ FAMILY (COUPLE) ANNUAL MEMBERSHIP—\$10.00
- ☐ INDIVIDUAL ANNUAL MEMBERSHIP—\$5.00
- ☐ NEW MEMBERSHIP
- ☐ RENEWAL MEMBERSHIP

MAIL OR DELIVER TO:

PORA

13815 CAMINO DEL SOL

SUN CITY WEST, AZ 85375

TELEPHONE: (602) 584-4288

Training and Work Experience -- Please be Specific

Skills and Knowledge

Hobby or other interests:

THE ROADRUNNER

Publisher - PORA - Bob Williams, President

Editor - Aubrey K. Johnson - Chmn. Communication Comm.

Managing Editor - Rob Rohe

Typesetting - Andy & Helen Wielkiewicz

Director - Harry Nickel, Roadrunner Delivery Corps.

Reporters - Jack Carver

Jeanne Ryder

The Roadrunner is published nine times yearly, Oct. thru June. Its purpose is to improve communication within the SCW Community. Items of general information are encouraged from other major civic organizations on the following schedule:

<u>ISSUE</u>	<u>ITEMS TO PORA by</u>	<u>DELIVERY TO HOMES.</u>
Mar.	Mar. 1st	Mar. 11th
April	Mar. 29th	April 8th
May	May 3rd	May 13th

\$150,000 offices for Sun City West nearly complete

By Steve Yozwiak
Northwest Valley Bureau

SUN CITY WEST — Workers are putting the final landscaping touches on the new headquarters of Sun City West's Property Owners and Residents Association.

The new \$150,000 building means PORA's work won't have to be done at homes, said William Mason, a PORA second vice president.

Situated at 13815 Camino Del Sol, the PORA building is in what is expected to be a commercial park in this unincorporated community.

Mason said resident-members can look to PORA to provide services including low-cost heating and air-conditioning maintenance, home-owner listings, consumer-protection assistance and clarification of deed restrictions.

The 3,040-square-foot, single-story structure is designed for a expansion that would give the building more than 5,000 square feet, Mason said.

Del E. Webb Development Co. designed and built the building, following the plan developed by a committee made up of Mason and Peter Strupp, and by engineer-architect Jack Gierman, who served as chairman.

"We laid out what we thought would be a building most practical to take care of our needs," Mason said.

At least one of PORA's 15 directors will be on hand during the building's office hours — 9 a.m. to 1 p.m. weekdays, except holidays.

Included in the building are:

- A 617-square-foot meeting room that can be divided by partition into two smaller rooms.
- A 272-square-foot meeting room for executive board and committee meetings.
- A kitchen with range, refrigerator and microwave oven.
- A deed-restriction office.

Since the building opened Nov. 5, PORA's membership has grown daily, Mason said. He estimates the current membership at about 3,800. Each member pays \$3 a year, which goes to operate the organization and its new building.

Webb charged PORA \$1 for each of the two lots that make up the 42,000-square-foot PORA property, Mason said.

In addition, Webb built the facility, agreeing not to charge PORA more than \$150,000, he said.

PORA is financing the building with bingo and other fund-raising events.

Contributing furnishings and office supplies include Mildred Pinney, Jean and Gordon Lippert, Florence and Sol Robinson, Mr. and Mrs. Walter Schneider, First National Bank of Arizona, Hilcrest Florist, Sun City West Art Club and Valley National Bank, which is also handling the building's financing.



William Mason of Sun City West's Property Owners and Residents Association confers with volunteer Florence Soule in the organization's new headquarters at 13815 Camino Del Sol. The structure (below) was built by Del E. Webb Development Co. after a plan prepared by Mason and others.

Roy Cosway/Republic



PORA president urges growth

By ROBERTA LANDMAN
Staff Writer

Loise Copes, 1982 president of the Property Owners and Residents Association, won't tell during which girlhood years she stood at the rear of election campaign trains in Montana.

Her eyes flash undisguised vanity. Her appeal to "an average age of 56 in Sun City West" spells self-directed humor.

The new PORA president said she has been enchanted by politics and active in public service all her life.

IN 1961 MRS. COPES was appointed postmaster of Brooklandville, Md., by President Eisenhower, a post she held until her retirement in 1977.

