

se Independent  
March 7, 2018

VF SCW Property Owners & Residents Assn



## PORA, businesses on display

PORA's popular annual Spring Vendor Expo will be 9 a.m.-1 p.m. Saturday, March 10 at the R.H. Johnson Recreation Center, 19803 R.H. Johnson Blvd. Admission is free, and several PORA Business Connection Vendors display their products and services. [Submitted photos]

### TRAFFIC

# PORA tackling speeding issue

## Asking for public input for solutions

By Roger Ball

INDEPENDENT NEWSMEDIA

The accepted perception of Sun City West residents is that a lot of drivers on roadways, especially the thoroughfares like R. H. Johnson Boulevard, drive well over the posted speed limit.

The PORA Roads, Traffic and Safety Committee conducted an open discussion Feb 28 about the topic, asking for suggestions from members and residents.

Committee Chairman and PORA Vice President Dave Poling told the group the issue comes up over and over.

Attendees at the meeting made several suggestions, ranging from increased presence by deputies, photo radar, reducing the number of traffic lanes and roundabouts.

Mr. Poling asked representatives from the Maricopa County Department of Transportation to provide information at the next meeting about the feasibility of the suggestions, and to provide some records of ac-

### IF YOU GO:

**What:** PORA Roads, Traffic and Safety Forum

**When:** 1:30 p.m. Wednesday, March 28

**Where:** PORA building, 13815 Camino del Sol

tual measured speed on the roadways.

"Maybe it's real, or maybe it's imagined," Mr. Poling said about the perception.

The next meeting will be 1:30 p.m. Wednesday, March 28, at the PORA building, 13815 Camino del Sol.

Roger Ball can be reached at 623-876-2523, or [rball@newszap.com](mailto:rball@newszap.com).





### **LGBT Club celebrates community**

Members of the Sun City West LGBT Club participated in the 40th anniversary parade for the community Feb. 19. Those participating in the decoration of parade entries and driving the parade route were, in back, Gary Visconti, David Coutts, Allen Hughes, Leo Bray, Bob Buerrosse and Carlos Hernandez; in front are Ronnie Williams, Suzanne Arnopolin, Gerry Connor, Charles Lee, Ruth Baird and Joyce Wallace. Also participating in the event was Sheila Duke. [Submitted photo].

## RENTERS

# SCW residents tackle issue of renters

### More questions than answers as communities seek clarity

By Steve Stockmar  
INDEPENDENT NEWSMEDIA

To allow renters or to not allow renters is an ongoing discussion within Sun City West communities.

The topic kicked off the open forum portion of the Nov. 1 Organization of HOAs annual business meeting in the lecture hall in the R.H. Johnson Recreation Center, 19803 N. R.H. Johnson Blvd. OHOA is an advisory organization formed in 1978 to represent homeowner associations throughout Sun City West.

Each subdivision has — or, in some cases, doesn't have — its own guidelines for renting out residential spaces. But the rules and opinions on policies are wide ranging.

Some living communities,

be they homes or condominium complexes, allow for specific time limits on rental terms. Anything from three-month minimum and six-month maximums are allowed, as well as some allowing renters to stay for years, some residents shared at the meeting. Still others, when it comes to Airbnb, the online hospitality service that enables people to lease or rent lodging for vacation rentals, can include terms for as few as two or three days.

Other subdivisions simply do not allow renters at all.

The inconsistency has led to some problems, a number of voices shared.

"If (a community) wants to go to something with no rentals, if a home was sold it would revert to a homeowner and not continue as a renter. That's how we've been plagued," OHOA Chairman Ken Weidner expressed.

Questions about a community's conditions, covenants and

restrictions regulations revealed that some CC&Rs do not even address rental issues at all, much less establish any regulations. One resident expressed concern that, as a result, 15 of her community's 49 units are currently rented out.

Bringing consistent regulation is a focus for the 40-unit Sun City West Stonebrook community, said resident Roger DeBritz.

As of right now, Stonebrook has zero renters, although renters were allowed when Mr. DeBritz moved in 24 years ago. He, for one, would like to see a renter policy.

"We're working to come up with rules and regs to get renters again," he said.

Some proposed regulations, he shared, may be that a resident must live at the address for two years before getting renters. Another may be to allow a community a minimum of only six renters, with a lottery

» See Renters on page 18

VF SCW Prop. Owners & Residents Assn



## Renters

» From page 3

system awarding those units.

"These guys can't come in and say 'I want to buy this and

I want to rent it out,'" Mr. DeBritz said. "It changes your demographics from condo to an apartment if you have more than 15 percent. The limit is six."

Stonebook's ad hoc committee will develop regulations at a town meeting in January, and will follow up with a potential February vote on established rules.

"It's real loosey-goosey right now," Mr. DeBritz said, "and we're trying to put some structure to it."

The Organization of HOAs in Sun City West, 13815 Camino del Sol, is governed by a board of directors of eight members. However, three seats are vacant, according to the organization's website, [www.ohoascw.org](http://www.ohoascw.org). The board and staff encourage association board members and unit residents to become knowledgeable community associations with responsible leadership.

**Steve Stockmar can be reached at 623-876-2567 or [sstockmar@newszap.com](mailto:sstockmar@newszap.com).**



# PORA entertains name change

By BRUCE ELLISON  
Staff writer

Many Sun City West residents know about PORA, the Property Owners and Residents Association.

It's a voluntary membership organization that boasts some 17,000 members and works for the betterment of the entire Sun City West community.

It has a major office at 138715 Camino del Sol, to which was recently added the volunteer-staffed Sun City West Visitors Center. Its annual budget is about \$100,000.

You can do early voting at its offices, see a zoning and building inspector or the tax assessor; you can take a PORA-sponsored tour; call the consumer services office to check on the reputation of a landscaper, contractor or service man; stop in to visit a Master Gardener for help with your desert plants; and have your views represented in the state Legislature by a PORA lobbyist.

PORA is the first place to stop for enforcement of the community's CC&Rs — covenants, conditions and

restrictions — where you complain about your neighbor's dog or fence, radio tower, or paint scheme.

In short — this is neither a condo association nor a small organization.

And therein lies a problem, PORA officials said.

Because of its name, PORA "is being interpreted as a small condominium group rather than being representative of the citizens of all of Sun City West," said PORA president Noel Willis.

So the group is seeking a new name, one that will better describe its duties and functions.

And it's willing to pay to get it.

Two free dinners at an area restaurant to the Sun City West resident with the best suggestion.

So set pencil to paper. Mail or bring your suggestion to the PORA office.

But be forewarned, this may not be as easy as it sounds.

Because PORA is widely known, the organization would like to keep those old familiar initials.

People Offering Recreational Amenities won't do it, because that's

a description of what the Recreation Centers does.

People. Persons. Projects. Prospects. Priority. Preferred.

Operating. Offering. Owning. Organizing. Organization.

Recording. Reading. Referring. References. Repeating. Renewing. Rapid.

Association. Agent. Attitudes. Ability.

Those are just a few words that might be combined.

But get cracking.

Willis says the group would like to have a new name selected soon, so the bylaws can be changed at the October membership meeting. The proposed new name will be published in the Sept. 30 issue of the PORA newsletter, The RoadRunner (aha! another R for the list).

So the deadline for entries is Sept. 3.

Directors will choose one name from among all those submitted, or choose one on their own. In the latter case, there will be a winner selected at random from among all entries received.

PORA? PORA? hmmm, P O R A...



# Split RCSCW board gives PORA clout

MITCHELL VANTREASE

DAILY NEWS-SUN

The Recreation Centers of Sun City West governing board split Thursday over whether to allow the Property

Owners and Residents Association to continue with the current method of enforcing Covenants, Conditions and Restrictions. In a 4-3 vote, PORA will

enforce and fine any residents for CC&R violations. Under a "Memos of Understanding" agreement, PORA and RCSCW have established ground rules on how to han-

dle the CC&Rs. Board member Pat Canfield said it's important there is some type of enforcement, and RCSCW have established

SEE CODES, A5

## CODES

FROM A1

and it probably should not be handled by RCSCW.

Canfield as well as RCSCW directors Lake Westphal, Paul Piper and Scott Ellis voted in favor of giving power to PORA, while John Ronan, Ed Van Cott and Terry Hamman were against the measure.

There were several options presented to the board, including having RCSCW perform all code enforcement duties and levy fines. The only enforcement currently handled by the recreation centers are age restriction and legal issues.

Issues such as weeds and walls are handled by PORA, and RCSCW General Manager Mike Whiting said he would like to keep it that way, a move that saves the RCSCW time and money.

Connie Scott, PORA executive director, said the organization stopped fining property owners, until they received a resolution from the governing board.

"We're happy the board has come to this understanding, so we can keep carrying out things," Scott said. "I would like to thank the board for the work put into this issue."

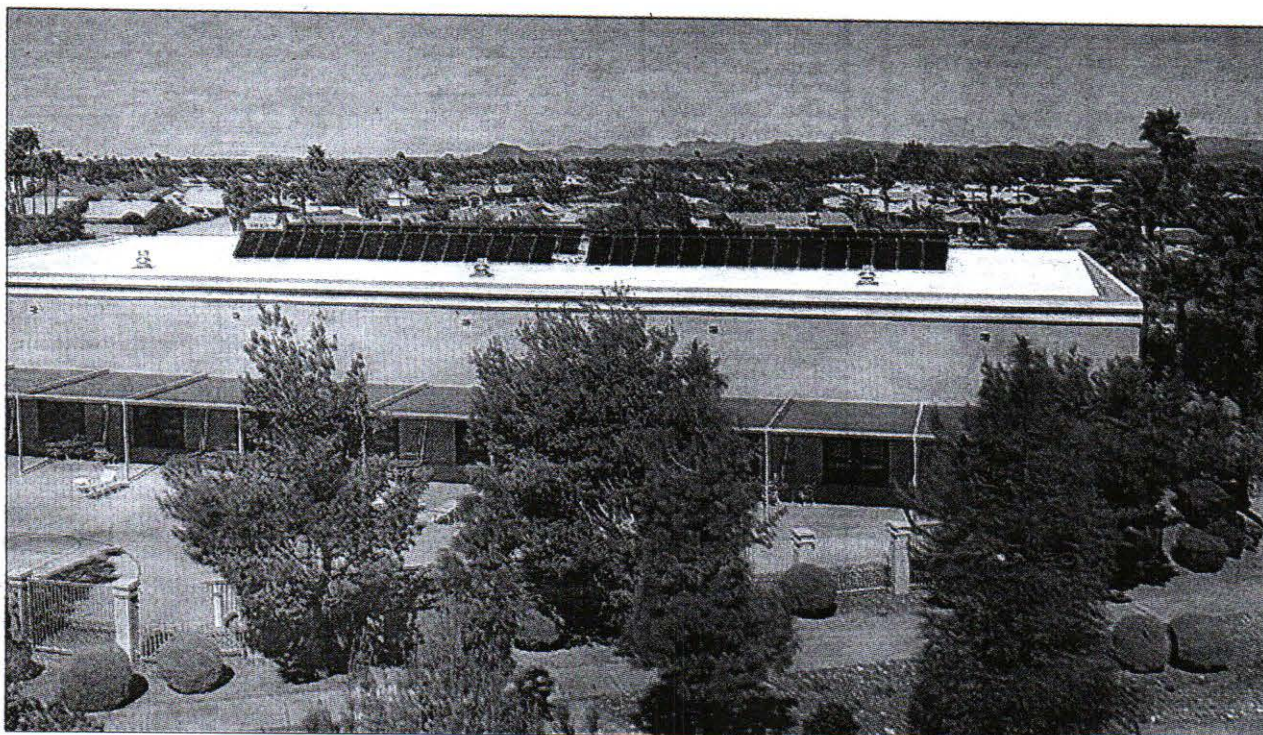
PORA had stopped fining for a brief period because the RCSCW legal affairs committee felt as if PORA didn't have the right to levy penalties.

Ronan said he opposes the current plan and wanted another solution to the problem.

Board President Dave Moeller conceded there is a difference of opinion about giving PORA the authority it now has.

But, he said, "we have to do what's best for this community and what's continued to work."





SUBMITTED PHOTO

These solar panels, installed on the Beardsley Aquatics Center, will heat the pool, spa and domestic water supply at the facility, as well as heat the air in the building.

## RCSCW enters solar age

STAFF REPORT

The Recreation Centers of Sun City West will play host to one of Arizona's largest thermal solar installations during a ribbon cutting at Beardsley Recreation Center on April 21.

Representatives from Schucco, the solar panel's German manufacturer, expect to travel from Germany to Sun City West to oversee the final inspection prior to turning it over to the Rec Centers. The Schucco officials also will be on hand for the ribbon cutting, which begins 1 p.m. April 21 at the Beardsley Aquatic Center, 12755 W. Beardsley Road.

The Beardsley project is Schucco's largest in Arizona. Representatives from the Carlson Solar, who designed and installed the project, also will be at the ceremony.

The solar thermal project is installed on the Beardsley Aquatics Center, and will heat the pool, spa and domestic water supply at the facility, as well as heat the air in the building. The project has been in the works a couple of years as the RCSC had to apply for energy credits and design the project with the contractor, but it is now coming to fruition, rec center officials said Wednesday. It is expected to cut Beardsley's

natural gas bill by about 40 percent. The overall project cost \$195,000, but thanks to the energy credits, the RCSC's cost is reduced to \$22,800.

The Beardsley project is the biggest undertaking in the Recreation Centers of Sun City West's Solar Initiative, which is meant to not only reduce natural gas costs, but to cut electric costs as well. Association-wide, the Rec Centers spends about \$1 million with APS for its electricity needs, officials said.

The Solar Initiative is also looking at the possibility of installing solar electric at some of the other facilities, including golf course maintenance yards.

RCSC officials said, the association's first photovoltaic solar project will be installed in the next two weeks at the Echo Mesa maintenance yard in an effort to cut electric costs. Residents can find more information about solar thermal and photo voltaic systems, as well as steps they can take to be more energy efficient, by visiting [www.rcscw.com](http://www.rcscw.com) and clicking on the "SCW Solar Initiative" link under "Member Info," or go directly to <http://rcscw.com/solar.html>. New information will be added as it becomes available.



# NW Valley solar-power outlook sunny

**By Lesley Wright**  
The Republic | azcentral.com

Steve Loritz likes to say that he is selling the sun.

It should be an easy pitch for the solar coach, who travels the state to convince Arizonans to sign up for the "solar challenge" offered by the national non-profit SmartPower and Arizona Public Service utility company.

But convincing residents of Sun City West that they'll make their money back from solar power within their lifetimes can be tough.

Tom Lundbom and his wife, transplants from Washington state, have been environmentally aware for decades. They even built a passive solar greenhouse in the 1980s to heat their home.

But a 30-year payback — the point where savings override the cost of solar panels — seemed pretty far away for 70-year-old Lundbom.

"I don't think I'll be around when I'm 100," said the retired credit-union executive.

The Lundboms became two of Sun City West's "solar ambassadors" anyway, signing on for a solar lease deal that will cost them about \$6,000 for 20 years of solar living.

Loritz showed them how public and private incentives could lower the payback to 9 or 10 years.

The Lundboms' electric bill is expected to top out at \$20 a month and they'll get federal tax credits for repairing the leaky roof they planned to fix anyway.

"We've always been leaning towards being more self-sufficient," Lundbom said.

He and other customers also liked the idea of adding to the value of the house. Research by the Appraisal Institute found that a house's value could increase by nearly \$48,000 if solar panels shave an annual \$2,400 off the electric bill.

## Credits and rebates

Loritz set up shop in Sun City West's administrative offices in late February, pinning flyers on the recreation center's bulletin board and laying out brochures that detail the complex arrangement of solar credits and incentives.

Surveys show that about 85 percent of Americans want power from renewable energy sources, but only 3 percent actually install anything, Loritz said.

Meeting with coach Loritz, who explains the best systems for individual homeowners, helps.

"This is working," said Dan Scott, another

Sun City West homeowner who came in for a coaching session. "I'd like to be taken by the hand and walked through this."

Loritz pulls up an image of Scott's house on Google Earth and zeros in, noting how perfect the southern-facing roof is for solar panels. Then he goes through the rebates, incentives and tax credits, which bring the installation costs down from \$16,500 to just over \$7,000. Over the course of the next 25 years, Scott, who is 65, could save more than \$18,000 in electricity bills.

If a full-scale solar project appears daunting, Loritz recommends starting with a solar water heater. It's smaller and it's cheaper.

"This is tremendous," Scott told Loritz. "I like it for a single reason: It's green and it's now. I have to do it now because we're only getting older."

## Arizona sun gives cheap energy

SmartPower is a national non-profit that started in 2002 and partners with federal and state agencies and utility companies to market solar and wind power.

Last year, the group linked with electric giant APS, which is required by the state to generate at least 15 percent of its power from renewable sources by 2025. Utility-company rebates shave thousands off the cost of installation and usually go directly to the installer, saving the homeowner the worry of waiting for reimbursement.

SmartPower executives noted a strong interest in renewable energy from Sun City West residents and launched a program there after running pilot programs in Flagstaff and Sunnyslope. The pilot program enlisted nearly 175 homeowners.

The non-profit has signed eight Arizona communities. Others can join in if community leaders are willing to commit to having solar panels on 5 percent of their residential rooftops by 2015.

The state was an obvious choice to expand the solar program.

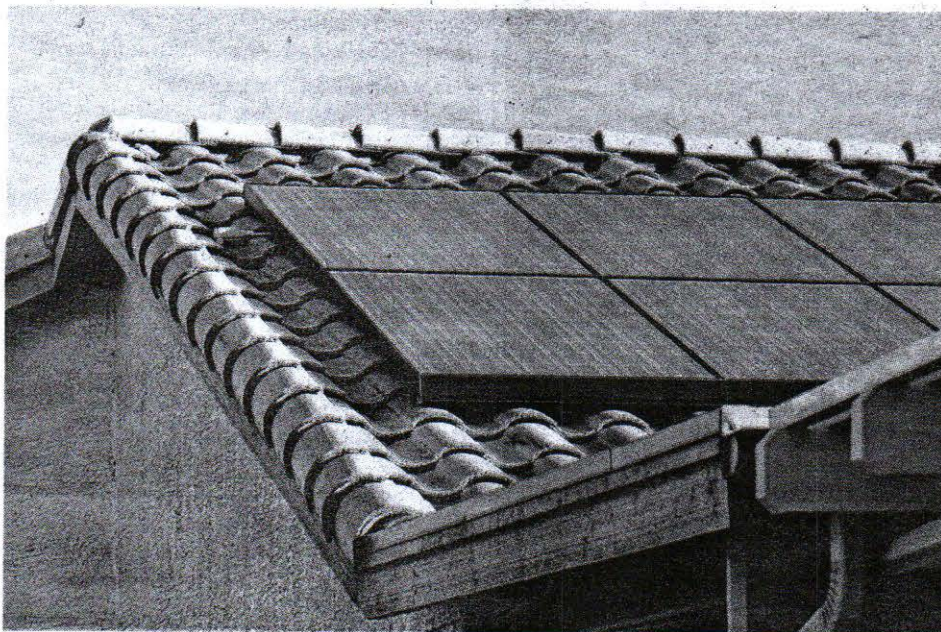
"Arizona is one of the best places in the country to do this," Loritz said. "We have 300-plus days of sun a year. That's a tremendous amount of free energy."

At the end of the first month, Loritz had coached 23 Sun City West homeowners through the initial steps of signing onto a solar plan.

The group still has a long way to go. The goal is to have solar panels on 5 percent of Arizona rooftops by 2015. Its motto for the state is: "More Solar Panels than Swimming Pools."

Loritz continues to keep office hours in Sun City West's PORA offices and is available online.





Steve Loritz knows convincing Sun City West residents that they'll make their money back from solar power within their lifetimes is a tough sell. CARLOS CHAVEZ/THE REPUBLIC

## Sun City West is open for a solar challenge

A solar coach from Arizona SmartPower holds office hours to show residents how they can acquire solar power for their homes. If enough people join the "Solar Challenge," Sun City West could be designated an Arizona solar community.

— Lesley Wright, *The Republic/azcentral.com*

### ARIZONA SMARTPOWER

Arizona SmartPower is part of the national non-profit group founded by private foundations in 2002 to advocate for renewable energy. The group works with federal and state agencies; in Arizona it has teamed with Arizona Public Service to help more households acquire solar-energy sources.