In 1978 she and her husband, George, moved to Sun City West, and Mrs. Copes continued a pattern of community involvement.

In 1981 the Daily News-Sun named her Sun City West's Woman of the Year.

ASKED ABOUT PORA'S goals for 1982, Mrs. Copes answered thoughtfully, tuning her answer to the history of the young community.

"When PORA started, we knew exactly what we wanted to do. It was to be a civic organization run by the people to serve people.

"We had to address taxation, assessment. And, of course, there weren't any stores or Rec Center."

SUN CITY WEST, she remembered, was "a one-lane street, 125 people—and every family volunteered to do something."

Having moved from "a built-up area" in Maryland, Mrs. Copes said she looked around and asked herself, "What in the world did I come out here for? We've got to get together and get this thing going."

Addressing goals of today's PORA, she said, "We have to redefine our role in the community."

PORA IS "A SERVICE organization to respond to the civic needs of the citizens of Sun City West. And community service is our first goal.



LOISE COPES

"It's a broad one, like motherhood and apple pie. You can't be against it."

Referring to the continuing Arizona Corporation Commission sewer and water rate hearings and the utility committee's 2½-year involvement, she said: "Sewer and water and telephone rates—we'll have cases on these as long as we have PORA.

"WE WILL HAVE to represent our

community in rate hearings ... if that's what they want us to do."

Goals: The general membership of PORA will make organizational goal preferences known when results of a research and development committee survey are tabulated.

She spoke about those organizational aspirations.

MEMBERSHIP: PORA's membership, as of Friday, stood at 4,663 of a Sun City West population that is estimated to exceed 7,500.

Despite amended by-laws that will allow for future increases in PORA dues, Mrs. Copes said her goal will be increasing membership rather than dues.

Membership needs stretch beyond budgetary factors, she said.

"IT'S IMPORTANT to increase the membership in PORA and avoid the probability of the community splitting between several organizations," she said.

"We must have a place for diverse views which can be debated and where the best solution for a problem can be found."

Diverse views and a knotty question of what the PORA Building may be used for stopped PORA from allowing L.J. Skrumbellos, Wickenburg justice of the peace, from setting up court on Wednesdays on the premises.

SKRUMBELLOS WAS to have dealt with traffic tickets, small claims in amounts from \$500-\$2,500 and general legal counsel.

Mrs. Copes said some PORA members feared the service might go against mortgage restrictions. PORA, she said, will study the deed and get legal advice.

Making the PORA Building as useful as possible to the Sun City West community is a short-term goal the membership has been asked to decide in the goal survey.

"I THINK THIS question has to be studied and debated back and forth. I do go to basic facts and what the facts show will determine what is done."

Her own preference Mrs. Copes related to her own life: "When I get something, I use it. I use an antique butter dish and friends ask 'Why are you using it?' I believe that the building is for the use of the PORA members."

Referring to the membership's adoption Monday of a proposal that would allow a proposed community fund to "use the building while they're getting started," she stated her official position on future building use.

As president, she said, she cannot take a position. "I'll do what the people want. That's not being mealy-mouthed. It's living by our bylaws."

The establishment of a Sun City West community fund, she said positively, is a major community service goal for PORA this year.

Rate hearings 12-18-81 attract Westers

By ROBERTA LANDMAN
Staff Writer

Courtroom drama and TV cameras came to Sun City West Thursday as the Arizona Corporation Commission convened water and sewer rate hearings that Westers have been looking forward to for two years.

Approximately 500 residents who hope to see the commission reduce the rates they pay the Sun City West Water Co. could not gain entrance to the lecture hall in Johnson Center. It seats 75.

Proceedings were moved to larger quarters in the social hall, where Ted Humes, commission hearing officer, said the hearings may take more than the planned two days.

COMMISSIONERS Diane McCarthy, Jim Weeks, chairman Bud Tims and Humes sat as the judiciary panel that will ultimately decide in favor of the intervenors for residents of Sun City West or for the utility company.

Mrs. McCarthy, during a hearing recess, described the dual and separate functions of the corporation commission in the rate hearings.

The commissioners, she said, act as judges. Members of the staff of the corporation commission, represented legally by James Flenner, assistant attorney general, present the findings of their investigation into the charge of excessive rates.

JUDGES, THE commissioners and staff, she said, operate as separate entities in the case.

During staff investigations and during the hearings, she said, the commissioners do not act in consultation with the corporation staff.

Unlike the usual court scene, Commissioner McCarthy said, this week's proceedings involve three case presentations: the commission staff, the Sun City West Water Co., represented by attorney Lex Smith, and the intervenors, represented by Law in the Public

Interest attorney Bruce Meyerson.

AT ISSUE IS THE utility company's fair rate of return on its investment. Also, of prime importance to the commission, Mrs. McCarthy said, is consideration of "what is already on line—what is used and useful," she said.

The sewage treatment plant, put into service Dec. 9, Westers complain, was not "on line," was neither completed nor used and has been included in the rates they pay the Sun City West Water Co.

Thursday, attorneys Flenner and Smith cross-examined Von Roberts, on the staff of the commission, and Lionel Blair, engaged by the corporation commission staff, consultants who studied the Sun City West Water Co. water and wastewater systems. Roberts and Blair attempted to establish the reconstruction value of the company's facilities if they were created new and what structures and equipment should be deleted from the inventory on the basis of being unused by residences in Sun City West or the area's commercial core.

In Smith's opening argument for the company, he said evidence will be presented to show that in 1980 the utility company earned less than the commission authorized in four prior rate hearings.

Meyerson stated that the initial rates set in 1978 by the commission lacked benefit of test-year data and were based on five future test years.

ACC to hear 12-16-81 rates issue in SC West

The Arizona Corporation Commission will convene water and sewer rate hearings in Sun City West's Johnson Center at 10 a.m. Thursday and Friday.

Attorneys representing interests of Citizens Utilities, the Connecticut-based parent company of the Sun City West Water Co., and PORA-appointed intervenors will present evidence and justification that may or may not result in water and sewer rate reductions for Sun City West users.

From facts presented during two morning and two afternoon sessions, the commission will decide appropriate or "just and reasonable" rates for the Sun City West utility company and what is that company's fair rate of return.

GEORGE SELDIN, a PORA-appointed intervenor, said attorney Bruce Meyerson will produce evidence showing that the Sun City West Water Co. has charged its users "rates that are excessive for their investment."

"For the past three years we have been over-charged," Seldin said, adding that in light of the evidence that will be presented, the commission may affix "due consideration" to past excessive charges when establishing new rates.

Seldin said the hearings will be the first time the commission has considered reduction in rates.

ENGINEERING STUDIES, he said, have shown the utility company to have a rate of return on its investment "in excess of 25 percent," where 9 percent, he said, is a fair rate of return.

He maintains that the water company's initial investments never exceeded \$2.55 million, "basically no investment out here," because Sun City West's population did not reach projected growth.

A "significant issue" in the hearings, Seldin said, is the inclusion of a sewage treatment plant that was not completed in the utility company's rate base for Sun City West users.

WESTERS HAVE BEEN paying for a "duplication of services," he said, for the oxidation pond that has serviced the community since October 1978 and for the unused sewage treatment plant that was under completion.

Tom Ryan, Del E. Webb Development Co. vice president of engineering, said Tuesday that the sewage treatment plant went into operation Dec. 9, and Sun City West dwellings no longer depend on services of the oxidation pond.

SUN CITY WEST

Rate hearing reslated

By PAT KOSSAN
Staff Writer

Once again a tentative date has been set for the Arizona Corporation Commission to review complaints about high water and sewer rates paid by Sun City West residents to Citizens Utility Co.

The hearing, previously slated for May and then July, is scheduled for Oct. 28-29 in Sun City West, said Bruce Meyerson, a lawyer for Property Owners and Residents Association of Sun City West.

Meyerson, an attorney with the Arizona Center for Law in the Public Interest, reviewed the rate hearings for PORA board members Tuesday.

INCLUDED IN THE rates is the cost of a multi-million dollar sewage unit stretching across the Agua Fria River that is not in use, said Meyerson.

Construction costs of that sewage unit were used to justify rates estab-

lished in 1979, he explained.

"The company's rate of return, 20 percent, is excessive," said Meyerson, "when you consider that this is a regulated utility company with no competition."

MEYERSON TOLD MEMBERS that a successful hearing could reduce the rate now paid for water and sewage, but adjustments would not be retroactive.