### ARIZONA SOLAR CHALLENGE

The non-profit SmartPower ran pilot solar challenges in Sunnyslope and Flagstaff last year and has moved to Sun City West. A solar coach will walk residents through the steps to have a solar panel installed on their roofs or on the ground. The panels are connected to the power grid and provide energy to the house. If any energy is left over, the utility company will buy it back. The panels are designed to last about 25 years. Residents can start with smaller projects, such as installing a solar water heater.

### CHALLENGE COMMUNITIES

Eight communities are in the challenge: Sun City West, Flagstaff, Sunnyslope, Anthem, Clarkdale, Casa Grande, Prescott and Pinal County. Other communities may join in if community leaders commit to having solar panels on 5 percent of the area's rooftops by 2015.

### MEET THE COACH

Solar coach Steve Loritz has office hours from 11 a.m. to 3 p.m., by appointment, on most Mondays and Fridays in the PORA office, 13815 Camino Del Sol, Sun City West. Homeowners should bring their APS utility bills.

### MAKE AN APPOINTMENT

For information about the program, go to: [www.azsmartpower.org](http://www.azsmartpower.org).

To make an appointment with Loritz, call 928-637-6598 or go to the website.





Independent Newspapers/Julie Anne Maurer

Weeds are one of the biggest violations the CC&R department in PORA finds. RCSCW is investigating if PORA has the ability to charge fines for violations.

## Collecting fines: Who's in charge?

By Julie Anne Maurer  
Independent Newspapers

**R**esidents may have to pay up if they violate deed restrictions, but who they will have to pay fines too and how much are still up in the air.

The Recreation Centers of Sun City West's Legal Affairs Committee has discussed the matter at its last two meetings, including a special meeting conducted March 18 on the subject.

A memorandum of understanding was passed a couple of years ago, in which RCSCW gave PORA about \$50,000 to help start a CC&R (Codes, Covenants and Restrictions) department, and continued giving funds this year for the cause.

PORA's department, started in summer 2009, investigates residents' complaints about deed restriction violations.

But fining violators is temporarily on hold, while the two entities determine who has the authority.

"We're holding everything upon approval by the rec centers," said PORA director Connie Scott.

She noted she could not comment further because it was a legal matter.

John Ronan, chair of the Legal Affairs Committee, said the discussion is about the legality of levying fines.

"We do not know whether or not PORA can fine, that's the problem," Mr. Ronan said. "As I understand it, they are not allowed."

He noted RCSCW is awaiting final legal opinion from its attorneys before they can proceed.

Mr. Ronan added this was about protecting Sun City West.

See **Collect** — Page 6



# Collect

Continued From Page 1

"We do not want to have a situation where somebody might sue the community because the wrong person fined them," Mr. Ronan said. "This is about protecting the community."

The item was set for discussion at the March 24 RCSCW Governing Board meeting, but it was pulled that day.

"We did not have the lawyer's opinion yet," Mr. Ronan said. "I'm not going to go into it any further than that."

He did mention several times at the board meeting that residents should peruse the Legal Affairs meeting minutes.

At the March 3 RCSCW Legal Affairs Committee meeting, members noted there might be a conflict of interest because the association's law firm, Carpenter and Hazlewood, also represent PORA. An Oct. 9, 2007 letter advised the committee that the firm would agree not to represent PORA if a conflict of interest exists or if the association directs.

At a March 18 special meeting, the committee agreed it should continue to look into its memorandums of understanding with PORA to ensure all is legal, and should adopt corrective actions to help ensure the best interest of both groups.

Committee member Dick Ahlgren also recommended several other steps be taken:

- Adopt a schedule of fines for deed violations and appoint a volunteer fine review

committee.

- Amend the Memorandum of Understanding from May 28, 2009, requiring PORA to provide violators with a copy of the schedule of fines, and provide owner/members with a written notice that all fines are subject to a hearing by written notice to the association.

- Require all fees PORA gains from levying fines should be used to reduce RCSCW's monetary obligations to PORA to help pay for the CC&R department.

- Require PORA to provide RCSCW with a monthly listing of fines assessed and collected and the names of those who have 30 days or more delinquent fines.

The next Legal Committee meeting is slated for 9 a.m. Thursday, April 7 in the Governing Board Conference Room in the R.H. Johnson Recreation Center, 19803 R.H. Johnson Blvd.

Despite arguments that fines are on hold at the moment, PORA passed its own schedule of fines Jan. 10 for violators.

The first notice of a violation will contain a warning, second notice will warn residents that a fine will be levied with the third notice. The third notice would notify residents there will be a \$100 fine will be levied for every 14 days the violation is not corrected.

But, according to Ms. Scott, those punishments for deed violators are paused while the legal opinions are rendered.

Resident Phil Carlson noted enforcement needs to be tougher on violators.

"(We) need stronger, quicker enforcement of the rules we have," he stated in an

## Tell us what you think!

What kind of fines should be charged for CC&R violators? Who should impose those fines? E-mail [jmaurer@newszap.com](mailto:jmaurer@newszap.com).

## If you go

RCSCW Legal Affairs Committee

9 a.m. Thursday, April 7

Governing Board Conference Room in the R.H. Johnson Recreation Center, 19803 R.H. Johnson Blvd.

## Related links

[www.porascw.org](http://www.porascw.org)

[www.rcscw.com](http://www.rcscw.com)

fine should be levied," Ms. Gitlin stated. "Properties in the community that are not in use should be posted so that the sheriff's department can help in monitoring. As things stand now, if the property is not posted, then a policing agency is unable to get involved."

There are more than 150 different sets of CC&Rs in the Sun City West community, and residents can contact PORA 623-214-1646 if they are confused about which rules apply to their home.

To file a complaint against a neighbor, a resident can go online to [www.porascw.org/CCR.html](http://www.porascw.org/CCR.html), or visit PORA at 13815 Camino del Sol.

*News Editor Julie Anne Maurer can be reached at [jmaurer@newszap.com](mailto:jmaurer@newszap.com) or 445-2805.*

e-mail. "Example weed control takes several weeks to get it cleaned up."

Resident Muriel Gitlin noted she believes the use of empty lots to sell cars is one of the biggest infractions, as well as people parking their vehicles on the street for an extended period of time.

"These infractions must be monitored, and after several warnings I feel a monetary

## SUN CITY WEST CC&Rs

These two documents were gathered by Fred Webster, member of the Legal Affairs Committee of the SCW Rec Centers for a meeting March 18, 2011 to review PORA's responsibilities regarding policing of CC&Rs. Apparently, an agreement was struck in 1986 between PORA and the Rec Centers for PORA to inspect CC&R violations, and refer any to the Rec Center Board that could not be resolved. Lately, however, PORA has threatened residents with fines for not complying. Enforcement of CC&Rs, however, belongs to the Rec Centers, and this meeting was to review the earlier agreement in preparation for a meeting with PORA.

E. F. Allen

3/31/11

Documentation filed under SCW Rec Centers



# HOA, PORA pull together

## Joint group reviews legislation

By Cecilia Chan

Independent Newspapers

More than a dozen bills regulating homeowners associations apparently would bypass the governing entities of the two Sun Cities.

Sun City West PORA's and the Sun City Home Owners Association's government affairs committees held their first joint meeting last week and focused on pending state legislation introduced in the House. The two entities agreed to join forces for more political clout.

"Both PORA and HOA are really not homeowners associations addressed in these bills," said PORA Director Bill Hafeman, who spent two days studying 20 House bills. "Not sure PORA and HOA should be too concerned about the bills except to be more aware if someone calls up with questions."

The bills include everything from mandating an HOA operates under open meeting laws to its right to foreclose on certain liens.

See PORA — Page 10

Continued From Page 1

"Do you feel any one of these bills are applicable to PORA or HOA," HOA 2nd VicePresident George Davis asked twice to be sure.

Mr. Hafeman replied no, but said the bills would apply to many condominium associations, which are in both communities.

Mr. Hafeman said his concern was the plethora of HOA-related bills coming out of the Legislature. PORA President Chuck Ullman noted 10 more such bills are expected to be introduced.

"What are they trying to do," Mr. Hafeman said.

Group members also discussed state legislation carried by 4th District Sen. Jack Harper that attempts to ease jury service for senior citizens.

A new state law that took effect last year includes a provision that makes it more difficult to be excused from jury duty. Seniors in droves complained to representatives the new law caused them undue hardship.

Senate Bill 1003 as originally proposed would have allowed seniors who reached 70 years old to permanently opt out of serving on a jury without giving an excuse.

However, the bill was amended, raising the age to 75 years old and allowing a temporary or permanent waiver for just cause — the service would cause undue or extreme hardship or no transportation.

"I tried to fight off the amendments," Sen. Harper said.

He said he was reluctant to have the jury commissioner decide on whether to grant an excuse.

"If a jury commissioner looks at how many jurors he let out that day, he may decide not to let more off despite (legitimate) excuses," Sen. Harper said. He also said he added an emergency measure to the bill, which means once the governor signs it, it becomes effective immedi-

ately instead of 90 days after the legislative sessions ends.

District 9 Sen. Bob Burns said his colleague tried to hold the line at 70 years old.

"Some people didn't even want the bill," he said. "Many of the members don't understand the health problems of the elderly, how difficult it is to get to the doctor's office. We will continue to work on the age number but at this point it looks like the 75 number may prevail."

Sen. Burns said members needed to be more educated about the plight of seniors when they are summoned to serve.

"It's a big change on Harper's bill," Mr. Hafeman said. "You don't have to prove anything (under Harper's original bill), your age was the determining factor, not your handicap."

HOA Director Mary Jane Gibson said she understood why legislators would raise the age requirement given scientific studies showing people are living longer.

"We will always have people at 70 who act like they are in their 50s and people in their 70s who act in their 90s," Mr. Hafeman said. "Let there be a choice."

Mr. Davis, who believed jury service should be optional for seniors, said they can still lobby for changes next year.

"For the present, the issue is settled," Mr. Davis said. "But it's not settled permanently."

The joint group decided to meet 9:30 a.m., the first Monday of each month with locations alternating between the two Sun Cities.



SUN CITIES INDEPENDENT January 19, 2005

# HOA, PORA to join hands

## Focus is on common concerns

By Cecilia Chan

Independent Newspapers

The Sun Cities want to protect their interests at the county and state levels by combining their voices.

The Property Owners and Residents Association of Sun City West and the Sun City Home Owners Association boards are looking to merge their government affairs committees.

"The Sun Cities have a lot of commonalties," said HOA Director George Davis, who asked board members for their input at last week's meeting.

Floyd Brown, a non-voting advisor to the HOA, voiced concerns based on his past experience sitting on a joint committee with PORA board

members over water issues.

"We tried to have joint meetings and it seemed like they always wanted to meet there," Mr. Brown said. "And lot of their meetings, they discussed their problems and we didn't have too much chance to discuss ours."

Gerry Unger, another non-voting advisor, said a successful meeting can occur if an agenda is in place and discussion stays on topic.

HOA President Tom Stolt said the PORA board changed directors since Mr. Brown's experience and he expressed "a very good chance" of the two entities working on common issues.

"We got hurt last year with 12 laws passed in regard to HOAs signed by the governor," said Mr. Stolt, who reminded them they lost power when they could no longer afford a lobbyist. "We need to protect ourselves and I feel by joining together if we can do it successfully, is preferable."

Mr. Brown advised the merged committee be co-chaired by one director from each of the two communities.

Mr. Davis agreed to the ideas of co-chairs and an agenda. The meeting locations would alter-

nate between the two communities.

"We will try it and give you a report next month," he told HOA directors.

After the meeting, Mr. Davis said common issues that affect both communities include water and transportation.

"I think the clout with the

Legislature of 70,000 voters is better than 40,000 and 30,000 separated, fractionalized," said PORA President Ullman, who suggested the merger.

*Post your comments on this issue at [newsblog.info/0302](http://newsblog.info/0302)*

*News editor Cecilia Chan can be reached at 972-6101 or [cchan@newszap.com](mailto:cchan@newszap.com)*



# Neighbors appeal to PORA

## Allege business operating illegally

KATY O'GRADY  
DAILY NEWS-SUN

Some Sun City West neighbors are upset with a fellow resident for parking commercial trucks along their street and allegedly running a business out of his home — but they may be targeting the wrong man.

Residents of Meadowood Drive pleaded with the Sun City West Property Owners and Residents Association Tuesday to address what they consider a nuisance neighbor. They said letting one individual get away with breaking the community's CC&Rs will only encourage more abusers. But it was unclear after Tuesday's meeting whether the CC&Rs were being violated, and even if they were, what could be done about it.

Grady Goodwin, representing 16 residents in attendance at PORA's meeting, said neighbors have complained to PORA for a year that Jose Alvarez has been operating a FedEx contracting business out of his home in the 20000 block of Meadowood Drive. Goodwin and his wife, Norma, accused Alvarez of packing and unpacking trucks parked in front of his residence at all hours of the night, keeping neighbors awake or waking

**See PORA, A5**

DAILY NEWS-SUN

WEDNESDAY, JAN. 12, 2005

### From A1

them early in the morning.

But according to a FedEx official, Alvarez isn't the one with the contracting business.

According to records from the Maricopa County Recorder's Office, Joseph and Joan Alvarez lived in the home until Joseph Alvarez died in December 1998 and his wife died in December 2003. Jose Alvarez was the successor trustee of a family estate, and he and an Eloy Alvarez were the beneficiaries.

In January 2004, Jose Alvarez, as representative of the estate, deeded the property to himself. Neighbors questioned whether Alvarez was too young to live at the property since his mother died, but PORA President Chuck Ullman said if he is older than 19, the community's CC&Rs allow him to continue living there.

Less clear is whether a home-based business is operating from the residence.

There was no answer at the Alvarez residence late Tuesday morning, and no telephone number for a Jose Alvarez in Sun City West could be found. The number for Joan and Joseph Alvarez gives a message that it is temporarily disconnected.

David Westrick, a FedEx spokesman, said someone living at the Alvarez residence is a contractor for FedEx Home Delivery, but it is not Alvarez. He declined to give the contractor's name or relationship to Alvarez.

Ullman and Goodwin said

they contacted FedEx looking for help in resolving the matter, but were told the company didn't regulate its contractors.

Director Lou Goldman added, "I don't understand how they can wash their hands by saying it's a contractor."

Westrick, however, told the Daily News-Sun that FedEx does work to resolve problems with its contractors, but that it didn't appear this contractor was doing anything wrong.

"They don't even know his name. They're assuming it's someone else," he said.

Westrick said FedEx Home Delivery drivers take the trucks home at night, but don't do any packing or unpacking until returning to the FedEx facility the next day to reload. The busy holiday delivery season may have caused part of the confusion, he said.

"We came off our busiest time of the year, and they (contractors) may have been getting home later than usual," he said.

Neighbors, armed with pictures of a FedEx truck in front of the home, contend the driver has been operating from the residence for more than a year, with the exception of a short period when he or she stopped at their request for a couple of weeks before resuming again.

Westrick said it sounds like a problem between the neighbors and Alvarez, but one that doesn't involve any legal violations.

"This is clearly a dispute



between him and his neighbors," Westrick said. "Parking a van on the street is not illegal."

Neighbors say parking RVs or commercial trucks on public or private streets in Sun City West for more than 72 hours in any month is forbidden under the community's deed restrictions.

They also allege one or more tenants are living at the residence, along with Alvarez.

The Goodwins said the deed restrictions are the reason they moved to Sun City West, and they want them enforced. "It's putting all of our property values at risk," Grady Goodwin said. "It must be corrected immediately, otherwise we will be like another uncontrolled community."

But Ullman said because Maricopa County owns the public streets in Sun City West, PORA cannot enforce the parking rules.

"Then why would you put in the CC&Rs, 'public or private?'" Grady Goodwin asked.

Ullman said Del Webb added that language when drafting the community's CC&Rs, and PORA is forced to deal with the aftermath.

Added Ullman, "There is no infraction in regard to a truck parked on a county street."

"Then our CC&Rs don't mean anything," Norma Goodwin said.

One resident, who declined to give her name, told PORA directors, "This concerns me if this gets out, that we cannot enforce any of these restrictions, and with the

turnover we're having here in Sun City West with an entirely new generation of (Baby Boomers) ... who aren't concerned with the community like we are."

As for home-based businesses, Ullman said that would be a violation of county codes, but it must be documented and proven before PORA can pursue it. Following the meeting, he said PORA is working through its attorney and the county to find out if someone is running a business out of the home.

"If things are not resolved, we will follow through with legal remedies," Ullman said.

During the meeting, residents reiterated their concerns that the community's deed restrictions appeared unenforceable.

"I don't have to tell you, Mr. President, but you've got a lot of people here who are scared to death of what's going to happen," Grady Goodwin told Ullman. "I know I'm scared of what's going to happen to my property values."

Ullman said although neighbors first approached PORA a year ago, he only became aware of the dispute a couple weeks ago. He said he has been investigating the matter and would update residents at PORA's next meeting, which begins 9 a.m. Feb. 8 in the PORA building, 13815 Camino del Sol.

"We are at this time trying to build a case to mitigate the problem with the trucks," he said. "We are trying to collect his information now."



DAILY NEWS-SUN

FRIDAY, NOV. 12, 2004

# PORA board delays bylaw vote

KATY O'GRADY  
DAILY NEWS-SUN

Lacking a quorum at Thursday's town hall meeting, the Property Owners and Residents Association forwarded proposed bylaw changes to a board vote Dec. 14.

At least 100 members were required to have a membership vote on the changes; otherwise, the decision reverts to the board.

Director Noah Murphy said there are two major amendments proposed for the bylaws. The first would change the number of directors serving on the board.

"We've always operated with 15. We've changed the bylaws to say we have the option to operate with nine or 11," Murphy said.

The board plans to have 11 directors next year; so although five members are leaving the board, there will be only one vacancy. Terms for directors Ray Kirwin, Lefty Ward, Bill Hafeman, Don Poppen and Bob Jones are expiring, and only Jones is running for reelection. He faces Tom Cook, former Recreation Centers of Sun City West governing board president.

The second proposed bylaw change would move the date for election of officers from December to January. This will enable the newly seated board to vote on officers, rather than leaving the decision up to those who are leaving the board.

Jones and Cook both spoke briefly during the town hall about why they are seeking the PORA seat. Cook said he has worked with Ward and PORA code investigator Hy Golding to ensure compliance with the community's CC&Rs. He also serves on the PORA Water Committee, his condominium owners association board and other groups in the community.

"I have a very strong financial background," Cook said. "All in all, I truly have quite a bit of experience to help PORA."

Cook also pointed out he is good friends with Jones and kept his name in the running after learning who his opponent was only because he thought other vacancies might open in the near future. One vacancy could occur because Director Dusty Rhodes just won election to the Sun City West Fire District board. Director Al Godley ran unsuccessfully for the Maricopa County Health Care District board.

"If they decide they can't do both, I'd be available in that regard," Cook said.

Jones, who heads PORA's water committee, said his main goal if reelected is to rid Sun City West of its groundwater reliance. He is a geologist and civil engineer with years of experience studying Arizona's water problems.

Resources that could replace the groundwater include finding a way to

bring Central Arizona Project water to the community, and securing additional supplies of treated effluent.

Jones also acknowledged his friendship with Cook: "As Tom said, we are good friends. It's a shame we can't both be elected. When it comes down to it, I might vote for him anyway. I know my wife will."

Early voting will be from 9 a.m. to 3 p.m. Dec. 1, 2, 3 and 6. Regular voting will be from 9 a.m. to 6 p.m. Dec. 7. The results will be announced shortly thereafter.

In other PORA action Thursday:

● Bob Fernhoff, liaison for PORA's new lifelong learning classes, reported on the success the organization has had in offering non-credit Arizona State University classes in the community.

"ASU courses meet the needs of our population seeking the highest plane of education," he said.

"There is a demand and a need and a want for more classes, particularly at night," he said. "The demographics of our community are changing."

● Rhodes gave the Sun Health Foundation a \$2,500 donation toward the purchase of X-ray equipment at Del E. Webb Memorial Hospital. The donation was made possible through proceeds from PORA's 25th anniversary celebration.

● PORA President Chuck Ullman

said the organization is searching for additional supplies of flu vaccine, having already given out 2,600 doses to members late last month. PORA managed to get some vaccine despite statewide shortages.

"It's gratifying that we were able to obtain some vaccine to help out some members," Ullman said.

● Director Bruce Posey reported the PORA board is planning a retreat in January to have an opportunity to take a broad look at PORA and its long-term goals and projects.

● PORA announced it was joining RCSCW in planning a get-to-know-you party for directors Nov. 30.