"If we pressed for that it would cost a great deal more," said Meyerson, whose firm accepts no lawyer fees but does charge expenses. "I'd expect the utility to fight it very hard."

In other business, George Seldin drew the wrath of fellow board members with a proposal to help the Sun City West fire district solve its housing problems.

SELDIN PROPOSED THAT the needs of the fire crew and equipment, temporarily housed in the Sun City West medical building, could be permanently accommodated by constructing an addition to the PORA building.

The addition would be far less expensive for the community, said Seldin, than the alternatives now facing fire district board members.

"He wants to give our building away," shouted board member Maury Garrison. "That's the stupidest idea I've ever heard; sounds like it came out of the loony bin."

SELDIN EXPECTS TO present his proposal to the general membership during the Sept. 21 meeting.

Several other events crowded the day-long agenda.

—Members approved an expenditure of \$2,467 for three years of directors and officers insurance negotiated with Cash, Sullivan and Cross Inc.

—**CANDIDATES ARE** being sought to run for seven PORA board vacancies to be filled during the Dec. 21 general election.

—Board member David Gilchrist of the environmental protection committee reviewed strategy designed to convince the state Land Department to move the location of a proposed rock and gravel operation. Companies are now bidding for an Agua Fria River site one-quarter mile from Sun City West.

Gilchrist said he would like to see the site moved up-river and away from Sun City West neighborhoods which may suffer from the dust raised in the rock crushing process.

—**LEGAL ACTION** threatened against Sun City West residents who built gazebos on their property remains in limbo.

Board member Karl Culler said decisions will be made when the deed restrictions committee meets next week.

—The meeting stretched far into the afternoon as members made last minute revisions in PORA bylaws. Copies of the bylaws will be distributed to the general membership during the September meeting. Members will approve or disapprove the bylaws during the October meeting.

SCW

PORA members back Devco

By CHERYL SWEET
Staff Writer

Property Owners and Residents Association members Monday rejected a motion to contribute funds for the purpose of pursuing unresolved differences with Del E. Webb Development Co.

After outlining issues of alleged misrepresentation by Devco, Bob Porterfield, liaison director of the PORA recreation committee, asked about 850 homeowners if they had been the victims of undelivered promises or misrepresentations by Devco.

He then asked how many people would be willing to file a written complaint with the attorney general and how many were willing to show their financial support by contributing \$10.

UNRESOLVED ISSUES listed by Porterfield included water and sewer fees, bus service, the use of rec fees for medians, the number of golf courses available to residents and the alleged failure to inform potential buyers of limited phone service and high rates.

PORA's legal counsel has suggested three courses of action. They are: investigation of alleged misrepresentation of the state real estate board, filing a declaratory judgment and investigation of the issues by the attorney general's office.

Porterfield said a declaratory judgment, whereby both parties would present their cases to a judge, would serve as a last resort, as this is the most expensive and time-consuming form of action.

AFTER OUTLINING the items and options for action, Porterfield made a motion that the membership voluntarily contribute \$10 or more to pursue one or more of the listed options.

The motion was promptly rejected. Many Westers expressed reserva-

tions on taking legal action, saying the move was too drastic and unnecessary at this time.

Several residents agreed that legal threats would only sever communications with Devco.

"DEVCO HAS BEEN GOOD to me; has it been good to you?" said one resident.

"I happen to have what I believe is the majority of feelings of Sun City West—I didn't come here to fight Devco," said another.

Other residents agreed, claiming, "Legal battles are not the way to obtain the things we want," and "I think there is too much belligerent action taken. I would like to see things done a little more moderately."

STILL OTHERS VOICED concern over acting too hastily. "We must be assured before we go to war that we have exhausted all other means of

communication," said one homeowner.

In other matters, PORA president Joe Kelso told members that recent comments of PORA losing its effectiveness are invalid.

"There are those who say PORA is losing its punch. That is a matter of opinion," he said.

"PORA is not losing its punch, it's just beginning to develop its punch."

"OUR SLOGAN 'strength in unity' should be a constant reminder that our community cannot afford to let itself be divided," he added.