● Guest speaker Hal DeKeyser, publisher of Northwest Valley Newspapers, which publishes the Daily News-Sun, Surprise Today and the Northwest Valley News, discussed the pros and cons of Sun City West's quasi-governmental structure.

Unlike typical incorporated municipalities, where the major news comes from city hall, schools and police, Sun City West challenges newspapers to develop a different style of coverage, DeKeyser said.

"You don't have a city hall, you don't have a K-to-12 school, and you give us a little crime but not much," DeKeyser said.

Open meetings and records laws covering typical municipalities also don't apply to the Sun Cities, he said.

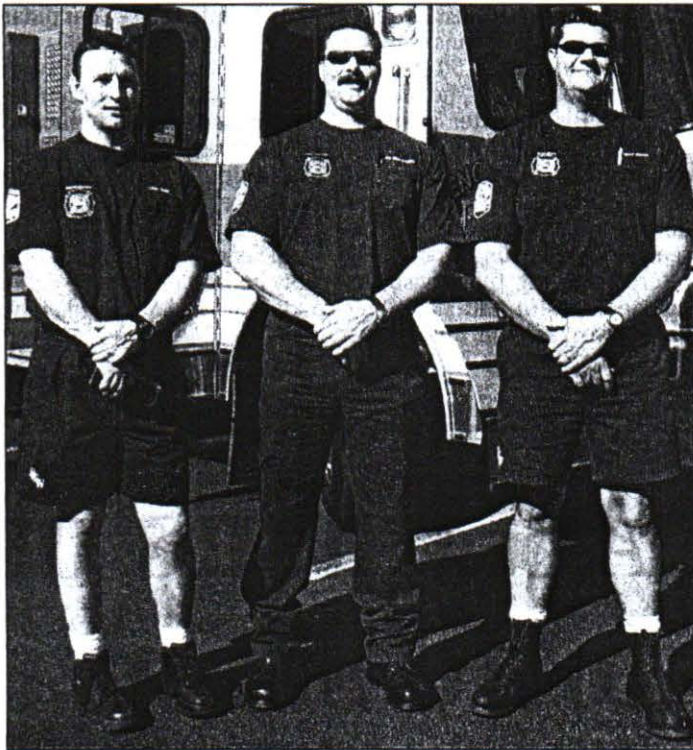




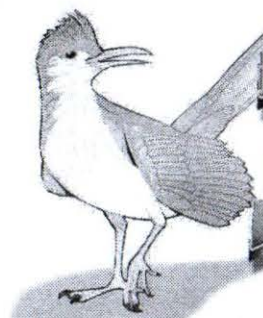
Independent Newspapers/Matthew Roy

## PORA turns 25 in SCW

Local dingitaries and residents gathered to celebrate 25 years of PORA Oct. 16 at the PORA Building, 13815 Camino del Sol, Sun City West. Special guests included Maricopa Sheriff Joe Arpaio, Secretary of State Jan Brewer and State Senator Jack Harper. Attendees were treated to performances by the Sun Cities Desert Aires Barbershop Quartet and received a variety of gifts and souvenirs while touring the PORA facility. Above, left, from left, Tim Nishimoto, Janice Nishimoto, Betty Ullman, Julia Ayers, Betty Conry and Joe Conry are among the delighted citizens at the Saturday event. Right, from left, Gene Bogatko, Bohn Wanamaker, Ben Skelton, Bob Bottorf and Michael Altobello from American Legion Post 94 of Sun City West serve as the color guard at the start of the ceremonies. Below, left, from left, Luke Jack, Rick Westerman and Steve Ruehs are on hand to represent Fire Station 102.







# ROADRUNNER

**"Strength in  
Community-Wide Unity"**



**Volume 15 Number 4**

**Property Owners and Residents Association**

**October, 2004**

## **PORA Celebrates 25th Anniversary Come Join Us!**

**On Saturday, October 16, 9:30 AM till Noon** PORA will be celebrating 25 years of serving the residents of Sun City West and we're doing it with a party. Everyone's invited.

We'll have refreshments and entertainment and hundreds of gifts available for as long as they last. You'll have a chance to meet some dignitaries because they've all been invited. Thus far, AZ Secretary of State Jan Brewer, Senator Jack Harper, Commissioner Mike Gleason, Sheriff Joe Arpaio,

Supervisor Max Wilson and a host of others are coming. Some we have yet to hear from.

In addition, you'll have an opportunity to meet with and talk to our Directors, tour our facilities and find out if you've won one of the many fine prizes in PORA's 25<sup>th</sup> Anniversary raffle.

So mark your calendar for  
**Saturday, October 16  
from 9:30 to 12 Noon  
and y'all come.**

## **What PORA has accomplished since 1979**

Over the past 25 years, PORA has established or contributed to many projects in our Community. Here's a list of some of them:

**Helping Hands  
Meals on Wheels  
SCW Fire District  
SCW Foundation  
US Post Office  
Charitable Fund Raising  
through Bingo  
SCW Condominium  
Association  
Senior Citizens Overlay  
Retirement Centers**

**SCW Visitors Center  
Tax Assessor  
Office at PORA  
Consumer Services  
Master Gardener  
CC&R Investigation  
Planning & Zoning  
Health & Environment  
Road, Traffic, Utilities  
and Water**





JOY LAMBERT-SLAGOWSKI/DAILY NEWS-SUN

Maricopa County Sheriff Joe Arpaio was one of the speakers at the PORA open house and 25th anniversary celebration in Sun City West Saturday.

# SCW residents turn out for PORA's 25th anniversary

AMANDA MYERS  
DAILY NEWS-SUN

Celebrating their 25th Anniversary on Saturday, PORA — Property Owners and Residents Association — filled a time capsule with Sun City West memorabilia to be opened after another quarter century had passed.

And what was PORA president Chuck Ullman's wish for the next 25 years?

"I'd like to see that every resident be a member of PORA," he said.

The organization that serves as a intermediary between the community and state and county governments only counts about half of the Sun City West residents as members, or about 14,000 said PORA director Dusty Rhodes. He said that some people aren't as loyal to the organization as they should be.

"If PORA makes a decision they don't like, they pull their membership," he said, adding "but we do our best."

Serving the entire community, members and non, PORA assists the county and state governments in such tasks as planning and zoning, water issues, roads and traffic, and the visitor's center.

"We act like the city government," said Rhodes.

Florence and Sol Robinson



JOY LAMBERT-SLAGOWSKI/DAILY NEWS-SUN

The crowd listens to speakers during the PORA 25th anniversary celebration Saturday.

are two Sun City West residents who shell out the \$16 a year membership fee to belong to PORA. At Saturday's festivities, they revealed they've been in Sun City West longer than PORA.

"We've lived here for 26 years," said Florence. She said she's watched the growth of PORA since its inception, citing their increasing level of involvement in the community as the organization's most significant change over the years.

"It's good when people

come here to join (PORA) and know what's going on," said Florence.

Rhodes too agreed that the last 25 years saw the organization really step up in terms of action in the community.

"We've become so much involved. It's tremendous, very well run."

Other guests who turned out to toast PORA's anniversary included Maricopa County Sheriff Joe Arpaio, Secretary of State Jah Brewer, and Maricopa County Supervisor Max Wilson.

Maricopa County Animal

Control brought out some puppies and kittens currently up for adoption. They looked on warily as the members of the SWAT Team demonstrated some of the keen attack skills of their K-9 "dog officers." The Sun City West Fire Department was also on hand to give tours of their fire engine and emergency equipment.

PORA also honored Michelle Dionisio of Interfaith Community Care for her work with PORA, presenting her with the first Community Service Award.

Amanda Myers may be reached at 876-2513 or [amyers@aztrib.com](mailto:amyers@aztrib.com).



## Happy Birthday: PORA turns 25



Independent Newspapers/Cecilia Chan

Property Owners and Residents Association President Chuck Ullman with items given by residents that will be placed in a time capsule, which will be opened in October 2029. The deadline to submit a memento is Oct. 15.

## Dignitaries to help celebrate

By Cecilia Chan 10/13/04  
Independent Newspapers

A black-and-white photograph of the first PORA board members, golf tokens and a fluorescent orange SCW PRIDE baseball cap are just some of the memorabilia to share space in a time capsule.

The treasure chest of memories will be sealed and encased inside a monument during the 25th anniversary celebration of the Sun City West Property Owners and Residents Association, a quasi-governmental organization. It will be opened in 25 years by a future

### If you go

What: SCW PORA celebrates 25th Anniversary

When: 9:30 a.m. to noon Oct. 16.

Where: The PORA Building, 13815 W. Camino del Sol, Sun City West

generation of residents.

"A silver anniversary has significance that should be remembered," said PORA President Chuck Ullman. "We want people to see how we were, what we did at the time. It's a memory thing, hopefully good memories."

PORA formed in 1979, a year

after Del Webb began building Sun City West on a site known as Lizard Acres.

Since its inception, PORA started or brought to the community numerous projects, including Meals on Wheels, Helping Hands and the Sun City West Foundation.

PORA helps resolve and adjudicate possible deed restrictions and violations, works with elected officials on issues important to Sun City West and provides a forum for residents to present concerns about the community.

See PORA — Page 2

OVER



# PORA

## Continued From Page 1

"PORA is very important to the community," said resident John Firestone, a former PORA member who is planning to rejoin. "They represent the contact with Maricopa County supervisors."

Mr. Firestone ticked off a list of other PORA offerings including its approved vendor list, which residents can refer to for qualified plumbers, carpenters and such, and the Visitors Center.

"The Visitors Center is the greatest thing we have here," Mr. Firestone said. "People who are looking for a place to retire can get a full view of Sun City West."

A host of dignitaries will help celebrate PORA's 25th birthday, including event speakers Secretary of State Jan Brewer, Maricopa County Sheriff Joe Arpaio and Col. Robin Rand, commander 56th Fighter Wing, Luke Air Force Base.

Sheriff Arpaio, who averages two speeches a day for 12 years, said he does not prepare canned speeches and will at the celebration "talk to them from my heart to their heart."

A barbershop quartet will serenade

the attendees who can vote for their favorite cake in a bake-off contest. Several local bakers will each decorate a cake with a theme related to PORA's 25 years of service to the community.

Following the celebration, the cakes will be distributed to the folks and staff at the Alterra facilities, Epoch, Hospice, Sun City West Nursing Home as a way to share the day with residents unable to attend the festivities.

Residents can view firefighting vehicles and apparatus on display by the Sun City West Fire Department and watch the Maricopa County Sheriff's Posse of Sun City West stage an attack dog demonstration. The county's animal control also will offer dog and cat adoptions.

The county transportation, and parks and recreation departments are expected to have a display booth, too.

PORA bingo at the event will distribute donations to 10 organizations and a community service award will be presented to Michelle Dionisio, president and CEO of Interfaith Community Care. Mr. Ullman said PORA will attempt to present a community service award each year.

A PORA committee has toiled since April planning the bash, Mr. Ullman said. PORA also will take the opportunity to officially reveal its new logo, a rendering of a sun done up in desert hues.

District 4 Maricopa County Supervisor Max Wilson, who will have the honor of sealing the

time capsule, said he will contribute for the future an item he declined to disclose.

"The people who live in Sun City West done it right with PORA and the golf courses and etc..." he said. "As I drive through it today it's one of the most beautiful communities we have on the West Side. I want to congratulate them all for their 25 years of service."

*Post your comments on this issue at [newsblog.info/0302](http://newsblog.info/0302)  
News editor Cecilia Chan can be reached at 972-6101 or [cchan@newszap.com](mailto:cchan@newszap.com)*



## Happy Birthday: PORA turns 25



Independent Newspapers/Cecilia Chan

Property Owners and Residents Association President Chuck Ullman with items given by residents that will be placed in a time capsule, which will be opened in October 2029. The deadline to submit a memento is Oct. 15.

## Dignitaries to help celebrate

By Cecilia Chan  
Independent Newspapers

A black-and-white photograph of the first PORA board members, golf tokens and a fluorescent orange SCW PRIDE baseball cap are just some of the memorabilia to share space in a time capsule.

The treasure chest of memories will be sealed and encased inside a monument during the 25th anniversary celebration of the Sun City West Property Owners and Residents Association, a quasi-governmental organization. It will be opened in 25 years by a future

### If you go

What: SCW PORA celebrates 25th Anniversary

When: 9:30 a.m. to noon Oct. 16.

Where: The PORA Building, 13815 W. Camino del Sol, Sun City West

generation of residents.

"A silver anniversary has significance that should be remembered," said PORA President Chuck Ullman. "We want people to see how we were, what we did at the time. It's a memory thing, hopefully good memories."

PORA formed in 1979, a year

after Del Webb began building Sun City West on a site known as Lizard Acres.

Since its inception, PORA started or brought to the community numerous projects, including Meals on Wheels, Helping Hands and the Sun City West Foundation.

PORA helps resolve and adjudicate possible deed restrictions and violations, works with elected officials on issues important to Sun City West and provides a forum for residents to present concerns about the community.

See PORA — Page 2

OVER



# PORA

Continued From Page 1

"PORA is very important to the community," said resident John Firestone, a former PORA member who is planning to rejoin. "They represent the contact with Maricopa County supervisors."

Mr. Firestone ticked off a list of other PORA offerings including its approved vendor list, which residents can refer to for qualified plumbers, carpenters and such, and the Visitors Center.

"The Visitors Center is the greatest thing we have here," Mr. Firestone said. "People who are looking for a place to retire can get a full view of Sun City West."

A host of dignitaries will help celebrate PORA's 25th birthday, including event speakers Secretary of State Jan Brewer, Maricopa County Sheriff Joe Arpaio and Col. Robin Rand, commander 56th Fighter Wing, Luke Air Force Base.

Sheriff Arpaio, who averages two speeches a day for 12 years, said he does not prepare canned speeches and will at the celebration "talk to them from my heart to their heart."

A barbershop quartet will serenade

the attendees who can vote for their favorite cake in a bake-off contest. Several local bakers will each decorate a cake with a theme related to PORA's 25 years of service to the community.

Following the celebration, the cakes will be distributed to the folks and staff at the Alterra facilities, Epoch, Hospice, Sun City West Nursing Home as a way to share the day with residents unable to attend the festivities.

Residents can view firefighting vehicles and apparatus on display by the Sun City West Fire Department and watch the Maricopa County Sheriff's Posse of Sun City West stage an attack dog demonstration. The county's animal control also will offer dog and cat adoptions.

The county transportation, and parks and recreation departments are expected to have a display booth, too.

PORA bingo at the event will distribute donations to 10 organizations and a community service award will be presented to Michelle Dionisio, president and CEO of Interfaith Community Care. Mr. Ullman said PORA will attempt to present a community service award each year.

A PORA committee has toiled since April planning the bash, Mr. Ullman said. PORA also will take the opportunity to officially reveal its new logo, a rendering of a sun done up in desert hues.

District 4 Maricopa County Supervisor Max Wilson, who will have the honor of sealing the

time capsule, said he will contribute for the future an item he declined to disclose.

"The people who live in Sun City West done it right with PORA and the golf courses and etc..." he said. "As I drive through it today it's one of the most beautiful communities we have on the West Side. I want to congratulate them all for their 25 years of service."

*Post your comments on this issue at [newsblog.info/0302](http://newsblog.info/0302)  
News editor Cecilia Chan can be reached at 972-6101 or [cchan@newszap.com](mailto:cchan@newszap.com)*



DAILY NEWS-SUN

SATURDAY, JULY 3, AND SUNDAY, JULY 4, 2004

## PORA call list aids seniors

STAFF REPORT

With seniors often the targets of scams, the Sun City West Property Owners and Residents Association offers help through its consumer services division.

Last month, the division fielded almost 1,000 calls from area residents.

Headed by PORA Director Dusty Rhodes, the division has a list of more than 1,000 vendors in 250 categories including plumbers, carpenters, painters, electricians, handymen, landscapers and more.

"The names we provide are referrals, not recommendations, as we cannot guarantee their work," said Stephanie Elitz, a PORA director who heads the organization's public relations efforts. "However, should they not perform to your satisfaction, come in and fill out a complaint form, sign it, and Dusty will attempt to intercede on your behalf.

"It takes only a call from us to correct most situations," Elitz said. "We do not claim 100 percent problem resolution, but we can help."

For a vendor referral, call 214-1646.

PORA also handles Sun City West residents' complaints about the following utility companies: APS, Cox Communications, Qwest and Arizona-American Water Co.

Noah Murphy is PORA's first vice president and the director in charge of utilities.

Elitz said examples of complaints Murphy has encountered include a resident who said a leak had developed in a water meter in front of her home, and a heavy rain storm caused the ground around the meter to collapse. Another situation had a resident complaining of a rusted utility box behind his home.

After the residents contacted PORA, Murphy called the involved utilities and saw that the problems were resolved.

"Noah seemed to think these incidents are all in a day's work, but needless to say, the homeowners were extremely grateful for his prompt action," Elitz said.

For information about PORA's services, call 584-4288.



DAILY NEWS-SUN • MONDAY, JUNE 14, 2004

# PORA plans for 25th anniversary celebration

KATY O'GRADY  
DAILY NEWS-SUN

Sun City West's Property Owners and Residents Association is inviting the community to celebrate its 25th anniversary during a celebration from 9:30 a.m. until about noon Oct. 16.

"We don't know who's coming but we are inviting a few dignitaries including the governor, Senator McCain, Senator Kyl," said Stephanie Elitz, who heads PORA's public relations committee.

Del Webb formed PORA as a quasi-governmental agency to oversee many aspects of the community. According to the Arizona Corporation Commission, the organization was incorporated March 13, 1979.

The association's bylaws state it will promote the well-being of Sun City West and its residents, encourage public service, and interface with other organizations and governmental entities.

PORA's activities include serving as a liaison with residents, neighboring communities and governmental agencies in matters such as property taxes, utilities, education, streets, transportation, zoning, legislation, evaluation of other forms of government that might be applicable to Sun City West, deed restriction violations, health issues and more.

Chuck Ullman, PORA's president, said the organization is responsible for creating many agencies and facilities people take for granted today including Helping Hands, Meals on Wheels, the Sun City West Fire District,



Homeowners of Sun City West and the Visitors Center.

PORA also was instrumental in bringing a tax assessor's office and the post office to the community.

At Thursday's PORA meeting, Ullman unveiled a possible new logo for the organization that he'd like to see adopted in time to go on the 25th anniversary invitations. The current logo is about 20 years old, he said. His proposed one features the acronym rather than the organization's full name, along with the phrase "The Voice of Good Government."

"I took it upon myself and went to some of the legislators and supervisors and said, 'By the way, do you recognize the Property Owners and Residents Association?' and they said, 'Who the heck is that?' I said, 'Do you know PORA,' and they said, 'Oh yeah.'"

PORA's executive committee will discuss the proposed logo at a special meeting since the board doesn't meet again until September.

Ullman said PORA's membership remains voluntary, unlike the Recreation Centers of Sun City West, because of Webb's vision.

"Del Webb felt because of the costs involved in the rec center — they have an annual budget of roughly \$15 million — they felt that its membership could be mandatory," he

said. "They felt the small amount of money PORA would need, the community could donate to."

PORA membership is \$8 per person, \$16 per household and \$25 for business associate memberships.

Two changes Ullman has noted over the years are that PORA is taking a more active role in the areas surrounding the community, and improving relations inside the community.

"We've gotten more involved in ... some of the outside entities around Sun City West, and trying to have a closer relationship with the rec centers," he said.

Also changing this year is the number of directors on PORA's board, which will be reduced from 15 to 11, Elitz said.

One thing that hasn't changed over the years, she said, is the lack of women represented on PORA's board. Only one woman, Loise Copes in 1982, has held the organization's presidency.

Among her duties, Elitz, the only female on the board, is busy heading up the anniversary celebration plans. She said entertainment including a barbershop quartet is planned, and light refreshments will be offered. A raffle also will be held, with the benefiting organization yet to be chosen.

Elitz said she is still nailing down prizes but hopes to have a cruise, golf packages and more. PORA continues to take donations for the raffle.

Anyone interested in donating a prize for the raffle should call PORA at 584-4288.



# PORA plans for 25th anniversary celebration

KATY O'GRADY  
DAILY NEWS-SUN

6-04



Sun City West's Property Owners and Residents Association is inviting the community to celebrate its 25th anniversary during a celebration from 9:30 a.m. until about noon Oct. 16.

"We don't know who's coming but we are inviting a few dignitaries including the governor, Senator McCain, Senator Kyl," said Stephanie Elitz, who heads PORA's public relations committee.

Del Webb formed PORA as a quasi-governmental agency to oversee many aspects of the community. According to the Arizona Corporation Commission, the organization was incorporated March 13, 1979.

The association's bylaws state it will promote the well-being of Sun City West and its residents, encourage public service, and interface with other organizations and governmental entities.

PORA's activities include serving as a liaison with residents, neighboring communities and governmental agencies in matters such as property taxes, utilities, education, streets, transportation, zoning, legislation, evaluation of other forms of government that might be applicable to Sun City West, deed restriction violations, health issues and more.

Chuck Ullman, PORA's president, said the organization is responsible for creating many agencies and facilities people take for granted today including Helping Hands, Meals on Wheels, the Sun City West Fire District,

the Sun City West Foundation, the Association of Condominiums and Homeowners of Sun City West and the Visitors Center.

PORA also was instrumental in bringing a tax assessor's office and the post office to the community.

At Thursday's PORA meeting, Ullman unveiled a possible new logo for the organization that he'd like to see adopted in time to go on the 25th anniversary invitations. The current logo is about 20 years old, he said. His proposed one features the acronym rather than the organization's full name, along with the phrase "The Voice of Good Government."

"I took it upon myself and went to some of the legislators and supervisors and said, 'By the way, do you recognize the Property Owners and Residents Association?' and they said, 'Who the heck is that?' I said, 'Do you know PORA,' and they said, 'Oh yeah.'"

PORA's executive committee will discuss the proposed logo at a special meeting since the board doesn't meet again until September.

Ullman said PORA's membership remains voluntary, unlike the Recreation Centers of Sun City West, because of Webb's vision.

"Del Webb felt because of the costs involved in the rec center — they have an annual budget of roughly \$15 million — they felt that its membership could be mandatory," he

said. "They felt the small amount of money PORA would need, the community could donate to."

PORA membership is \$8 per person, \$16 per household and \$25 for business associate memberships.

Two changes Ullman has noted over the years are that PORA is taking a more active role in the areas surrounding the community, and improving relations inside the community.

"We've gotten more involved in ... some of the outside entities around Sun City West, and trying to have a closer relationship with the rec centers," he said.

Also changing this year is the number of directors on PORA's board, which will be reduced from 15 to 11, Elitz said.

One thing that hasn't changed over the years, she said, is the lack of women represented on PORA's board. Only one woman, Loise Copes in 1982, has held the organization's presidency.

Among her duties, Elitz, the only female on the board, is busy heading up the anniversary celebration plans. She said entertainment including a barbershop quartet is planned, and light refreshments will be offered. A raffle also will be held, with the benefiting organization yet to be chosen.

Elitz said she is still nailing down prizes but hopes to have a cruise, golf packages and more. PORA continues to take donations for the raffle.

Anyone interested in donating a prize for the raffle should call PORA at 584-4288.



## PORA seeks First Assembly of God assurances

Pulte Homes won't release Crestview Center deed restrictions until association satisfied

MICHAEL MARESH  
DAILY NEWS-SUN 5/14-03

While the work has begun to convert the Crestview Center into the new church site for the First Assembly of God, a few questions remain unanswered.

The Sun City West Property Owners and Residents Association has not yet signed off on the church moving into the Crestview Center, located on the northeast corner of Camino del Sol and R.H. Johnson Boulevard.

PORA Director Bill Hafeman said the church has not received a release from the deed restrictions applicable to the Crestview Center from Pulte Homes. Exhibit C to the grant deed by the then-Del Webb Corp. states that for 20 years after September 1996, the Crestview Center could only be used for a restaurant, bar, retail outlet or hotel. The deed could be changed by the grantor if a prior written consent is given.

Pulte Homes informed Hafeman it will not give its consent to the church until PORA is satisfied the

church will agree to its stipulations. Hafeman said PORA wants a signed statement from the church indicating it will maintain the property while not changing the outside appearance of the building.

Church officials informed PORA they were forced into closing escrow on the property without receiving a release on the deed restrictions. Hafeman said he was told the church had to close escrow by the end of April because a third party made an offer on the property.

Hafeman said he has no objections to the church using the building, as long as he is given assurances the property's appearance will remain unchanged.

"We want a statement in writing that they will maintain the grounds," he added, noting that PORA needs the statement quickly. "We don't want to wait until after the horse is gone that we lock the barn door. We are not objecting to them using the building. We want a statement that we can use."

Director Lefty Ward said PORA is too concerned about a minor issue.

"I do not know what our hang-up is," Ward said. "Sometimes I think we go overboard on some things. I am sure it can be resolved."

Hafeman said PORA just wants some assurances.

"We are only saying give us something," he said.

Calls to First Assembly of God Pastor Ben Leonard for comment were not returned.

Michael Maresh can be reached at 876-2513 or [mmaresh@aztrib.com](mailto:mmmaresh@aztrib.com).



# Director wants PORA to govern Sun City West

**SURVEY SAYS:**  
Murphy calls group  
the best choice to run  
retirement community

**MICHAEL MARESH**  
DAILY NEWS-SUN

One Sun City West Property Owners and Residents Association director thinks the community should be run exclusively by its organization.

PORA Director Noah Murphy said Tuesday PORA is better equipped than the Recreation Centers of Sun City West governing board to run the retirement community.

In July, the RCSCW governing board came under fire for numerous allegations, and PORA asked its members in a survey if its organization should take a stand. Its

members overwhelmingly said the organization should.

In a resolution, Murphy pointed to three of the questions on the survey, telling its members PORA agrees with them.

The three issues are:

- Whether the RCSCW board possibly violated some provisions of the state's open-meetings laws.

- Whether the RCSCW board acted properly in making significant changes in bylaws without membership approval.

- Whether the RCSCW board communicates properly with members.

PORA took no action and did not state an opinion back in July, and Murphy said that had to change.

"I think it is the time for the board to listen and answer to its membership," he said. The resolution states the resolution will be passed on to a current committee or

a committee to be formed to discuss possible action by PORA.

We want to go on record to say we agree with our members," Murphy said. "We are answering our members' concern."

Director Don Poppen, who serves on a committee to discuss the two entities merging with, said he did not want the resolution to come before his committee.

"If it is passed on, it is a cop out," said Poppen, who was the only dissenter in the resolution vote. "If that gets passed on to the committee's pockets, I do not want to make that decision."

Other committee members are PORA President Randy Fuller, RCSCW President Allen Young and Vice President Tom Fagan as well as at-large member Hal Lind.

Fuller said the committee he and Poppen served on have not met with RCSCW officials for months — even

after trying to touch base with Young and Fagan. The committee, he said, is no longer meeting so the resolution will have to be passed on to another group.

New resident John Nicols said he could not understand why there were two governmental bodies in Sun City West.

The resolution, he said, does not say anything except that PORA agrees with its members.

"PORA members are saying they are getting had, and something needs to be done," Nicols said. "I am confused about everyone's role in this, and it's money coming out of my pockets."

Fuller said PORA would give Nicols a copy of its bylaws as well as what things the association is responsible for, adding PORA acts much like a municipal city council.

"We are not interested getting in someone's back yard," Fuller said.

"Somebody needs to," Nicols replied.

Murphy said it is his belief PORA should be the quasi-governmental agency residents would have to look to, not the RCSCW governing board.

"We are the town hall board, and that needs to be cleared up," Murphy said. "The RCSCW governing board is a parks and recreation department. This should be the governing board here. That's what needs to be done."

Murphy said the RCSCW board of directors need to concentrate on the centers, not the community affairs.

"They should be hiring a parks and recreation director, not a general manager," he said. "That's all they are. They are not a governing board."

Nicols agreed. "This organization with the input you have needs to take control of the community," he said.



# HOA, PORA <sup>5-19-01 REP</sup> provide contractor referrals

## SCAM PREVENTION:

Reputable vendors endorsed by homeowners groups

JOHN SOKOLICH  
DAILY NEWS-SUN

The Better Business Bureau has warned about potential scams when it comes to home improvements — but what are residents to do when they need home repairs and don't want to get cheated?

The answer is just a phone call or two away. The Sun City Home Owners Association and the Sun City West Property Owners and Residents Association keep a list of reputable local contractors, ranging from housekeepers to painters to plumbers.

"This is a program that we've developed throughout the years," said Ione Boynton of HOA. "We have a list of 2,000 vendors in our program ranging from everything from air conditioners to zoo information. The program gives residents confidence when they hire someone, knowing that we recommend them."

HOA works closely with PORA on the program, Boynton said, therefore residents can call either organization to get an updated list of available vendors in the area.

The service not only helps residents, but businesses also reap the benefits of being registered with

HOA and PORA.

But Tom Albrecht of Albrecht and Son Painting in Youngtown said residents shouldn't just pick a name from the list and assume the company is reputable. Although his business has been listed with the organizations for the past 12 years, he said residents using the service should ask detailed questions before making their decision.

"HOA has been very good to me," Albrecht said. "And there are a lot of people in Sun City getting ripped off by people, so in that respect, the list is good. But a lot of the time, residents always go for the lowest bidder rather than who can offer quality work."

Albrecht said if residents consider who offers the best service for the money, more people will be satisfied with the work they pay for.

And Boynton agreed that just because a vendor is on the list, it does not guarantee satisfaction.

"Being on the list does not ensure that there won't be problems with one of them," Boynton said. "But residents know that the problem will be resolved by us. And if it's not resolved, then we will pull them from the list."

Ray Kirwan of PORA said every vendor on the list has been reviewed by the organizations to ensure their business practices are in good standing and people have been satisfied with their work.

"We check them out ourselves," he said. "And then if we don't receive any complaints about the vendors we refer, we assume everything is OK with them. If someone calls us and complains, we will check out what can be done to fix the situation."

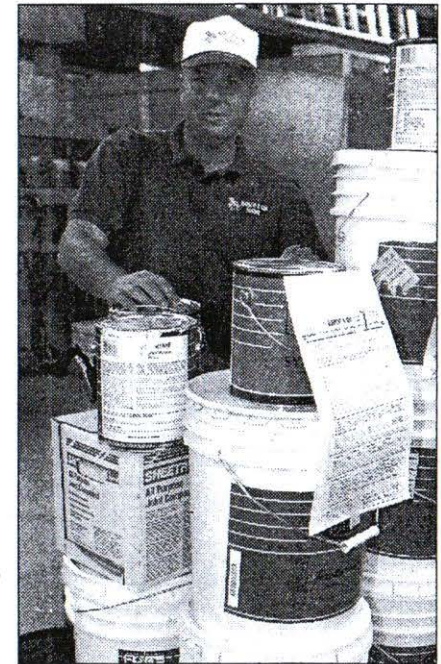
The Better Business Bureau of Arizona advises seniors to err on the side of caution before hiring any home improvement personnel, specifically being leery of itinerant salesmen, which is where the HOA/PORA program can help out.

"The BBB recommends practicing caution when approached by door-to-door home improvement contractors," said Amy O'Brien of the BBB. "Many of them operate illegally and may try to take advantage of people, especially seniors."

Most often, according to data compiled by the BBB, home-improvement scam artists target a specific location, then move from house to house offering their services. They usually ask for some money up front from each home approached, and then leave the area with the money.

By not giving in to such sales pressure on the spot, the BBB reports, residents will allow themselves the chance to research and choose a reputable company.

"What (HOA and PORA) have are really great," Fern Evans of HOA said. "It really gives people the



STEVE CHERNEK/DAILY NEWS-SUN

Tom Albrecht owns Albrecht and Sons painters based in Youngtown.

opportunity to choose someone that won't try to cheat them."

The program is free and available to all residents of the Sun Cities, regardless of whether they are members of HOA or PORA. HOA can be reached at 974-4718. PORA can be reached at 214-1646.

John Sokolich can be reached at [jsokolich@aztrib.com](mailto:jsokolich@aztrib.com) or at 876-2526.



# Group opposes proposed utilities hike

## PORA talks about development, traffic issues facing Sun Cities

By Geno Lawrenzi  
Independent Newspapers

Sun City West Property Owners & Residents Association is on a collision course with Arizona Public Service on a proposed rate increase that would add 10 percent more to the average SCW homeowners' utility bill, said PORA President Chuck Ullman.

While PORA staff are recommending a decrease in APS'

proposed rate hike, APS wants the 10 percent hike to increase its revenues from \$142.7 million to \$175 million.

Greg Patterson told PORA, "The difference between APS' request and the staff recommendation is over \$200 million per year for APS customers alone. Think of your electric bill going up 10 percent or down 9 percent

"If you pay \$200 a month in the summer, this swing

mounts to \$28 each month — a huge difference."

APS is taking public comment at a series of meetings in its Phoenix office. The last public hearing was held April 7 at the Arizona Corporation Commission's Phoenix office.

Mr. Patterson said the rate increase could destroy \$200 million in expected savings to APS customers over a three-year period.

"APS is arguing they need

money to expand their system and build new facilities, which is understandable," said Mr. Ullman. "But new people are moving into Sun City West all the time. APS is trying to collect more money from existing customers to pay for the expansion which will benefit the newcomers.

"We don't think this is fair and that is why we're opposing them."

In other action, Bill Hafe-

man, director of planning and zoning, said PORA had received "many inquiries about a large plastic pipe being installed along Deer Valley Road and eastward from El Mirage Road.

"Here is the scoop," he told PORA directors. A 24-inch sewer line to the Arizona-American Waste Treatment

See Utilities — Page 3

## Utilities

Continued From Page 1

Plant east of Agua Fria River floodplain is being installed by Pulte Homes.

When completed, the regional line and connecting line to Corte Bella will be a gravity flow line that will serve the four subdivisions approved by Maricopa County just east of Corte Bella.

Each subdivision developer will reimburse Pulte Homes for a portion of the regional line cost.

"The regional line will cross Agua Fria Floodplain with two 18-inch lines at a depth of 30 feet," said Mr. Hafeman. The two lines will increase the carrying capacity of the 24-inch line...and the effluent will be pumped from the east side of the Agua Fria Floodplain to the waste treatment plant."

He also said a 1.8 acre tract of vacant commercial ground next to Osco Drugstore, across the street from Heritage Traditions, will be developed as a

combination of small retail outlet stores and office space.

The developer is "in the beginning stage of formulating plans for the development," he said. As a representative of PORA, he met with the developer and was told he would be notified when he plans are completed.

PORA's Traffic and Safety Committee reported a number of residents' complaints about streets in the Whitehorse Drive area that are in need of repair.

Several local residents who have lived there for years told the board little or no repair work had been done in the area and the cul-de-sac on 156th Drive is "especially bad," said one 11-year resident.

Maricopa County is responsible for the repairs on SCW's 174 miles of roads, said Mr. Ullman.

"They are now repairing, replacing and resurfacing the roads," he said. "This work is subject to delay because of rain or heat and they are doing one section at a time. The construction workers have to listen to

Mother Nature."

Mr. Ullman said he is also irked at the city of Surprise's refusal to add a right-turn pocket lane on Bell Road at El Mirage and from Bell onto R.H. Johnson Boulevard.

"Surprise owns that particular section of street," he said. "Maricopa County will put the pocket lane in to reduce traffic congestion if the City of Surprise will pay 75 percent of the cost (estimated at \$1.5 million)."

Mr. Ullman said the Surprise City Council would not go along with the proposal.

"Somebody at the council said something to the effect, 'We don't care about the people of Sun City West and besides it's too costly,' he said. "My response to that is this: I will not support Surprise by shopping there. I hope SCW residents will consider doing the same."

He said a better approach would have been for Surprise officials to sit down with PORA members and discuss the road congestion in that area.

"It would give people an

opportunity to discuss the subject," he said. "We might not agree on everything but at least we could talk about the problem."

He said there were indications the Surprise council members might support paying for half of the cost of the project.



# Rentals switch hands

## PORA airs concerns

KATY O'GRADY  
DAILY NEWS-SUN

A new name that's come to the forefront of a Sun City West apartment complex project has some local officials wondering whether the developer will stick with a verbal agreement a partnering developer made to keep the units age-restricted.

The newly named developer, meanwhile, said the complex will be 100 percent affordable-housing, a possibility that concerned some Sun City West Property Owners and Residents Association members in previous meetings.

PORA Director Bill Hafeman, who handles planning and zoning issues for the association, said he was recently informed that Steadfast Companies has taken over the Deer Valley Garden Apartments project from LB Apartment Communities.

### From A1

median income.

Winning, however, said all of the apartments, which are more than a year away from move-in, will be affordable housing.

Sender said previously that 60 percent of the area's median income would be about \$25,000.

Another primary issue for PORA is whether Steadfast will keep LB's verbal agreements to restrict the units to residents 55 and older, and to seek a facilities-use agreement with the Recreation Centers of Sun City West for use of its four recreation centers, seven golf courses and other amenities.

Winning said he intends to keep the units age-restricted, and that he's willing to discuss the use agreement with the centers.

Mike Whiting, the Recreation Centers of Sun City West's general manager, said he has not been contacted by anyone from LB or Steadfast about a facilities-use agreement.

"I'd be happy to talk with

them," he said.

Winning said it's still too early to be discussing a use agreement since ground breaking won't happen until the beginning of 2005.

"We will talk about that at the appropriate time," he said.

PORA Director Noah Murphy suggested the association try to "put a hold on the damn thing" until they can talk with Steadfast officials about their plans.

Ronald said there's little PORA can do at this point.

"The county has already approved it, so as long as they don't stray from what the county approved, there's no action you can take," he said.

"Well, we've got to watch them," Murphy said.

Hafeman said he has asked the county for a copy of the board of supervisors' zoning approval so he can see whether the age-restriction and facilities-use agreement were stipulated in the rezoning.

"Once I have that, then I intend to contact Steadfast," he said.

PROPERTY OWNERS (PORA) SCW  
"It becomes quite apparent that after negotiating for a year with LB Apartments, they had no intention of developing this," Hafeman said during a PORA meeting Tuesday. "To me, I feel like they dealt from out of the shadows with us."

LB did all the public leg work in the last year and held multiple, sometimes contentious community meetings before getting Maricopa County approval for the 7.8-acre project at 151st Avenue and Deer Valley Drive.

Hafeman said a recent letter from Steadfast was the first he'd heard of the company. But Kyle Winning, Steadfast's president, said his company has always been a partner in the project.

"We've been involved all along," he said.

Darin Sender with LB Apartment Communities did not return a call for comment.

Hafeman alleged LB "had the idea all along that they would get it pushed through Maricopa County and that's what they did."

But PORA Director Dusty Rhodes countered, "We don't know for sure that they knew they weren't going to develop it."

In previous meetings, PORA directors had expressed concern that a portion of the apartment units would be designated affordable-housing.

On Tuesday, PORA attorney David Ronald, who sits on the Maricopa County Industrial Development Authority board, confirmed Steadfast had received IDA financing, which means at least 40 percent of the apartments have to be designated affordable housing. That means they must be available to residents whose incomes are 60 percent or lower than the area's

Hafeman said he's hoping a Steadfast representative will come to Sun City West to meet with PORA officials to allay their fears and answer questions.

Both Steadfast and LB are based in Newport Beach, Calif., although LB also has a Tempe office. Winning said Deer Valley Garden Apartments is Steadfast's first Arizona venture.

On its Web site, [www.steadfastcompanies.com](http://www.steadfastcompanies.com), Steadfast states its "multi-family division" has been involved in the acquisition, refurbishment and management of more than 11,000 multi-family residential units, more than 7,000 of which it owns and operates or has under development.

A "significant portion of the units" are designated affordable housing, the Web site states. Part of the company's corporate mission is to support "community-outreach organizations that provide a diverse range of housing and social services to the children and families residing in the communities where its properties are located."



DAILY NEWS-SUN

WEDNESDAY, MARCH 10, 2004

# Ullman picked as PORA president

**AMANDA MYERS**  
DAILY NEWS-SUN

Chuck Ullman was unanimously elected by secret ballot as President of the Property Owners & Residents Association at the start of Tuesday's board of directors meeting.

Ullman, former First Vice President of the board, took the place of Randy Fuller after he resigned as PORA president on Feb. 10.

Originally, Ullman had no plans to seek a permanent position as PORA president. But when asked Tuesday, he said he didn't think a lot of other directors would step up to the position.

"I have more time. It's a job that has to be done," said Ullman. As for continuing as President after his term is up in December of this year, Ullman said "only time will tell."