PORA also passed a resolution opposing Proposition 106, known as the Heusler Amendment. According to the resolution, the amendment "would increase Sun City West residential property from our present level of taxation per annum by 225 percent to over 560 percent per unit per annum for the new existing units in Sun City West."

10-21-80



Ribbon cutting

Ready to dedicate the official opening of the new headquarters of the Property Owners and Renters Association building, 13815 Del Camino Blvd. Sun City West, are, from left: Peter Strupp, building committee; Al Craft, Valley National Bank; Joe Kelso, PORA president;

Gerald Williams, legal counsel, Del Webb Development Co.; Jack Tierman, chairman building committee; Ralph Novak, chairman, operations and personnel, Dick Hammon, chairman of open house.

NEWS - SUN

11/10/80



PORA building opens

Al Graff, Valley National Bank representative, Joe Kelso, president of the Sun City West Property Owners and Residents Association, and Gerald Williams of Del E. Webb

Development Co., cut the ribbon on the new PORA building. The 3,040 square-foot building is now open at 13815 Camino Del Sol in Sun City West. (News-Sun Photo)

PORA gains *NEWS-SUN* *4-12-80* bingo permit

Sun City West's Property Owners and Residents Association has received authorization to stage bingo games, effective May 20.

The Arizona Department of Revenue sales and use tax division approved the license for PORA.

The association cannot begin bingo games until it reaches its second birthday, in accordance with state rules that an establishment conducting a game must be two years old. PORA was organized May 20, 1978.

Hogan Dunlevy of PORA's legislative committee said the first game probably would begin the first Friday in June. He said PORA tentatively plans one game per week at 7 p.m. Fridays. The June date is tentative, pending receipt of equipment.

A bill in the state Senate would crack down on establishments which run bingo games week-long. The bill would limit the number of playing times per week and place a ceiling on the payoffs.

Dunlevy called it a "good bill," adding that a once-per-week bingo night in Sun City West is enough.

NEWS-SUN Thursday, June 19, 1980

PORA plans groundbreaking

By **RICHARD MOORE**
Staff Writer

Groundbreaking ceremonies for the Property Owners and Residents Association building in Sun City West will begin at 11 a.m. Tuesday.

Construction site is 13815 Camino del Sol—just east of the auto repair shop, also under construction.

Bill Mason, PORA liaison director of the building committee, said John Meeker, president of the Del E. Webb Development Co., the PORA board of directors and community residents have been invited to attend the ceremony.

CONSTRUCTION is scheduled for completion Nov. 1.

Architectural plans were completed two months ago by Jack Gierman, PORA building committee chairman, and planners from Webb, Mason said.

"The building will be a single level structure—3,040 square feet—and is expandable to almost 6,000 square feet," Mason said. "It will follow the basic Southwestern architectural style of commercial buildings in Sun City West.

COST OF THE project will not exceed \$150,000, Mason said.

"DEVCO should be credited with

selling PORA the two lots on which the facility is being built. The 43,500 square-footage lots were sold to PORA for \$2 and we feel the land is actually more valuable than will be the building itself, Mason added."

The facility will be used for PORA business.

"Committee meetings or anything related to the homeowners group will be conducted there. The building, however, will not be large enough to hold the monthly membership meetings which will continue in Johnson Social Hall."



PORA groundbreaking

Shovels dig into Sun City West soil during groundbreaking ceremonies for the Property Owners and Residents Association building. The PORA headquarters will be constructed at 13815 Camino del Sol. Sharing in the ceremonial spading, from left, are Jack Gierman, chairman of the building committee; Pete Strupp; John Meeker, Del E. Webb Development Co. president; Al Graff, Valley National Bank branch manager; and Joe Kelso, PORA president.

(News-Sun Photo)

SUN CITY CITIZEN—July 2, 1980—5A



Wielding shovels for the groundbreaking for the new PORA general office building in Sun City West last week were, from left, Jack Gierman, chairman PORA building committee; Peter Strupp, committee member; John Meeker, DevCo president; Al Graff, manager Sun City

West branch of Valley National Bank; Joe Kelso, PORA president; Bill Mason, PORA liaison director for the building committee; and Gerald Williams, DevCo general counsel.

PORA office building launched

Ground was broken last week for the new general office and meeting rooms for the Sun City West Property Owners and Residents Association.