Noah Murphy was also

nominated and elected to the position of First Vice President at Tuesday's meeting, taking the spot left vacant by Ullman. Murphy was the former Second Vice President. Taking his place will be Bill Hafeman, the PORA director of Planning and Zoning. Hafeman will retain his committee duties as well as step up to the position of Second Vice President.

The only opposition shown was one nomination for Dusty Rhodes as Second Vice President. Rhodes conceded gracefully to defeat. Afterwards, Hafeman laughed as he joked, "I still accuse Dusty of voting for himself!"

However, the new Second Vice President said being nominated by the majority of the board was a "vote of confidence."

"I consider it an honor," he said.



SUN CITIES INDEPENDENT

February 25, 2004

# PORA donates to Sun Cities area West Valley Symphony benefits

By **Geno Lawrenzi**  
Independent Newspapers

**Bingo!**

That must have been the way members of the West Valley Symphony felt after Sun City West Property Owners & Residents Association donated \$1,000 from its Bingo receipts to the financially troubled symphony.

PORA Director Stephanie Elitz said more than \$26,000 will be distributed to 21 different agencies in the West Valley in 2004. Wes Warren is the director in charge of Bingo activities for the organization.

"This is the first year for the Symphony of the West Valley to be included in these donations," said Mr. Warren. He praised his volunteers and the Bingo players who made the generous contributions possible.

Bingo players meet 6:30 p.m. every Friday at the Johnson Social Hall. Doors open at 5 p.m. For more details, call 584 4288.

PORA has been running the weekly Bingo games for the past 20 years. The cost is \$10 for a package for 18 games. An additional 18 games are available for a \$5 donation. About \$3,000 is given out each evening. The games are smoke-free.

Here are the projected donations from Bingo 2004:

- Sun City West Sheriff's Posse, \$2,000.
- Sun City West Prides, \$2,000.
- Sun City West Visitors Center, \$2,000.
- Habitat for Humanity, \$2,000.
- SCAT, \$1,500.

See **Bingo** — Page 3



Photo by Geno Lawrenzi/Independent Newspapers

**Wes Warren, PORA director of Bingo operations, reports to the membership at Thursday's meeting at the Sun City West Foundation. Listening attentively, from left, are governing board directors Chuck Ullman, president; Noah Murphy, first vice president; Bill Hafeman, planning and zoning; Dr. Al Godley, health and government; Bruce Posey, advance planning; and Louis Goldman, systems and procedure. This is Mr. Warren's third year with the Bingo program.**

## Bingo

Continued From Page 1

- Westside Foodbank, \$1,500.
- Sun City West Community Fund, \$1,500.
- Hospice, \$1,500.
- Sun City Health Foundation, \$1,500.
- Sun City West Handicappeds, \$1,000.
- Symphony of the West Valley, \$1,000.
- Freedom Foundation, \$1,000.
- West Valley Art Museum, \$1,000.
- Clinica Adelante, \$1,000.
- Salvation Army, \$1,000.
- Sun City West Meals on Wheels, \$1,000.
- Interfaith Services, \$1,000.
- Recorded Reading for the Blind, \$800.
- Sun City Animal Rescue, \$800.
- R.H. Johnson Library, \$800.
- Sun Cities Area Volunteer Committee, \$400.

"PORA wishes to thank Director Warren, his staff of volunteers and of course all the Bingo players who have made these donations possible," said Ms. Elitz.



DAILY NEWS-SUN

WEDNESDAY, FEB. 11, 2004

**RANDY FULLER:**

"I am humbled by the level of support that I have received from members of the PORA board. I am confident the PORA organization will continue with the outstanding results which it has always provided to the residents of our community."

# Fuller steps down as PORA president

## Will seek elected seat on recreation centers board

AMANDA MYERS  
DAILY NEWS-SUN

PORA President Randy Fuller gave the board quite a surprise in Tuesday's meeting when he read his letter of resignation out loud.

In the letter, Fuller explained that with "profound regret" he resigned effective immediately. Fuller, who accepted a six-month appointment to the Recreation Centers of Sun City West governing board, has decided to run for a permanent position on that board in the March election.

"Since taking my seat on the RCSCW board, the parameters have significantly changed," read Fuller. "These activity increases, although fully justified, have impacted me to an extent that I found it

necessary to re-evaluate my overall commitments."

Fuller concluded by saying, "I am humbled by the level of support that I have received from members of the PORA board. I am confident the PORA organization will continue with the outstanding results which it has always provided to the residents of our community."

With that, the gavel was ceremoniously passed to First Vice President Chuck Ullman. Ullman said of his new responsibility, "I'm surprised. This was not expected. I would have loved to see him (Fuller) continue to be the president of PORA."

Ullman will take over the title and duties of president until the end of Fuller's term Dec. 31. Ullman says he has no plans to run for the position.

As for his plans now, Ullman says he'll step up to the plate: "I will try to do the best job I can to follow in his (Fuller's) footsteps and continue the

programs he set up."

Bob Jones, a director on the PORA board, shared Ullman's surprise.

"I'm still in shock!" he said, laughing. "I can understand why he did it."

Jones said he was aware how much Fuller had on his plate when he took the temporary position on the RCSCW board: "I can sympathize with him. I have that problem myself. We moved here to retire and have fun. I think it was honorable."

As for PORA's new president, Chuck Ullman, Jones had no complaints.

"I don't think he (Fuller) could have found a better person."

After the meeting, Fuller acknowledged his decision wasn't an easy one: "I really soul-searched over that for some time. I didn't make the decision overnight."

Fuller said he wants to dedicate himself completely to his new position with the RCSCW: "I don't believe in doing a job halfway. I was just spread too thin. I

had to decide which one would benefit or be adversely affected more — whichever way you want to look at it."

As for choosing the RCSCW as the place to continue his leadership contribution, Fuller said he was encouraged by others to take the position. He admits he turned down an appointment offer in October, but said he rethought it when asked again in December: "They asked me again, and I said OK, I'd give it a whirl."

President Ullman is optimistic the board will adjust to the change in a positive way: "We are a very cohesive, well-organized group. I think the majority of the board felt that he (Fuller) was doing a good job. And I'm sure the majority of the board will support me."

Ullman doesn't have any immediate plans that differ from his predecessor's: "They just gave me the spot this morning. This is sort of new to me!"

Amanda Myers can be reached at 876-2513 or [amyers@aztrib.com](mailto:amyers@aztrib.com).



# PORA entices citizens to join SCW group undertakes new membership drive

By Geno Lawrenzi  
Independent Newspapers

Want \$10 off on the price of your next ticket to a Phoenix Coyotes ice hockey game?

No problem. Just become a member of Property Owners and Residents Association of Sun City West and it will happen, said President Randy Fuller.

Mr. Fuller, a retired U.S. Navy Commander who is entering his fourth year as head of the quasi-legal organization, is trying to increase the dues-paying members in PORA, which presently has about 14,000 paid-up members.

"We took a terrible dive in membership when PORA got involved in the incorporation issue," he said. "The vote was 6,000 to 4,000 against incorporation, and a lot of people blamed us. Our formal position is that PORA does not support incorporation."

"We hope that will help us increase our membership rolls."

Members pay \$8 each year to belong to PORA, which acts as a pipeline between residents of Sun City West and the Maricopa County Board of Supervisors.

PORA gets involved in almost all activities that affect the community's citizens except recreation, which is handled by the Sun City West Recreation Centers governing board.

Mr. Fuller emphasized membership is entirely voluntary.

"We handle planning and zoning issues and anything involving roads, traffic and safety," he said. "We also are

involved in utilities, health and the environment and provide office space for a Master Gardener and a representative of the county tax assessor's office to help our members with their tax problems."

In 2004, PORA will continue working on such issues as tax appraisals and covenants, code and restrictions that apply to Sun City West residential units. This program gives PORA jurisdiction over issues involving housing units, wall construction, fences, rooftop equipment and parking of recreation or commercial vehicles.

With 29,600 people currently living in Sun City West, Mr. Fuller said PORA's paid-up membership is running at around 50 percent.

"Actually, we represent more rooftops than the numbers indicate," he said. "We have most of the households, with usually one spouse paying dues, and we're trying to persuade the other residents to join. That is why we're involving ourselves in a major membership drive in 2004."

Members are invited to stop by the office at 13815 Camino del Sol any weekday from 9 a.m. to 3 p.m. to receive their Coyotes voucher. Non-members can join PORA by paying the \$8 fee and will receive the voucher immediately.

Mr. Fuller outlined two programs that will involve PORA next year. The organization is in the process of renovating its front entrance to make it look more modern and appealing to the eye.

"We also plan to repair the

## PORA

Continued From Page 1

parking lot," he said. "The asphalt is old and there are pot holes, splintering and cracks in the surface that need to be repaired. PORA will spend about \$20,000 to

\$25,000 on each of the two projects in the first quarter 2004."

While most of the construction funds will come from members' dues, some will be derived from bingo games, he said.

PORA members recently chose Stephanie Elitz as

director of its membership program. She took over her new position on Jan. 1.

"Over the next year, we hope to establish tranquility and a harmonious working relationship with the Sun City West Recreation Centers Governing board," Mr. Fuller said. "Both boards need to

work together in unity to serve the best interests of the 30,000 residents who live in Sun City West."

Two new non-voting membership categories were recently added to PORA's rolls.

One is Business and Professional and the other is

Associate. The Business and Professional unit identifies supporters who offer products, services and professional skills to the community, while the Associate designation is open to employees of Business and Professional Members who serve Sun City West.

Each membership is available for an \$8 annual fee.

The Phoenix Coyotes recently moved their team from America West to the new state of the art sports arena in Glendale. The site is located just east of Route 101 at the Glendale exit about 15 miles from Sun City West.



FRIDAY, DEC. 12, 2003

DAILY NEWS-SUN



# PORA board picks own slate

## Fuller retains head role despite election to RCSCW governing board

KATY O'GRADY  
DAILY NEWS-SUN

Randy Fuller held on to the P O R A presidency Thursday, even though the nominating committee didn't put him on the proposed slate.

Randy Fuller clung to his PORA presidency Thursday, though some directors sought to replace him since he will also be serving on the RCSCW board come January.

The Property Owners and Residents Association's nominating committee — composed of Caryl Shafer, Bob Illson, Lefty Ward, Bill Hafeman and Dr. Al Godley — had suggested a slate of five

officers that didn't include Fuller. The committee nominated Chuck Ullman as president, Noah Murphy as first vice president, Mel Nuzum second vice president, Dusty Rhodes secretary and Don Poppen treasurer.

Some directors, however, were concerned they didn't get the slate of nominees until the meeting, so they didn't have time to consider those individuals and possible alternatives.

"It doesn't seem right — you just give

us this list and that's all we can vote for," said Director Wes Warren.

Directors, however, were able to nominate officers during the meeting, and Murphy nominated Fuller for the presidency.

"I strongly feel the gentleman is really qualified for the job," he said. "I know there's questions about the dual role. ... I think we ought to give him a chance."

Hafeman said after the meeting that the nominating committee believed Fuller should no longer be president because he was recently selected to a six-month term on the Recreation Centers of Sun City West governing board. Fuller has said he doesn't believe that presents a

conflict of interest, but agreed to step down as PORA president if that's what PORA directors wanted.

In a secret ballot, eight directors voted for Fuller, five for Ullman and one abstained.

That changed the dynamics of the other officer positions, with the exception of treasurer, the office for which Don Poppen was unanimously re-selected. Poppen nominated Ullman for first vice president, and Ullman prevailed 11-3 over Murphy.

Murphy was then nominated for second vice president and won that office

See PORA, A3

### From A1

10-4 over Mel Nuzum.

Warren nominated Stephanie Elitz for secretary, which elicited discussion about whether a board member not yet seated can be chosen an officer. Elitz will not be a board member until Jan. 1.

Fuller said directors could decide the issue through their voting. Elitz received five votes while Rhodes received nine.

Fuller said he had not yet made "portfolio" assignments, meaning committee

chairmanships, because he wasn't certain he would still be the president.

"They'll be forthcoming," he said.

In other action Thursday:

- The board approved its 2004 budget, which shows projected income of \$512,350. Expenses are estimated at \$510,210, \$5,400 of which was dedicated Thursday to funding PORA's anniversary events next year.

- The board voted to spend \$250 to join the West Valley Home Owners Association for one year and

re-evaluate the membership at the end of next year.

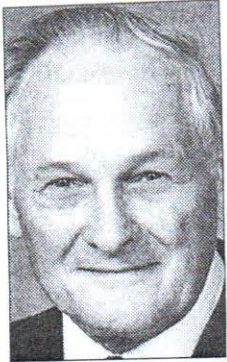
"My opinion is, it would be beneficial for PORA to participate in this, because they will have seminars on such things as (directors' and officers') insurance," Ullman said. "The benefit we would get from it is some information — not much else."

- The board gave its second and final approval to amended bylaws. They will be posted in the near future on PORA's Web site.

Katy O'Grady can be reached at 876-2514 or kogrady@aztrib.com.



# PORA attracts 693 voters



Warren



Murphy



Nuzum

KATY O'GRADY  
DAILY NEWS-SUN

PORA members swept in three incumbents and two newcomers in Tuesday's election, and directors on Thursday will vote for a new slate of officers for the coming year.

Wes Warren, Noah Murphy and Mel Nuzum were easily re-elected to three-year terms on the 15-member Property Owners and Residents Association board. Filling out the five available seats were Jac Morse and Stephanie Elitz.

The remaining two contenders for the PORA board were Jerome "Jerry" Black and E. Chris Segal.

PORA President Randy Fuller said he was pleased with this year's turnout, although only 693 members voted, including 103 who cast absentee and early ballots. Still, that's up by about 150 ballots over last year's election, Fuller said.

PORA has been struggling with voter turnout, as well as membership, for the last few years. Of the 30,000 residents in Sun City West, only about 12,000 belong to PORA, where membership is voluntary. Only members are able to vote in PORA's elections.

Fuller said he welcomed the winners to the PORA board. They will be seated Jan. 1.

The election results bring added hope for unity between PORA and the Recreation Centers of Sun City West.

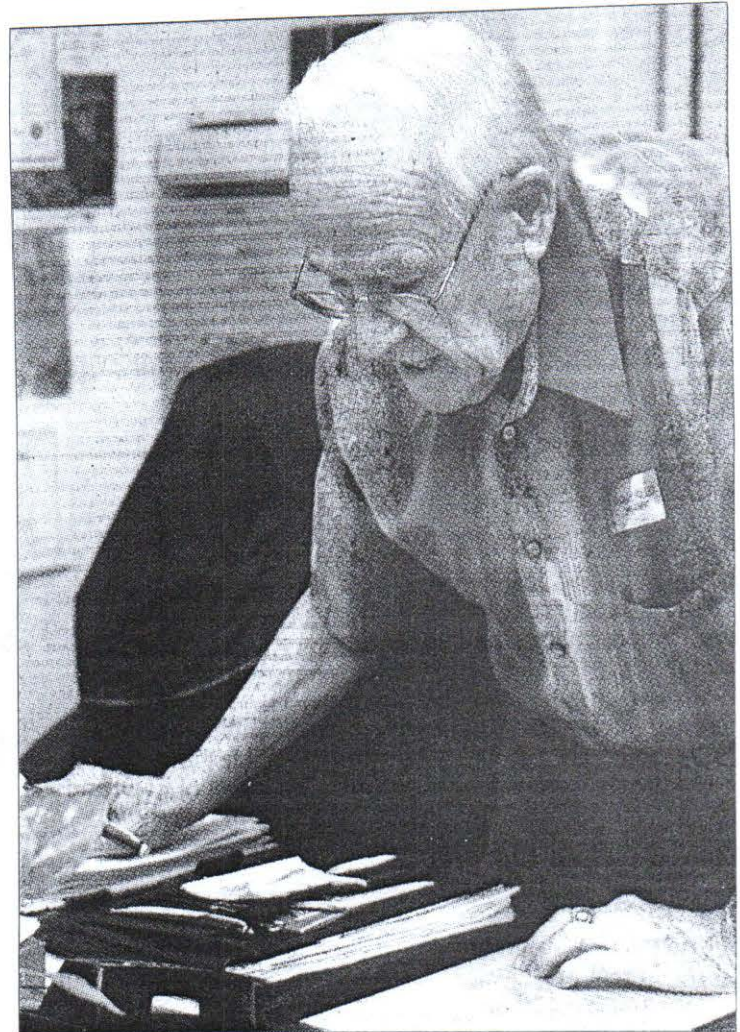
**See PORA, A5**



Morse



Elitz



PHOTOS BY JOY LAMBERT-SLAGOWSKI/DAILY NEWS-SUN

PORA President Randy Fuller, above, uses his speaker phone to leave a message Tuesday night for Wes Warren, who won a seat on the PORA board.

## From A1

Elitz's husband, Carl, who is president of Sun City West Owners for Open Government, was appointed Dec. 5 to a six-month term on the RCSCW board. Fuller also was appointed that day to a similar term on the centers board.

Warren, PORA bingo committee chairman, was the top vote-getter with 553. He was followed by Murphy, the utilities director, with 550, and Nuzum, who handles long-range planning, with 505.

Morse, who has worked as a dean, business manager, business/computer professor and a financial planner, pulled in 390 votes. Elitz, who worked as a business manager for an oral-surgery practice, garnered 364.

Black and Segal missed out on the five seats with 319 votes and 307 votes, respectively.

PORA's next meeting is 1 p.m. Thursday in its board room, 13815 Camino del Sol.

PORA's membership dues are \$8 per person or \$16 per household. For information, call 584-4288.



DAILY NEWS-SUN

SATURDAY, NOV. 22, AND SUNDAY, NOV. 23, 2003

# PORA, HOA try to ease repair worries

KATY O'GRADY  
DAILY NEWS-SUN

The Arizona Registrar of Contractors is helping residents, particularly seniors, avoid falling prey to home-repair scams.

The ROC's new Neighborhood Ambassador Program provides training and education to neighborhoods and homeowner associations.

The Property Owners and Residents Association in Sun City West and Sun City Home Owners Association have provided services to help residents avoid being taken advantage of by individuals

or companies doing home-repair or maintenance services. Both organizations provide residents with lists of approved vendors, some licensed, some not.

"We've been doing this for many, many years," said Dusty Rhodes, PORA's consumer services director. "Our object is to alert the residents before they contract with anyone to call us up and make sure they're on our referral list."

Before vendors make PORA's list, PORA checks their references and checks with the Registrar of

Contractors if the vendors say they're licensed. PORA's list currently has about 964 vendors.

Rhodes said residents should be leery of door-to-door vendors, and should realize unlicensed contractors cannot do work for more than \$750.

"They can't charge more than \$750. What some of them will do is they'll do double billing, like one for \$450 and one for \$300, to get around it," Rhodes said. "It's expensive to get a license."

Even if a vendor is licensed, PORA may take

them off the referral list for various reasons.

"One of the big problems I have is the way some of these vendors talk to our residents," Rhodes said.

Even if a vendor has a good track record for service, a history of foul or rude language when dealing with customers can cause their removal from the referral list.

Daryl Wimer, information officer with HOA, said the Sun City organization has had a vendor referral list for at least 15 years. Like PORA,

**See REPAIRS, A5**

## From A1

HOA does reference checks and will check with the Registrar of Contractors if the vendor claims to be licensed.

"We check all their references to make sure they perform satisfactorily," Wimer said. "There's yard people, window washers. ... The preponderance are unlicensed."

Wimer said the referral service helps "immensely" to protect residents from falling victim to unscrupulous home-repair or maintenance providers. In addition, HOA will resolve any conflicts it can for members who do have problems with a referred vendor.

"We negotiate problems that come up, you know, minor things. Maybe a painter didn't do a good job, and we make them go back and do a good job," Wimer said.

HOA also keeps track of "kudos" given to vendors who receive accolades from clients.

HOA's service is available only to members. PORA provides its service to all Sun City West residents, but encourages membership from those seeking referrals. In addition, Sun City Grand has

## Neighborhood Ambassador Program Fact Sheet

- The Neighborhood Ambassador Program, a new initiative by the Registrar of Contractors, provides both training and education to neighborhoods and homeowner associations in an attempt to stop unlicensed construction and home repair scams before they start.

- Participants in the program can attend an academy to provide hands-on experience and education on the issue of unlicensed activities, including enforcement methods such as neighborhood sweeps and stings. The Neighborhood Ambassador Academy will be held four times per year, with the first one in February 2004.

- Additional components of the Neighborhood Ambassador Program include a hotline (602-542-1525 or toll-free statewide outside Maricopa County at 1-888-271-9286) and Web site ([www.rc.state.az.us](http://www.rc.state.az.us)) to report unlicensed construction or suspected home repair repair and suspected scams, timely e-mail alerts of unscrupulous activities, and neighborhood sweeps and stings.

- The ROC also offers and extensive speakers bureau and can provide customized educational presentations to neighborhood groups and homeowner associations.

- To participate in the Neighborhood Ambassador Program, submit an application online through the ROC Web site ([www.rc.state.az.us](http://www.rc.state.az.us)) or contact the program coordinator at 602-542-1525.

paid PORA to provide the service to its residents.

According to Israel G. Torres, director of the Registrar of Contractors, Arizona's mild winter climate attracts people perpetrating construction-related fraud and theft.

"Working with

neighborhood groups and homeowner associations across the state, we will help prevent crimes against Arizona residents and promote awareness of unlicensed construction scams," Torres said.

Last year, the ROC said, more than 2,600 Arizonans filed complaints of

individuals violating Arizona contracting laws, and customers were conned out of more than \$25 million for these scams.

Seniors are particularly susceptible to being targeted and victimized.

The ROC invites all neighborhood leaders, groups and cities to participate in a new program to help protect homeowners and send the message that unscrupulous contracting will be punished.

Neighborhood Ambassador Program participants can get hands-on experience about unlicensed contracting, including enforcement methods and stings, during an academy program scheduled four times a year. The first one begins in February.

The Neighborhood Ambassador Program also provides a hotline, 602-542-1525, for individuals to report unlicensed construction or suspected home-repair scams.

Residents who are scammed by a licensed contractor may be able to tap into the ROC's Residential Contractors' Recovery Fund to get help with cost of correcting faulty workmanship.

For information, call the Neighborhood Ambassador Program at 602-542-1525.



# PORA spurns developer's 2-story proposal

**SUN CITY WEST:**  
Revised apartment  
plan doesn't pass  
muster

**MICHAEL MARESH**  
DAILY NEWS-SUN

LB Apartment Community's proposed complex for Sun City West is likely to meet some opposition.

A revised proposal presented to the Sun City West Property Owners and Residents Association last week will probably be rejected when the board meets next week, said Director Bill Hafeman, who is in charge of planning and zoning for the board.

LB Apartment Community officials approached PORA late last year about building 200 units on an 8-acre site at 151st Avenue and Deer Valley Road. Although the Maricopa County Board of Supervisors must approve construction projects for the unincorporated community, developers seek approval from PORA, which oversees zoning issues and makes recommendations to the county.

Hafeman said PORA won't endorse a two-story apartment with 200 units.

"They are asking for too many units," Hafeman said. "We are not happy with 60 percent of (the units) being built for affordable housing. We will take a stand on that."

Tentative plans call for monthly rents to range from \$660 to \$830.

The developer, Hafeman said, has maintained the project would meet affordable-housing requirements. The developer plans to use state bonds for the project, which would require a percentage of the units to meet the requirements.

Hafeman said 200 units would bring traffic and density problems to

nearby residents.

"We did not go on record to tell them we were going to oppose it, but we told them (what would be acceptable) at previous meetings," he said. "They were aware of the concept."

PORA President Randy Fuller said the concerns are the same as in previous months: density, building height, parking and traffic.

The 200 units would be housed in 12 buildings in a complex with a small recreation center and 250 parking spaces. Fuller said the number of parking spaces will be one point of discussion because the county requires two spaces per unit.

Hafeman said the developer can submit the plan to the county without PORA approval, but he thinks the board of supervisors would listen to residents' concerns.

Residents will be given the opportunity to view the proposal as well as ask questions of the developer from 1 to 3 p.m. June 19 at the Sun City West Foundation Building at Stardust and Johnson boulevards.

Michael Maresch can be reached at 876-2513 or [mmmaresch@aztrib.com](mailto:mmmaresch@aztrib.com).



## SUN CITIES SLATES: PORA, HOA, Sun City Rec Board choose new leaders

MICHAEL MARESH and JOHN SOKOLICH  
DAILY NEWS-SUN

Voter turnout in the Sun Cities was low for community elections this year, in what was considered a rather quiet campaign.

Traditionally, the Sun Cities have the highest voter turnout in the state when it comes to national and state elections, but the numbers drop off considerably when it comes to the local elections.

Last year, amid a politically charged campaign in the Sun City elections, residents had voting numbers of about 14 percent, which more than doubled the earlier averages of about 6 percent voter turnout per year for the community elections.

This year Sun City had a voter turnout of 4.2 percent. In the elections for the Sun City Home Owners Association and the Recreation Centers of Sun City, just one candidate running was not elected to a post.

In Sun City West, the voter turnout was less than 4 percent for the Sun City West Property Owners and Residents Association. In that election, members elected five new directors Tuesday with incumbents finishing first and second in the voting.

### ● Sun City West Property Owners and Residents Association

Incumbents Chuck Ullman and Dusty Rhodes led the way in the election with Bruce Posey, Alegro Godley and Louis Goldman picking up the other seats for the board. Bob Hill and Carl St. Bernard failed to pick up enough votes to be elected.

Each year, PORA schedules a vote in which its members elect new directors to serve on the 15-member board. This year, five seats were open, including the one vacated by Marguerite Bidwell who resigned more than a month ago to move to California.

The terms of Ullman, Rhodes, Bruno Talvacchia and Bill Hafeman expire Dec. 31. Talvacchia and Hafeman did not seek another term.

Ullman was upbeat after the results were announced at the PORA office Tuesday night.

"I feel the people have confidence in the job we have been doing," he said. "We need to continue to work for the betterment of the community. PORA is an important part of the community, and all residents should be members."

Rhodes said he was grateful for the support he received from the community.

"I am going to keep supporting PORA," he said. "(PORA) is a very valuable part of the community."

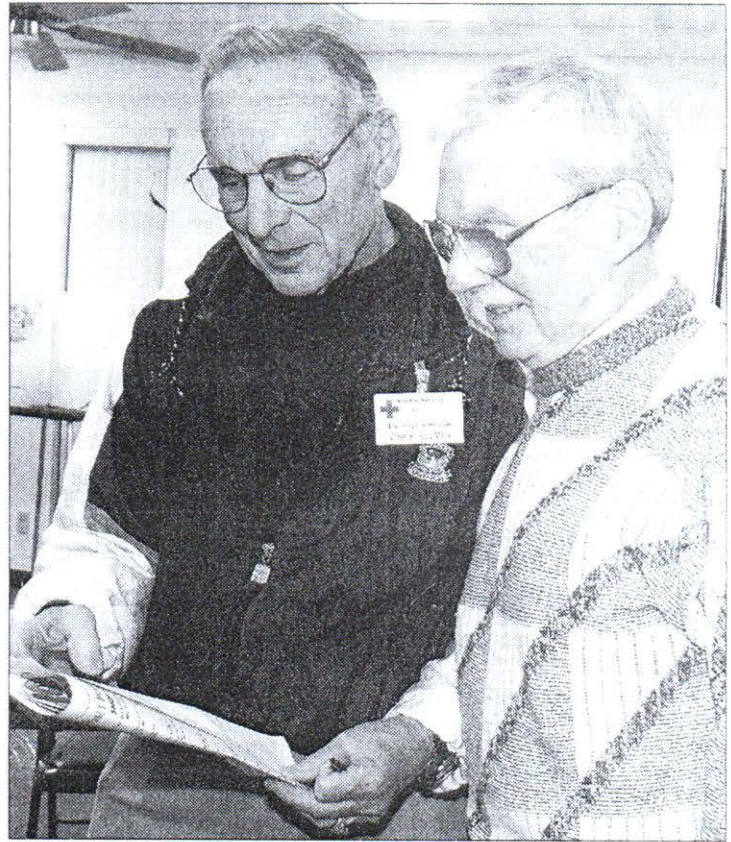
Only 565 out of 16,000 PORA members voted or a little more than 3.6 percent, which was surprising to President Randy Fuller.

"I expected a bigger turnout," Fuller said. "I am disappointed it was so low. This is less than last year." In 2001, 613 ballots were cast.

"I wish they would have supported us better," he said.

This was the second consecutive year in which a large majority of members stayed away from the polls in which only PORA directors were being voted into office.

Fuller said he is sure part



MOLLIE J. HOPPES/DAILY NEWS-SUN

Chuck Ullman and Dusty Rhodes check the PORA ballot count Tuesday evening. The two men were the top vote-getters in the election.

of the voter apathy is the result of the rec centers changing their election date to March to coincide with the fiscal year.

"I am sure that has a bearing on it," he said. "They have 29,000 members, and we have 16,000."

Fuller said he was glad Maricopa County oversaw the election so there was no hint of unfairness.

"It was well worth the effort," he said.

PORA directors will meet at 9 a.m. Thursday when the four outgoing directors will nominate directors to the five officer positions, including president, vice president, secretary and treasurer.



DAILY NEWS-SUN

THURSDAY, NOV. 14, 2002

# PORA details activities

## PORA initiates Web site

STAFF REPORT

The Sun City West Property Owners and Residents Association unveils its new Web site today.

People can log onto [www.porascw.org](http://www.porascw.org) to learn more about the organization, its efforts and services, and its directors. Some information on a few of the directors will be updated, but everything else will be accessible today.

PORA has included a comment page so viewers can comment on what they do and don't like about the new site.

PORA's Web master, Ray Meyer, "has done a tremendous job and is to be congratulated in his efforts," PORA President Randy Fuller reported.

"A lot of effort has gone into making this a reality and we trust that those with Internet capability will use this method of staying in touch with events as they unfold," Fuller stated.

and walk-ins than last year, and 38 more vendor requests for referral listings. Businesses pay \$5 to be listed for the year, and many residents depend on the list.

"It is inexpensive advertising for them," Rhodes said. "We do have a lot of compliments from people who deal with our vendors."

Not all of the businesses seeking to be on the list are local, and one is as far as 43rd Avenue and Camelback Road, Rhodes said. He is considering proposing an increase in the listing fee and possibly doing more extensive screening and paring the list a bit.

"It's getting to be more than you can give referrals to," he said.

### From A1

Aside from the vendor list, PORA helps area residents resolve complaints against businesses. Rhodes said more Sun City Grand residents are turning to the organization for help. The biggest problem, he said, is consumers don't get written referrals.

One woman complained that a company told her it usually costs \$3,000 to replace a garage-door motor, but since she was a senior, it would only be \$1,800. Rhodes said the company denied the quote and said it only costs a couple of hundred dollars.

Rhodes said many residents are grateful for PORA's help, and one woman thanked him with pecan rolls.

The Sun City West Visitors Center had 760 visits in September and 1,145 in October, exceeding last year's numbers.

"Maybe people are getting over this 9-11 a little bit and we will see more activity," Shafer said.

The Visitors Center is sending letters to businesses this month and to residents in January asking them to support the center with donations.

In other business from Tuesday's PORA meeting:

- PORA directors discussed mining operations in the area, including a permit request from Vulcan Materials Co. to bring three portable mining units to the area.

"Unfortunately, the hearing officers have no authority to deny the permit," said Director Chuck Ullman.

PORA officials have worked on a limited basis with Sun City advocates to eliminate pollution associated with sand-and-gravel mining operations in the Agua Fria River

bed.

Officials from both communities spoke out against adding additional equipment to the Vulcan plant at a public hearing last month. However, Vulcan is expected to get approval for the additional equipment because portable plants have less restrictions for use.

Directors suggested the Sun Cities' new government relations adviser, Gretchen Jacobs, address their concerns. Director Lefty Ward said legislators must be united in working to curb the mining industry because its lobby is strong and can defeat individual attempts to constrain it.

Director Noah Murphy added, "What I can't understand out here is why they refuse to apply pressure. Out here in Arizona, it seems like a 'good ol' boy' thing — 'Oh, leave them alone, he's a good ol' boy.' Baloney!"

Ward said he has high-level Environmental Protection Agency connections who have told him Arizona must request the federal government's help — otherwise federal officials won't get involved.

- The directors decided to send congratulatory letters to newly elected area legislators and invite them to learn about PORA's concerns about the mine-and-gravel operations and other issues important to Sun City West.

- The board unanimously voted to welcome Mel Nuzum to the board to fill a vacancy left by Fred Berkenkamp's resignation. Nuzum previously served three years on PORA's board, working on the long-range planning and nominating committees. This go around, he will focus on environmental issues.



# PORA invites community commentary

**SPECIAL MEETING:** SCW residents use platform to champion changes

MICHAEL MARESH  
DAILY NEWS-SUN

Residents attending a special Sun City West Property Owners and Residents Association meeting Wednesday found out how they can change RCSCW bylaws without having board approval.

PORA's special meeting Wednesday was called after several members complained about actions taken by the Recreation Centers of Sun City West governing board during the past couple of months.

More than 200 residents showed up at the Sun City West Foundation Building for the PORA meeting, and some said if they could change the

bylaws, they could reclaim their retirement community.

"They do have one big (advantage)," resident Jack Larson said of the RCSCW governing board. "They have control of the bylaws and (with that) they have absolute power."

RCSCW board member Tom Cook said if members want the bylaws changed, all they need to do is let the board know.

PORA Director Wes Warren asked RCSCW board member Bob Finn how residents could change the bylaws without having the board interfere in the process.

For members to change

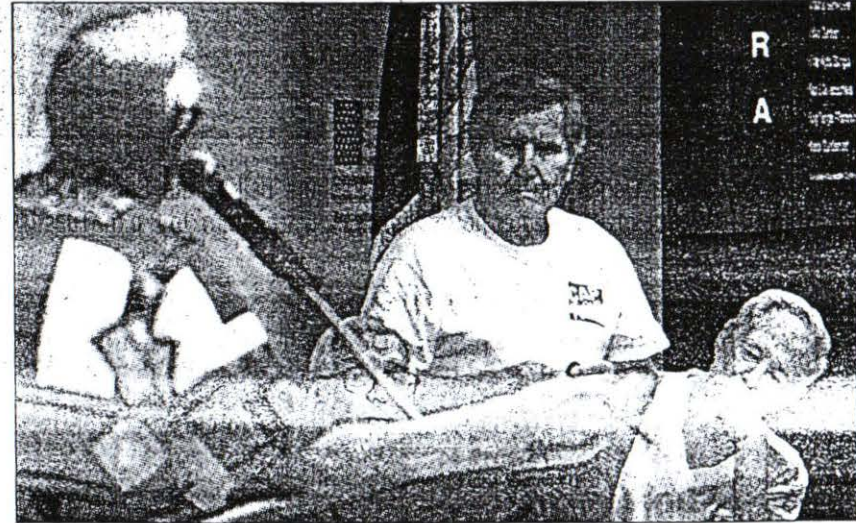
the bylaws on their own, 5 percent of all residents would have to sign a petition to call for a special board meeting. At that meeting, members would then vote on the bylaw changes they want.

"I am telling you it's not that hard," Finn said.

Also at the meeting, resident Dick Springer said he



Tom Cook, a Sun City West Recreation Centers governing board member, speaks at the PORA meeting Wednesday.



PHOTOS BY MOLLIE J. HOPPES/DAILY NEWS-SUN

Randy Fuller, president of the Property Owners and Residents Association of Sun City West, left, and board member Bob Jones, standing, discuss an amendment at a special meeting Wednesday. Also pictured are board members Bruno Talvacchia, second from left, and Bob Ilson.

believes the governing board needs to be more open.

"Somehow I am not sure our governing-board members have got the message that we are so disgusted we

are ready to sign petitions, and they need to be told that," he said.

PORA approved three motions Wednesday on how it would initially address

residents' concerns:

- The PORA board will defer taking action at this time because it could be

**See PORA commits, A5**

OVER



## From A1

interpreted as taking a position in relation to a survey it gave to its members. The survey, Fuller said, is still being answered, so no exact numbers are available yet.

- PORA will release survey results once they are tabulated to the RCSCW governing board for its review and comments.

- PORA will release to the centers the minutes of Wednesday's meeting to let the governing board know what members are thinking.

On July 5, PORA sent about 3,000 e-mails to survey members on eight questions about RCSCW actions. PORA has received 838 responses.

To the question "Do you agree that PORA should establish and publicly state a position on behalf of its membership as it relates to this

controversy?" 755 responded yes.

"What is best for the residents of Sun City West and what is best for PORA?" Fuller asked.

Results of the other seven questions were not released because tabulation of the results is continuing.

Jan Martinson said she believes RCSCW governing-board members think they can change the bylaws any time they want.

PORA Director Ray Kirwan said there are some things the governing board needs to correct: "I agree with the motion that we should offer all these comments to the governing board to show them that they have a problem. The governing board has put itself in a very bad situation."

PORA Director Wes Warren told those in attendance

that there is a method they could employ to remove governing-board members from office, and if people are concerned, they should look into how to do so.

Fuller said the three motions are just a starting point: "It is not closing the door to further action."

Resident Bob Hensel said members' concerns are not being heard by the RCSCW governing board.

"My idea is to try to save this somehow without everyone losing," he said, adding that he believes residents need to force a few governing-board members to resign.

Frank Housel also said things must change with how the RCSCW governing board conducts business.

"It seems like the more board meetings we sit in, the more arrogant they get," he said before asking if PORA

could contact the Arizona Attorney General's Office on members' behalf. "If this isn't a con game, I don't know what is."

Resident Carl Fischer asked the members in attendance not to attempt to recall Cook, saying he believes Cook wants to do what is right but is in an awkward position.

Howard Nowotarski said the RCSCW governing board should not receive any advance warning of what members are planning.

"My big concern with this motion is, it's kind of like telling your enemy you are going to hit them," he said. "Hit them hard and hit them quick or this is not going to go away. This is just the start."

Michael Maresh can be reached at 876-2513 or [mmaresh@aztrib.com](mailto:mmaresh@aztrib.com).



ARIZONA REPUBLIC July 10, 2002

© THE ARIZONA REPUBLIC

WEDNESDAY, JULY 10, 2002

# PORA may join rec centers debate

## Severance deal for ex-manager stirs controversy

By Sean L. McCarthy  
The Arizona Republic

The political debate at Sun City West's recreation centers has gotten the attention of the area's Property Owners and Residents Association.

The PORA board will meet at 1 p.m. today to decide whether it should get involved in a controversy over severance pay for the retired gen-

eral manager of the recreation centers board of directors. The PORA meeting will be held at its office at 13815 Camino del Sol. If the turnout is large, the meeting will move to the Palm Ridge Recreation Center.

Several hundred residents packed the monthly meeting of the recreation centers board on June 27.

They wanted to know, as does PORA, why the board of directors paid former general manager R.G. Anderson-Wyckoff an eight-month severance package when he appeared to leave his post volun-

tarily, why the board is changing its assessment-fee regulations and why the board often holds closed-door meetings.

"Most of it, as I see it, you've just got a few people there on the rec center board who are closed to communication," PORA spokesman Ray Kirwan said.

Allen Young, president of the recreation centers board, said he called a special meeting for Tuesday at the request of two board members.

"When there's a special meeting called like that, even I don't know what to expect," Young said.

Board members Randy Finn and Tom Cook asked for the meeting. Both Finn and Cook have raised concerns about the severance package.

"Traditionally, the rec center board and PORA have worked hand in hand," Kirwan said. "They each have their own areas of responsibility. The question came up, should PORA get involved in this. We feel we should answer to our membership and do what they want us to do."

Reach the reporter at  
sean.mccarthy@arizonarepublic.com  
or (602) 444-6938.



---

Daily News-Sun • Wednesday, June 12, 2002

---

# Lobbyist wanted by Sun Cities

STAFF REPORT

On Tuesday the Sun City West Property Owners and Residents Association and Sun City Home Owners Association on Tuesday morning approved funding to hire a lobbyist to represent the interests of the retirement communities.

PORA and HOA approved giving \$4,500 each toward the \$45,000 that would be needed to hire lobbyist Gretchen Jacobs, a Phoenix-based lawyer.

Under the proposal, the recreation centers of Sun City and Sun City West would be responsible for 40 percent each. Recreation centers' governing board members have agreed to vote on the issue in the near future.

The lobbyist would only address issues that affect both retirement communities.

PORA may back out of the agreement at any time, and if either of the recreation centers does not approve the motion to hire Jacobs, the deal will fall through.

The formal contract will not be written up until all four organizations agree to share the cost.

"The fact that we can drop out at any time is a benefit to us," said PORA President Randy Fuller.

Fuller said Jacob's responsibilities will include representing the Sun Cities on issues such as Loop 303 and county concerns. "We know they can handle things we cannot," he said.