A small crowd gathered at the site on Camino del Sol Boulevard, Tuesday a week ago, under a hot sun and clear skies, to watch several key officials turn the first spade of earth.

The land, two lots consisting of about 9.78 acres,

was turned over to PORA by John Meeker, president of Del E. Webb Development Co., for \$1 per lot.

The 3,040 square-foot building will be built by Del Webb Construction and turned over to PORA with a price tag not to exceed \$150,000. According to the agreement with DevCo, no payments will be due until the facility is completed about six months from now.

The Valley National Bank was selected to handle the financing on a 20-year loan with level payments and no penalty for prepayments.

The interest rate will be at least 1 percent below the prime rate at the time the loan is negotiated, but in no case will it be more than 10 percent, said Bill Mason, PORA liaison director for the building committee.

PORA plans to liquidate

the loan with revenues from the bingo games, which are expected to bring in about \$2,000 a month, and PORA's share of the income from the Home Owners Directory.

Operating costs of the facility will be paid from member dues, said Mason, as was promised earlier.

WEBB TO CONSTRUCT 'AT COST'

Property Owner Unit In Sun City West OKs Building Agreement

By MARK FLEMING
Gazette Reporter

Sun City West's Property Owners and Residents Association took a giant step Monday toward shutting out the opposition and remaining the only ball game in town.

The retirement community governing body will have its own building, possibly as soon as the end of the year, officials said.

The process of acquiring a site and deciding its design has been almost a year in the works. The Del E. Webb Development Co. lended the support of design and cost analysis employees along the way.

The company also made a financial contribution by selling two parcels of land totaling 43,500 square feet (about an acre) for \$1 each.

THE ESTIMATED value of the two lots on Camino del Sol north of 138th Avenue is \$174,000, Bill Mason of PORA said.

The building will be built by Webb "at cost," Mason said, with PORA obligated to pay no more than \$150,000.

Money to pay off a 20-year loan secured from Valley National Bank will come from bingo proceeds and PORA's share of Sun City West directory revenues. Under terms of the agreement, PORA is not required to make a down payment.

Monthly general membership meetings, which often attract more

than 1,000 residents, will continue to be held at R.H. Johnson Recreation Center. PORA President Joseph Kelso said the PORA building is needed for centralized record keeping and information dissemination.

PORA's motto is "strength through unity." Officials said the aim of the organization is to consolidate decision-making in one body, unlike Sun City, where many groups comment on the direction of the community.

PORA building chairman Jack Gierman said the building will be 3,040 square feet. Mortgage payments will be \$1,478 a month. Over 20 years, the cost would be \$354,720.

Under terms of the loan, interest charged will be one percent less than the prevailing prime rate at the time the contract is let, with a provision guaranteeing it will be no more than 10 percent, Mason said.

Valley National Bank has assigned a \$325,000 market value to the property and building, he said.

The 782 audience members voted unanimously to pass a resolution authorizing PORA officers to enter into the agreement. Gierman said expected completion time is six months from the time construction starts.

The Phoenix Gazette Wed., June 18, 1980 NW-1

SCW

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NEWS - SUN

2/14/80

PORA establishes name; membership increases

The Property Owners and Residents Association of Sun City West was organized in May, 1978, with the intention of being a representative body for homeowners and residents of the community.

PORA was chartered last March and has since gained political clout, not only within the Sun City West community, but throughout the Valley.

State legislators are aware of its existence; the Dysart School District, in which the majority of registered voters are Sun City Westers, knows PORA is alive; county officials know it's there, and Del E. Webb Corp. is well aware that PORA represents somebody.

The organization has become the true representative of the community's interests.

DESPITE opposition from some groups in the community, PORA has gained the respect of most of the citizens there and its basic objectives have not changed: to work toward serving in the best interests of its members.

In December, PORA held its first general election to name 15 board members

who replaced the interim group. That group helped to organize PORA and serve during its growing pains. They gave birth to PORA and helped bring it into adolescence.

"**OUR PRIMARY** goal at this point is to add strength to the organization itself by identifying and staffing each of the 22 committees," said Joseph Kelso, PORA president. "We have many qualified people available to us and once the committees are fully organized, we will proceed to develop action plans and identify specific objectives."