PORA Director Noah Murphy said he is against lobbyists in most cases but believes in this instance hiring one would benefit Sun City West.

"I am against our elected people being controlled by lobbyists," he said. "But we need lobbyists for these problems."

Those problems, Murphy said, include sand and gravel operations in the Sun Cities and construction of the El Mirage Road extension in Sun City West.



Daily News-Sun • Wednesday, May 15, 2002

## PORA monitors nearby subdivision

**FITZPATRICK RANCH:** SCW group wants more voice as developer seeks further changes

**MICHAEL MARESH**  
DAILY NEWS-SUN

Developer Tim Fitzpatrick is confused about what PORA actually wants in regard to the proposed Fitzpatrick Ranch subdivision.

The Sun City West Property Owners and Residents Association, in a letter dated May 3, asked Maricopa County Planning and Zoning Department senior planner Charles Hart to impose 15 additional conditions on Fitzpatrick before granting his plat request. Many of the stipulations would give PORA a chance to approve changes Fitzpatrick is planning before the county rules in the next four to six weeks.

Fitzpatrick's Senior Accessible Housing changed the plans for property near Veterans Drive north of Deer Valley Road after he was limited by the county to building no more than 45 homes. The

developer now says the homes will be bigger and more customized than initially proposed. The plat he is asking to amend is for 5 acres on the south side of the parcel.

Among the 15 PORA stipulations:

- Design plans for all structures, including walls and landscaping, are to be submitted to and approved by PORA prior to the issuance of any building permits.

- All structures are to have tile roofs and painted stucco walls as approved by PORA.

- All lots that back up to existing residential lots in Sun City West shall have a minimum of 25 feet in the back yard.

- All deeds are to include language vesting design-approval authority with PORA

for 20 years from date of close of initial escrow on each constructed property.

- Any deviation from the above conditions without prior written approval from PORA will be deemed cause to stop the development of construction until the breach is corrected.

PORA Director Bill Hafeman said he knows PORA will have a hard time selling all these conditions to the county.

"We want Planning and Zoning to give us this right because (the subdivision) is going to be right in the middle of where we live," Hafeman said.

Calls to Hart were not returned before press time.

Fitzpatrick said he is surprised more stipulations could be forthcoming, noting the county approves the subdivision — not PORA.

"I haven't seen (the stipulations), but I expect to," he said, adding that he will try to work with PORA whenever he can.

But he also wonders where the stipulations will end: "They are a moving target, and they keep asking and asking. I have tried for years to get along with them."

Fitzpatrick said he knows the quasi-governmental agency has good intentions, but wonders how the group expects him to comply with its requests when leaders' minds change every year.

"Why do they need to have more stipulations?" he asked.

Michael Maresch can be reached at 876-2513 or [mmaresch@aztrib.com](mailto:mmaresch@aztrib.com).



Daily News-Sun • Wednesday, April 10, 2002

# PORA names delegate to RCSCW board

**SINGLE VOICE:** Groups continue to explore areas where joining forces could increase efficiency

**MICHAEL MARESH**  
DAILY NEWS-SUN

The Sun City West Property Owners and Residents Association on Tuesday named one of the directors on its board as an ex-officio governing-board member of the Recreation Centers of Sun City West.

As the two entities continue to talk about joining forces, PORA director Chuck Ullman will sit in on discussions with the RCSCW

board during its monthly meetings, though he will not be allowed to vote.

The RCSCW governing board on April 25 is expected to name one of its board members to sit on PORA's governing board for the remainder of the year.

A five-member committee has been meeting for more than a month to ponder the advantages and disadvantages of joining forces. That committee consists of PORA

directors Randy Fuller and Don Poppen, RCSCW governing-board members Allen Young and Tom Fagen and at-large member Hal Lind. Lind has served on both boards.

Fuller said the committee has decided not to discuss the progress of its meetings until a final recommendation has been agreed upon — and that process could take up to six months.

Fuller said Ullman will serve as an ex-officio governing-board member in hopes of the PORA developing better lines of communication with the RCSCW.

"He will act as a liaison with the recreation centers," Fuller said.

Ullman said he is looking forward to the responsibility.

"If a topic comes up that I have some input on, I will respond and give my opinions," he said, adding that what he sees and hears will be part of his monthly report to PORA directors.

Ullman said with directors taking more of an active role with the RCSCW governing board and vice versa, there will be a better understanding between the two entities.

"Hopefully, we can have information that can be consistent throughout the community," he said. "We need to have one voice that is consistent. It's a good idea, and hopefully we can build on it in the future."

Ullman said he thinks it would be a good idea for the two boards to come together to some degree.

"It certainly would be beneficial to the residents," he said. "Especially to the voice of the people in the Legislature and county."

*Michael Maresch can be reached at 876-2513 or mmaresch@aztrib.com.*



Daily News-Sun • Saturday, Feb. 23, and Sunday, Feb. 24, 2002

# PORA, RCSCW consider merger

**MICHAEL MARESH**  
DAILY NEWS-SUN

Operations could be drastically altered in Sun City West if the Recreation Centers and the Property Owners and Residents Association decide to merge.

A five-member committee will be meeting early next week to discuss the advantages and disadvantages of such a move. The committee will consist of PORA Directors Randy Fuller and Don Poppen, RCSCW governing board Directors Allen Young and Tom Fagen and at-large member Hal Lind. Lind has served as a governing board member and PORA director.

Current and former PORA and RCSCW officials are in favor of such a move, although they believe it would not be an easy transition.

Recreation centers board Vice President John Orr said the committee will weigh the advantages and disadvantages before making any decisions.

"We don't know," he said. "There has been no move to start proceedings."

Orr said the biggest advantage of merging would be giving the community a unified voice.

"We would tend to act as a single voice," he said.

The major obstacle would be changing bylaws, which requires a unanimous vote.

"One member of the governing board could stop it," Orr said.

Young, the recreation centers president, said next week's committee meeting will examine changes that would have to occur for the organizations to merge.

"Until we start discussing the pros and cons, we won't know," he said.

Fuller, who is PORA's president, said for a joint operation to be finalized, bylaws of both organizations would have to be revamped.

"My opinion is both would have to be modified as one unit, and that is the problem with (the merger)," he said.

## From A1

"The idea is we want to speak with one voice and it is difficult to do so with both organizations. There has to be a meeting of the minds."

If the merger was to go forward, Fuller said, the organizations would have to choose between one or two boards.

"There has to be some method of operating rules," he said.

Former PORA President Morey Jensen favors having two boards with an executive board overseeing both.

Orr said there could be some division deciding who would have the ultimate power over the boards.

"There has to be an ultimate voice somewhere," he said. "There still has to be a leader, and somebody has to be at the top."

Former recreation centers board President Carole Hubbs said the issue has been talked about for years.

The main problems, she said, would be deciding how big a new governing board would be and who would serve on it.

The recreation centers' budget this year is \$14 million while PORA's is \$160,000, so the bulk of the services likely would have to come from RCSCW.

"The thing we have here is the finances," Orr said.

As it stands, residents must belong to the recreation centers, whereas PORA membership is optional, he said.

Orr, an RCSCW board member, said any merger could be met with resistance by the recreation centers

because unlike PORA, they have the finances, staff and facilities. "To stick their noses in our facilities would be nasty," he said.

Hubbs said when she was on the RCSCW governing board, the recreation centers directors thought about the merger possibility, but PORA — at the time — wanted an oversight board, which scuttled the plan.

"I think it would be wise for the community to have one voice," she said. "If we could have one board to represent all of us, we would have a much stronger voice."

Regardless of the challenges, some officials believe the merger would have more pluses than minuses.

"I certainly think it would benefit the community," said Jensen, mentioning that PORA looked at a similar idea back in 1990. At that time, he said, it was not a feasible plan because Del Webb Corp. was in the mix and there was no coordination between the centers and PORA.

Jensen said a merger now would be better coordinated.

"By merging, I think they would better represent everyone in Sun City West. I really feel this makes a lot of sense," he said.

Fuller said if the organizations merge, they could rid themselves of some repetitive services. He said the committee would have to iron out who would be in charge of conditions, covenants and restrictions enforcement.

"If we were all in one outfit, that would be in one house," he said. "There is room for streamlining organizational functions."



Daily News-Sun • Wednesday, Feb. 13, 2002

# Merger talks heat up in SCW

## UNIFICATION PANEL: Rec centers, PORA consider 1 board, 1 voice idea

MICHAEL MARESH  
DAILY NEWS-SUN

The two major organizations in Sun City West could merge into one in an effort to bring the community under one organization.

The Sun City West Property Owners and Residents Association and the Recreation Centers of Sun City West could soon join forces to present more of a unified voice on community concerns.

PORA approved a measure Tuesday to form a committee to study the issue. The committee, which meets Friday, will consist of two PORA directors, two RCSCW governing-board members and one at-large resident.

PORA President Randy Fuller said there are too many entities in the community that have different opinions and needs, and the committee will consider the merger proposal to change the fragmented

approach.

"The goal is to be able to speak on all Sun City West matters with one voice," he said.

Fuller, who stressed nothing has been decided, said the intention is not to do away with either of the organizations — unless the committee wants to explore that option. Each organization has functions duplicated in the other and both could be better served by sharing those functions, he said.

The PORA president said the end result could mean the merger of the two boards into one, with a few more residents serving on the combined board.

"As an individual, I think one board could suffice — and one board could be logical, provided all the committees could be covered," he said. "It could be done with one view."

"My personal opinion is Sun City West would

be better off if we had one board to speak for all 30,000 residents. It is very difficult that by our very nature we speak for some people of Sun City West who are not members."

PORA Vice President Chuck Ullman said while merging the two boards would probably be beneficial, there are some functions PORA is responsible for that the recreation centers could not do, and vice versa.

"It is very important to have one voice on any activity," Ullman said.

Fuller said PORA's annual membership dues of \$8 could be added to the recreation centers' fees, making them mandatory for all residents.

"My personal view would be to reduce the amount of dues with 100 percent participation," he said.

Fuller said, if dues were required, they could be reduced a few dollars because the loss of revenue would be made up by additional

### From A1

members.

RCSCW President Allen Young said the committee will explore all the options that are available.

"We are simply going to look at the advantages and disadvantages of someday possibly merging PORA with the rec centers," he said.

Young said there may be problems with such an endeavor which is why the committee was formed.

The committee, he said, may find there are too many problems to merge the two organizations. On the other hand, he said the committee could determine that it makes sense.

"It is in the absolute total beginning stages," he said. "There is nothing concrete at this time."

The PORA president said he would not go forward on merging the two entities if the majority of residents were against such a move.

One of the goals of PORA over the past few years, Fuller said, was to have a better working relationship with the recreation centers.

Director Marguerite Bidwell said joining the two groups would be long overdue.

"I think the time has come to be the same organization," she said. "In essence, Del Webb was working for Del Webb. I think it is time we should be one organization."

Director Bob Jones said in his talks with regulatory boards, he keeps hearing how nice it would be if Sun City West could unite with one voice.

Fuller said this proposal is not anything new.

"It's been a goal of mine for quite some time," he said. "This is a feasibility study."

Fuller conceded there may be some recreation governing board members who might be cautious about this endeavor.

"If the board votes to do the study and it becomes favorable, we can vote to adopt it," he said. "Without agreement by both boards, it will not get off the ground. We are now headed in that direction."

PORA Director Bob Illson was the lone dissenter to the motion because he did not want the two organizations to be under the same umbrella.

PORA Director Noah Murphy disagreed with Illson.

"We must speak with one voice for all 30,000 people," Murphy said.

Michael Mares can be reached at 876-2513 or [mmares@aztrib.com](mailto:mmares@aztrib.com).

See Panel will, A5



Daily News-Sun • Monday, Feb. 11, 2002

# PORA budget tops list

STAFF REPORT

Budget and property values will be the main subjects Thursday at the Sun City West Property Owners and Residents Association's town hall meeting.

The meeting will start at 9 a.m. at the R.H. Johnson Social Hall, 19803 R.H. Johnson Blvd.

PORA's 2002 budget will be submitted to its members for approval at the meeting.

The guest speaker will be Maricopa County Assessor Kevin Ross, who will discuss the Senior Property Valuation Protection program.

Ross will be joined by tax appraiser Jacque Varner, who has been answering residents' tax questions every Monday, Wednesday and Friday at the PORA office building, 13815 Camino Del Sol.

Ross has helped spearhead legislative and administrative issues, including the Senior Property Valuation Protection program, Slumlord Registration Abatement and the first comprehensive electronic permit transfer in Maricopa County.

Ross, a member of the International Association of Assessing Officers, is on the board of directors of the Father Joseph Patterson Foundation and is a past member of the National and State Associations of Mortgage Brokers.

Varner is still available in the area to answer residents' tax questions.

She is in Sun City beginning at 9 a.m. by appointment on Tuesdays and Thursdays in the Sun City Taxpayers Association office, 12630 N. 103rd Ave., Suite 221. An elevator is available to take visitors to the second-floor office. For information or to register, call 933-7530.

In Sun City West, Varner is available by appointment Mondays, Wednesdays and Fridays in the Sun City West Property Owners and Residents Association office, 13815 W. Camino del Sol. For information or an appointment, call 584-4288.



---

Daily News-Sun • Wednesday, Jan. 9, 2002

---

## PORA approves forming 3 project-study committees

**PANELS:** Members to study building community senior center, increasing membership and solving water-conservation issues

**MICHAEL MARESH**  
DAILY NEWS-SUN

The Sun City West Property Owners and Residents Association is forming committees to look at some long-term projects.

On Tuesday, in its first meeting of the year with three new directors, PORA approved forming committees to look at building a community senior center, increasing membership and

examining water-conservation issues.

PORA President Randy Fuller said the organization has been approached by the Sun City West Foundation about donating a parcel of land adjacent to its office for the construction of a proposed senior center.

PORA and the Recreation Centers of Sun City West each own a 100-by-150-foot parcel of land at Camino Del

Sol near R.H. Johnson Boulevard. The Foundation also is hoping to get the RCSCW parcel.

Another PORA committee will study ways to increase membership, with the intention of making a recommendation on how to proceed. In June 2000, PORA's paid membership stood at 15,000, but the membership for December 2001 was about 12,800. That number, according to PORA Director Fred Berkenkamp, could easily drop further in the near future.

In an attempt to offset the declining membership, PORA voted 9-4 in

November to establish a marketing committee. That committee was unanimously approved Tuesday morning. PORA has \$5,000 in its budget to use for the study, and its goal is to raise membership back to 15,000.

PORA unanimously approved the water-conservation study committee.

Also at the meeting, Berkenkamp informed the board that Maine-based Independent Transportation Network taxi-like service would not be a good model for Sun City West to follow because of its high cost. He said he wants to explore the

possibility of current transportation groups adding a second type of service, having had discussions with Sun City Area Transit and Red Cross Dial-A-Ride officials. The big plus, he said, is the two already are operating services.

Tom Profico, executive director for SCAT, acknowledged he has had discussions with Berkenkamp about alternative transportation needs. Nothing is forthcoming, he added.

"Right now we don't see anything in the near future," he said.

Michael Maresch can be reached at 876-2513 or [mmaresch@aztrib.com](mailto:mmaresch@aztrib.com).



Daily News-Sun • Tuesday, Jan. 1, 2002

# Building foundation

## SENIOR CENTER: SCW officials discuss project

MICHAEL MARESH  
DAILY NEWS-SUN

Sun City West residents may soon have another place to meet as several local officials are discussing building the community's first senior center.

The Sun City West Property Owners and Residents Association, the Recreation Centers of Sun City West and the Sun City West Foundation are talking about building a senior center on land owned by PORA and RCSCW.

PORA President Randy Fuller said the project, which

would be located on Camino del Sol off of R.H. Johnson Boulevard, is still in the discussion stage.

About a month ago, Fuller said, the Sun City West Foundation approached him about the possibility of constructing a senior center at the location as a joint venture.

"We felt it was worth looking into," said Fuller, adding that a joint meeting with the RCSCW governing board will be scheduled sometime in the near future.

Lenore Forti, president of the Sun City West Foundation, said while the center is in the exploratory stage, it is a project the organization would like to undertake because of all the benefits it would provide.

"A lot of elderly people have no place to go now,"

Forti said.

The Foundation, she said, would like to start small, but even a small-scale project would take time.

"We are talking a good year in the future," she said. "These things do not move fast."

RCSCW Vice President John Orr said the governing board has been told about the possibility of the senior center, but it has not discussed it in great detail.

Orr said if RCSCW decided to sell or donate the land to the Foundation, it might not require a membership vote but could just be a board action.

If created, the center would be the first of its kind in Sun City West and would be managed by Interfaith

**See Senior center, A5**

### From A1

Care Community, said Chelsea Evans, Interfaith's marketing director.

"What I understand is before any groundbreaking, we would have to do the research to make it work," she said.

The center would be a social center with kitchen facilities.

At its Jan. 8 meeting,

PORA will form a committee to look into donating its land for the center.

"We are receptive to the idea if it is legal," said Fuller, adding that the main restriction in PORA's bylaws is that the lot cannot be used for profit.

"We have to have some legal interpretation," he said. "It will be a service to the community. We will take the concept if it is feasible."

The Sun City West Foundation, with its office at 151st Avenue and R.H. Johnson Boulevard, has a building set up for emergency purposes, but does not have any place designed for social purposes.

"If we can work this out, it would be good use for the land," Fuller said.

Both PORA and the Recreation Centers of Sun City West each own property about 100 feet in width on

the proposed land where the senior center would be built. Both organizations would either sell their land for a token amount or donate their lots to the Sun City West Foundation.

"If we could arrange that, the Foundation would come up with the funds to build it," Fuller said.

Michael Maresch can be reached at [mmaresch@aztrib.com](mailto:mmaresch@aztrib.com) or at 623-876-2513.



Daily News-Sun • Tuesday, Dec. 25, 2001

# PORA guards SCW standards

## LAND BATTLES: Key decisions won in 2001

MICHAEL MARESH  
DAILY NEWS-SUN

The Sun City West Property Owners and Residents Association had an eventful year in 2001, as the organization won two major decisions over land developers.

In December, PORA was victorious when the Maricopa County Board of Supervisors ruled on a

density issue near the community's borders.

Tim Fitzpatrick's Senior Accessible Housing company was proposing to build 60 single-family units on 15 acres of land by Veterans Drive north of Deer Valley Road near Sun City West.

The Fitzpatrick family originally had 20 acres at the site and wanted to build 60 homes. But 5 acres were sold to Prince of Peace Catholic Church for a parking lot a few years ago, and Fitzpatrick wanted to build 60 homes on the remaining 15 acres.

But the board of supervisors

decided the project could only go forward if Fitzpatrick agreed to build no more than 45 homes on the 15-acre parcel.

The developer agreed to that stipulation.

At the same time, the supervisors ruled that the subdivision would be age-restricted and would be enforced by a homeowners association. Failure to do so, the board ruled, could lead to the parcel being put back to its original zoning.

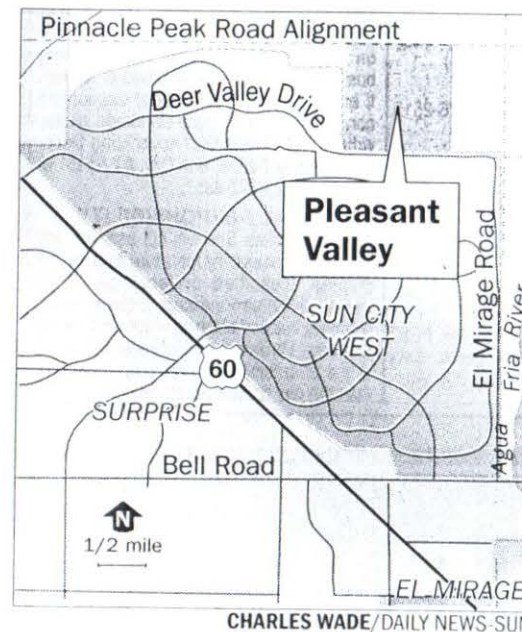
PORA President Randy Fuller said the Fitzpatrick decision was a major triumph.

"It is a culmination of a long uphill battle," he said. "We are very pleased with the planning and zoning commission and the fact that (the board of supervisors) ruled that 3.0 (homes per acre) is fair and is what the residents of Sun City West want."

Fuller also said he was generally pleased with the age-restriction requirement, although the community was hoping for a formal age overlay.

"We can accept the age restriction as long as it is adequately"

**See PORA triumphed, A2**



OVER



## From A1

enforced, he said.