The directors are still struggling through organizing their interest committees, some of which reportedly have serious internal management and staffing problems.

FOR EXAMPLE, the recreation and education committees reportedly lack leadership and continue to pose major problems for the board.

Although the executive officers have attempted to

keep a lid on such internal difficulties, they are aware of the problems and the need for effective leadership at the helm.

Despite problem areas, some committees have already begun to make great strides in the short time they have been organized.

MEMBERS OF the utilities committee, for example, continue to put in long hours of research and investigation to analyze the overall utility rate structure. Their objective is to work toward securing fair rates for Sun City West.

Other committees, like deed restrictions and environmental protection, have continued to pressure residents into conforming with their original contract purchase agreements to keep the community in line with its initial objectives.

PORA leadership has been strong, both in the interim group and within the current board of directors. This is evident in their efforts to protect the

community and to help make it the best possible place to live.

MEMBERSHIP in the organization is approaching 2,500, or about 85 percent of the total population that actually lives in Sun City West.

Monthly general membership meetings are impressive by anyone's standards—at least 1,200 residents attend the sessions in which the end results, falling within the philosophy and structure of town meeting concept, can never be accurately predicted.

As Sun City West grows, so does its only legislative body. Rumors of other representative groups attempting to form continue to circulate within the community.

However, most factions agree that any challenger would not carry much clout—at least not now. PORA is serving the needs of the community and PORA has become a household word in Sun City West.

One directory to serve SC, SCW

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



Signing

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



Members of the Executive Committee of the Sun City West Property Owners and Residents Association met recently to sign applications to the I.R.S. for non-profit organization status. Present were President Gene Wilson, seated; and from left, Loise Copes, secretary; Joseph Kelso, liaison director-membership; William Stewart, first vice president; Lawrence Cross, treasurer; and Arthur Knapp, liaison director-voter registration.

PORA's aim: 'Best possible Sun City West'

The Sun City West Property Owners and Residents Association was formed with the aim of making Sun City West the best possible resort-retirement community.

An umbrella organization that serves Sun City Westers in many ways, PORA already has been involved in tax matters, deed restrictions and transportation.

PORA meetings resemble the "town meetings" of yesteryear. Everyone works together for the good of all. Everyone's voice is heard.

Membership may be obtained by writing to PORA, Box 1013, Sun City, Arizona 85372. Membership dues are \$3 per person per year.

PORA meetings are conducted on the third Monday of the month at 10 A.M. in the Johnson Rec Center Social Hall. The next meeting will be in September.

VF SCW PORA

SCWesters approve PORA

By BEN HUDSON
Staff Writer

A standing-room-only assemblage of Sun City Westers yesterday — with very little ado — formed a Property Owners and Residents Association.

Only once, because there were not enough typewritten copies of the articles of incorporation for the overflow crowd of perhaps 500, was there a sign of division.

Briefly, the group considered the recommendation of a woman from the audience that action be delayed 30 days until everybody had a chance to review the document. But discussion of such a postponement was decidedly negative.

AFTER attorney Doug Martin — apparently retained by the steering committee — said the articles of incorporation were primarily intended for organizing the group on a tax-exempt basis, the audience seemed convinced they ought to act.

Martin said that bylaws, later to be written by an interim board of directors, would provide the association's real strength.

The audience then overwhelmingly gave support to a motion for adoption and dispensing with reading the document aloud.

A SLATE of 18 interim board members proposed by the steering committee was endorsed, along with the nominations of two retired General Motors employees — Luman Wick and Hogan Dunlevy — from the floor.

The steering committee's slate included Howard Brown, Loise Copes, Lawrence Cross, Irma Halfter, Lester Perrill, Walter Schneider, J. J. Kelso, Arthur Knapp, Harold Marshall, Claire Mitchell, Harry Pappas, Edward Steele, William Stewart, Glen Stoffer, Gloria

Sullivan, Gene Wilson, Walter Wittich and Beatrice Segall.

Much of the credit for streamlining yesterday's proceedings must go to the officers of the steering committee, who for months have labored to organize PORA.

THE THREE — Gene Wilson, Bill Stewart and Irma Halfter — occupied the dais yesterday. All three were elected to the interim board.

Wilson, who headed the steering committee, drew applause from the au-

dience when he said that PORA might petition for an election to rescind the \$27.75 million bond ceiling approved in a Dysart Unified School District election last year. Wilson said the bond vote "was promulgated and passed in a questionable manner."

He also told Sun City Westers they may have to petition to recall "one or more school board members."

THE INTERIM board of directors will meet at 10 a.m. Monday in the Sun City Homeowners Association office, 104th

and Coggins, to work on bylaws for the newly formed PORA.

On March 12, their efforts will be presented to the next meeting of the PORA general membership.

As the first PORA meeting closed Monday, after no more than an hour and a half of deliberating, a long line of Sun City Westers formed at a table set up to register voters.

Clearly, political muscle is fast developing in the community — a community which didn't exist a year ago.



There was an overflow crowd at Sun City West's meeting Monday, so some residents stood and some took the informal

option of sitting on the floor. The group approved formation of a homeowners association. (News-Sun Photo)

PORA meeting opens SCW Social Hall



Jerry Svendsen, representing Del E. Webb Development Co., addresses Sun City West residents at opening of PORA meeting Monday in new Social Hall. At speakers table, from left, are Loise Copes, PORA secretary;

Irma Halfter, second vice president; Gene Wilson, president; Svendsen; Bill Stewart, PORA vice president; Larry Cross, treasurer; and Lester Perril, education committee chairman. (News-Sun Photo)

By BEN HUDSON
Staff Writer

Property Owners and Residents Association members of Sun City West Monday inaugurated the Social Hall at Johnson Recreation Center.

Roughly 500 persons crowded the building Del E. Webb Development Co. had feverishly completed for the occasion.

Sun City Westers heard their leaders, elected only a month ago at PORA's first meeting, report on developments in the expanding community.

GENE WILSON, PORA president, said as soon as there are 2,000 registered voters in Sun City West he will call for cancellation of Dysart Unified School District's \$27.5 million bonding capacity.

Wilson said Maricopa County School Superintendent Richard Harris endorses such a move.

He said a primary aim of PORA is to check the "fiscal irresponsibility" of the school district. He said there is one tax-paid employee for each six students in the Dysart district and one teacher for every 13 students, while the national average is 25 students per teacher.

LESTER PERRIL, chairman of

PORA's education committee, told the crowd that the Dysart board of education had agreed not to use any of the \$27.5 million until the district's enrollment reached 3,800. Perrill said enrollment is now 3,500 and has been steadily dropping by some 100 students a year over the past few years.

Perrill said a proposed housing development at Olive and Dysart roads, now in preliminary planning stages, would mean fewer than 100 new students for the district if the plans come to fruition.

Perrill praised Dysart officials for a recent staff reduction of 20 jobs in the areas of maintenance, food service and teaching.

Format for a panel discussion between PORA education committee members and Dysart school officials had been agreed upon, Perrill said. Only a date for such a meeting remains to be arranged.

WILLIAM STEWART, chairman of PORA's bylaws committee, said copies of the bylaws would be hand-delivered to every residence next week, along with copies of articles of incorporation.

Austin Turner of Boswell Memorial Hospital introduced William Chapman,

chairman of the hospital's planning unit. Chapman asked Sun City Westers to support efforts in behalf of a hospital facility in Sun City West.

Application for a certificate of need will be submitted tonight at a hearing before the Central Arizona Health Systems Agency, Chapman said.

He said he sees a need ultimately for a four-tower hospital in Sun City as well as a separate four-tower facility in Sun City West.

Initially though, Chapman said, the hospital will apply for a 120-bed facility for Sun City West. He urged residents to attend tonight's hearing at CAHSA, explaining that a bus will leave Boswell at 6:30 p.m. for the meeting in Phoenix.

SCW

SCW to form 12-19-78 association

A group of Sun City West residents has organized a steering committee to write a charter for a property owners association.

Chairman of the committee is Eugene Wilson. Dr. Irma Halfter and William Stewart are the other members.

At a preliminary meeting in January, Sun City West residents will be asked to vote on a charter for the proposed new organization. At a second meeting in January a vote will be taken to form the organization; nominations for directors will then be made from the floor.

Wilson, a retired cost and budget analyst, said the purpose of the organization will be to streamline communications with neighboring communities and to unify efforts in Sun City West community projects.