Almost as big in 2001 was PORA's involvement in the Pleasant Valley Country Club subdivision proposal that came to fruition.

The Pleasant Valley Country Club community will be on Deer Valley Road next to Sun City West.

PORA wanted the Williams Drive entrance of the property to be closed, and the developer, the Del Webb Group of Pulte Homes, agreed to work with them on that issue.

The board of supervisors ruled Williams Drive would be accessible only to emergency vehicles and a gate would be installed so other vehicles could not use the roadway as an entrance or exit.

In addition, the area will have the appearance of being landscaped so it does not appear to be accessible.

"The two biggest issues were the Pleasant Valley Country Club and Fitzpatrick," said Chuck Ullman, PORA's 2002 first vice president. "It was drawn out, and it was contested. It took a lot of negotiations."

While the two subdivisions were the biggest issues PORA dealt with in 2001, there were many other smaller issues including:

- Finishing the

establishment of the lighting district.

- Working on property tax bills.

- Working with Cox Cable on fiber optic cables and locations of terminal boxes.

- Taking the lead in establishing a Unity agreement with the Recreation Center Board to allow PORA to address and to speak with one voice on matters and issues jointly affecting the two organizations.

- Providing the leadership in establishing a Disaster Planning Committee that is presently studying the needs of the community to safely and expeditiously handle emergency needs should a disaster strike Sun City West.

- Through cooperation with the Maricopa County Department of Transportation, PORA provided input which resulted in adequate maintenance and upkeep of the roadways within Sun City West.

- Obtained the installation of a much needed traffic signal light at 151st Avenue and R.H. Johnson Boulevard.

- Obtained a drastic reduction in the proliferation

of illegal signs that were in use throughout the community.

- Provided support for the efforts put forth by many Northwest Valley cities to retain Luke Air Force Base in its present status as a fully operational training facility.

- Supporting one legislative district for all the Sun Cities in the redistricting process.

The redistricting process, Ullman said, was a contentious ordeal.

"It was just a situation that turned out to be more political than compatible and like interests," he said.

Some community leaders wanted the Sun Cities to be in more than one district, believing they would have more representatives and therefore more power.

Ullman said 2002 will be a busy year as well. He said the organization is still working on elderly-mobility and sand and gravel air pollution issues.

Ullman said PORA will continue to work on long-range water conservation, monitor future developments in the West Valley, convince

residents to join PORA and develop a closer relationship with the Recreation Centers of Sun City West.

Fuller said the coming year may also include the formation of a joint Committee to study the feasibility of forming a single governing body by uniting PORA and the Recreation Center of Sun City West. This could allow the two organizations to truly speak with one voice in addressing all matters affecting the residents of the community.

The committee membership would include equal representation by present Board members as well as some resident members of both organizations.

An additional goal for PORA for the year 2002 is forming a committee to study the feasibility of establishing a Senior Citizens Community Social Center for residents use.

"We are cooperating in this endeavor with representatives of the Recreation Centers, along with the Sun City West Foundation, with a view toward having a joint venture," Fuller said.

One aspect that PORA is exploring, he said, is the possible use of land, presently owned by each of our organizations

"I think 2001 was a year of a lot of good accomplishments," Ullman said.

### **'The two biggest issues were the Pleasant Valley Country Club and Fitzpatrick.'**

**Chuck Ullman  
PORA's first  
vice president**



## Fuller retains PORA presidency

### BYLAWS: Board amends provision on removal of directors

MICHAEL MARESH  
DAILY NEWS-SUN

Randy Fuller will continue as president of the Sun City West Property Owners and Residents Association, and Fred Berkenkamp will serve as first vice president.

During its town hall and board meeting Wednesday, PORA also named Lefty Ward as second vice president, Bob Illson as treasurer and Carol Shafer as secretary.

Each year, PORA directors whose terms are ending are put on a committee that chooses new officers. Directors Bob McCurdy, Bob Sauter, Lefty Ward and Randy Fuller were on this year's committee, since their terms were set to expire at the end of the year. Ward and Fuller won reelection, while McCurdy and Sauter chose not to seek reelection.

The board also amended its bylaws to allow directors to meet in private to remove a fellow director. There are two ways to amend bylaws: Have at least 200 members vote on the matter or, if fewer people show up, the board can vote on the action during its regular meeting. Since fewer than 200 people attended, the board followed

the latter path when its regular meeting began immediately after the town hall.

Berkenkamp opposed the amendment, saying he was concerned because the revision allows directors to meet secretly to remove a fellow director, even though he or she was elected by thousands of members. Besides being un-American, he contended, the practice could lead to some serious consequences.

"I don't think that (amendment) should be there because it is open to abuse," he said.

Fuller disagreed, saying that under PORA's bylaws, a director can be removed for missing two consecutive meetings, but the board had no other option, regardless of a director's actions. The amendment, Fuller said, would allow the board to remove a director for cause if it decided to do so.

Sauter said the amendment requires the board to meet with the director first to see if the situation can be remedied. If the situation cannot be resolved, the board would call for a vote for the director's removal at its regular monthly meeting.

The amendments passed 13-1, with Berkenkamp in dissent.

Michael Mares can be reached at [mmares@aztrib.com](mailto:mmares@aztrib.com) or 876-2513.



# PORA raises dues

**MICHAEL MARESH**  
DAILY NEWS-SUN

Sun City West Property Owners and Residents Association members will pay a little bit more dues starting Jan. 1, PORA has announced.

PORA is increasing its membership dues from \$6 to \$8 to keep up with the cost of inflation, said PORA Membership Director Dusty Rhodes.

PORA directors approved the increase last Tuesday but had to take it to their members to gain approval. Members voted on it at Wednesday's town-hall meeting, and Rhodes said they unanimously voted in favor of the increase.

Rhodes said the cost is minimal when looking at the fact that this is the first increase PORA has had in 12 years. The previous increase, he said, was from \$5 to \$6.

"Everything is going up," he said. "It's time we raised the dues to meet the needs of our members."

With 16,000 members, PORA will collect \$128,000 in dues from its members in 2002, an increase of \$32,000 from this year.

Rhodes said the board is seeking Sun City West residents who want to become PORA members. The increase, he said, will allow PORA to continue to operate at peak capacity.

"It should be enough to allow us to operate efficiently for years to come," he said, adding that raising the dues was one of the last things the board considered.

"We did it to meet the needs of our expenses," Rhodes said. "We hope PORA members will realize that."

Office supplies alone, he said, have increased by 33 percent since 1997. Maintenance and custodial fees have also increased substantially, he said.

"Everything has gone up, and we are still working with the same funds we were working with 12 years ago," Rhodes said.

Michael Maresh can be reached at [mmaresh@aztrib.com](mailto:mmaresh@aztrib.com) or 876-2513.



# PORA works on master plan

## PREPAREDNESS: Board sets forth safety concerns in case of disaster

MICHAEL MARESH  
DAILY NEWS-SUN

Sun City West residents could soon have a master plan in place in case a tragedy takes place in their community.

At Tuesday's Property Owners and Residents Association meeting, Director Fred Berkenkamp proposed implementing a safety and integrated emergency plan for Sun City West.

PORA unanimously approved the motion.

"The events of Sept. 11 have alerted most of us to the fact that very improbable

events may not be so improbable after all," Berkenkamp said. "That did happen, and it could happen (here)."

Berkenkamp said Sun City West could suffer a catastrophe if a major emergency occurs and no disaster plan is in place — particularly when considering the age of residents.

Berkenkamp said if an airplane crashed into Sun City West, it could wipe out all power, water, wastewater disposal and phone systems. The plan would entail how to deal with such outages should they occur.

The plan would co-exist with emergency plans already in place by the Maricopa County Emergency Management Department and the

**See PORA raises, A4**

### From A1

Sun City West Fire Department.

Julie White of the Maricopa County Emergency Management Division said emergency-response procedures are in place for Sun City West, but there is not an evacuation plan. Moreover, White said, any plans in the area for emergency response is aimed more at power outages than anything else.

"With the Red Cross, we have developed several cooling centers in case of extended power outages," she said. "We don't have necessarily an evacuation plan so to speak."

For the past few years, the fire department has received ongoing training for mass-casualty situations and has the luxury of an already existing shelter set up at the Sun City West Foundation building. The building can be powered by an emergency generator in case of a power outage or some other type of

emergency.

Sun City is in the process of designating the Sundial Recreation Center as a emergency shelter, but does not have an overall plan in place yet.

In Sun City West, however, the key to the emergency plan is communication, Berkenkamp said. Right now, he said, there is no such method.

"Someone needs to take a leadership role (on this) in the community," he said. "I think we need to organize."

Berkenkamp, who said he is willing to head a committee that would develop a plan, outlined four issues PORA needs to address:

- What minimum preparedness measures should be in place by Sun City West organizations and by individual residents that are clear and well communicated?

- What should all applicable agencies do and in what sequence on an integrated basis?

- How would residents be notified of actions that need to be taken when phone lines and power are out for extended periods of time?

- Who will be responsible to look out for residents who are physically unable to evacuate if a tragedy occurs?

Director Noah Murphy said Berkenkamp's proposal was a good starting point, but he wanted to table the motion until the board could find out if it could be developed in conjunction with the county.

Berkenkamp, however, said that what the county does falls short of taking care of Sun City West.

Director Chuck Ullman said PORA needs to look at what resources Sun City West has. He mentioned the fire department currently handles most of the emergencies for the community.

"They don't deal with all of this," Berkenkamp said.

PORA Director Lefty Ward wondered if the fire department had a master plan already in place.

"They must," Ward said.

PORA Director Bob McCurdy said the Sun City West Foundation already has established a small plan.

"It just doesn't deal with a major plan," Berkenkamp said. He added that the foundation's plan only helps about 300 people, and PORA's plan should expand on that.

"It does seem to me that we need to integrate this," he said. "It's not being negative with what we have."

PORA President Randy Fuller endorsed the plan. Fuller said the board's long-range planning director, systems and procedures member and the environmental director should serve on a committee to look more closely at putting a plan in place.

Murphy said President Bush is looking at a disaster plan for the nation, and PORA could draw upon that.

Michael Mares can be reached at [mmares@aztrib.com](mailto:mmares@aztrib.com) or 876-2521.



# PORA board defers

## BYLAWS ISSUE:

One director's  
suggestion stirs  
reminders of Sun  
City West's fight  
over incorporation

**BRUCE ELLISON**  
DAILY NEWS-SUN

New PORA board member Noah Murphy took a tentative step into treacherous waters Tuesday, suggesting a change in the organization's bylaws that would delete any reference to "studying alternative forms of government."

For many Sun City West residents, "alternative forms of government" means incorporation as a city. Murphy said — an anathema to many.

"I suggest we change that bylaw (regarding purpose) to read 'perpetuate the voluntary form of government' we now have," he said.

"That would make clear that PORA isn't trying to push incorporation."

Debate over that idea two years ago caused the organization to lose members, Murphy said — and board member Charles Ullman agreed.

After some discussion, Murphy said he'd agree that the bylaw change might better be worded as "maintain a knowledge of other forms of government" — a suggestion from board member Marguerite Bidwell.

"There are too many wounds from old incorporation battles," Murphy said. "This might heal them."

Vice President Bob McCurdy noted PORA does need to maintain knowledge about what other forms of government could be used.

"As we become more and more an island in a bigger and bigger sea" of surrounding incorporated communities, he said, that knowledge would be useful.

Still, McCurdy argued, the Property Owners and Residents Association "defused the woes of the incorporation situation, and it might be best to let that sleeping dog lie."

Board member Fred Berkenkamp pointed out that PORA went on record in 1999 as opposing incorporation. "We are not neutral, we are against," he said.

Board members ultimately asked Murphy to refer the matter to a bylaws revisions committee yet to be appointed, for additional study.



# Housing plan for Sun City West resurfaces

## OPPOSITION

**MOUNTED: PORA, Del Webb deem proposal too dense**

BRUCE ELLISON  
DAILY NEWS-SUN

A plan to build 60 homes on a vacant tract near Prince of Peace Catholic Church in Sun City West

that is opposed by PORA and Del Webb Corp. is back before county planning and zoning officials.

Timothy Fitzpatrick, whose family owned the land for years before developer Del Webb Corp. acquired the surrounding property, first filed the plans about a year ago, but the project then disappeared from the planners' agenda.

Now it's back, with some revisions. A technical advisory

committee meeting is slated for Jan. 16. PORA President Randy Fuller said at Tuesday's board meeting.

The advisory meeting looks at whether the developer's plans are feasible from the standpoint of such things as roads, water and sewer lines, other utility connections, drainage and fire protection. It does not handle rezoning matters, which are considered by the

county's planning commission and then by county supervisors.

The Sun City West Property Owners and Residents Association — and now Del Webb Corp., too — opposes the Fitzpatrick plan as too dense to be compatible with the surrounding community, Fuller said.

The 60 homes on 15 acres equates to four homes to the acre. Both PORA and Webb say three

homes to the acre would be appropriate.

Fitzpatrick originally owned 20 acres, but sold off a part of the land for the Prince of Peace parking lot.

The parcel now fronts only on Veterans Drive.

Fitzpatrick has told the county that he wants the development given age-overlay zoning, restricting

**See PORA, Del Webb, A5**

## From A1

it to those 55 or older and prohibiting permanent residence by anyone younger than 19.

He also has asked the Recreation Centers of Sun City West to annex the area to the Centers so that residents have access to Centers facilities.

The Centers does not have to agree but has indicated interest in the past, as long as Fitzpatrick

is willing to pay a per-home buy-in fee and as long as the overall project is compatible with Sun City West.

Fuller said he hopes to meet soon with Recreation Centers officials to see if that board and his can present a united front to the county on the project.

In other developments:

● The county plans to install a traffic light on R.H. Johnson Boulevard where it intersects

with 151st Avenue/Granite Valley Drive, but the time is uncertain, said new traffic committee head Fred Berkenkamp.

"They need a certain minority percentage to let a contract, and no one is available to do the work," Berkenkamp reported. That problem, which earlier afflicted the light now at Granite Valley and Meeker Boulevard, was resolved when county employees did the work.

"But they don't have the staff now, so it's on hold," he said.

● Carole Hubbs, a member of the county's planning commission and former two-term president of the Recreation Centers of Sun City West, was named as PORA's unpaid legal adviser. An attorney licensed in both California and Arizona, Hubbs also is on the Centers Legal Affairs Committee.



# PORA president Fuller sets goals for 2001

By Randy Fuller

President, Sun City West Property Owners and Residents Association board of directors

When I ran for the PORA board two years ago, I had four things I wanted to see the association accomplish.

Phil Garner, who has served as PORA president the last two years, instituted them on his own and accomplished them for us.

Those goals — his, mine and PORA's — were that PORA must:

- Assume a greater role, the more so since developer Del Webb Corp. no longer had a major place in the community;
- Take a position on local matters, and especially on controversial matters;
- Maintain better communication with its members and the community as a whole; and
- Continue to pursue a public relations program to explain and emphasize its role and responsibility.



Fuller

Now, as I am handed the gavel and become president of the Sun City West Property Owners and Residents Association, I have some personal goals for the organization in this New Year.

Let me list a few for you.

First, I am and will be a can-do person.

Second, I will find ways that we can approach problems with a can-do attitude, as opposed to a cannot-do approach, and I ask all residents to join me in looking at things that way.

Soon after Jan. 1, Bob McCurdy (our new president-elect) and I will ask to meet with the new Recreation Centers leaders. We desire to set the stage to allow PORA and the Rec Centers to work together better to solve problems that we jointly face in Sun City West.

I will continue our rapport with Maricopa County and other municipal leaders in the area.

I pledge to work even harder to increase our membership (now at about 16,000, or about half of all residents).

I will work to see that PORA stays on top of growth and future developments in the area around us.

Among other goals, I will seek permanent closure of the open walls on Deer Valley Drive and at Sonora Lane at Via Montoya.

If you've never heard of Benny Suggs, you will. We intend to establish a beneficial suggestions program to let anyone participate in bettering the organization or the community.

Finally, I pledge to maintain an open door policy to all PORA staff, volunteers and residents of Sun City West.

PORA is like a house, like any structure. It needs a good foundation, and to me that is the members, and our volunteers: 16,000 members, 31 office volunteers and 20 people in consumer services.

On it, add a framework — our board of directors, 15 in all.

As the roof, we have an executive committee, ready to meet quickly if need be.

And both Phil Garner, our outgoing president, and I, have been blessed with a woman's support; for Phil, it was Frances Garner, and for me, Doris Mercier.



# PORA cancels future commercial-tour offerings

## BOARD OF DIRECTORS:

Duplication, miniscule profit lead to decision, but Luke tours for members will continue

BRUCE ELLISON  
DAILY NEWS-SUN

The Sun City West Property Owners and Residents Association is getting out of the commercial-tour business.

Directors of PORA voted Tuesday morning to stop offering commercial tours to attractions, entertainment venues, resorts or events and to refund money to anyone who already had paid for such a tour.

But the organization will continue to operate its one highly successful tour, a visit to Luke Air Force Base that's open only to

PORA members.

PORA President Phil Garner brought up the subject after a treasurer's report showed very little profit from the tours and a relatively high insurance cost to cover any mishaps for which PORA might be found liable.

"Does it make sense for us to be doing this any longer?" Garner asked. "After some study, I've come to the conclusion that PORA should get out, especially in light of increasing competition" (for tour business) from the Recreation Centers of Sun City West.

The centers, he said, are in the recreation business, and should be able to provide for the recreational needs of residents.

But board member Dusty Rhodes noted that PORA offered tours long before the centers did.

"We're not in competition with them," he said. "They started competing with us" about two years ago.

He asked that the two organizations work together to sponsor

tours, a suggestion that garnered little support.

Kay Crawley, the board member who manages the tours, said attendance has been low and profit has been minimal.

The tours originally started as a way of introducing newcomers to Sun City West to the greater community — going to such places as the Palo Verde Nuclear Generating Station, the state Capitol. They didn't involve events or resort-like destinations, and were more educational than entertainment, Crawley said.

"With the rec centers now in the tour business, we have to ask why we are doing this," Crawley said.

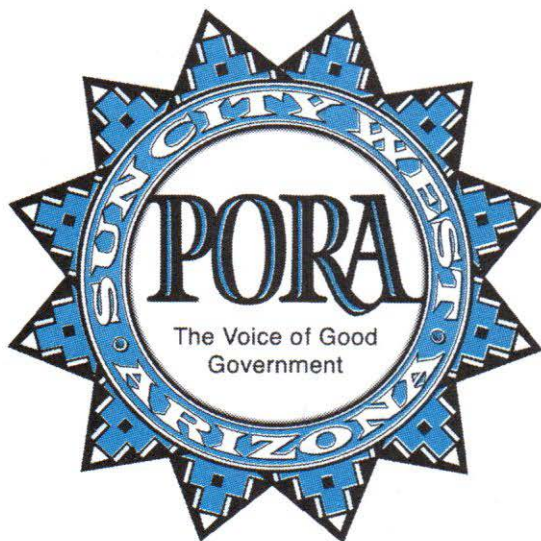
Garner suggested they be eliminated "forthwith. I recommend we terminate them now, and make refunds to anyone who's already paid."

A few minutes later, the board agreed and ended the tour offerings.



# **SOUVENIR PROGRAM**

---



**25 Years**  
of Service  
to the Residents of  
**Sun City West, AZ**  
October 16, 2004

**Property Owners & Residents Association**

---

13815 Camino del Sol  
Sun City West, AZ 85375



## **PORA – YOUR VOICE OF GOOD GOVERNMENT**

---

Twenty-five years ago, PORA was formed as your governmental representative with one goal in mind – to best serve the residents of Sun City West to achieve the comfortable, satisfactory lifestyle that we all dreamed about.

PORA has been dedicated with its many volunteers to perform the activities that its charter has prescribed.

With this endless commitment to improve its operation to our residents, PORA continues to provide the highest quality of service to Sun City West.

Its function is to deal with state and county governments and neighboring communities.

The following are activities that are available to our residents:

- CC& R INVESTIGATION & RESOLUTION
- CONSUMER SERVICES
- COUNTY TAX ASSESSOR SERVICES
- HEALTH & ENVIRONMENT
- MASTER GARDENER
- PLANNING & ZONING
- ROADS, TRAFFIC, UTILITIES
- WATER ISSUES
- VISITORS CENTER
- LIFE LONG LEARNING
- BINGO

Your membership is important to support these activities for you, the residents of Sun City West.



## **SPECIAL GUESTS**

---

JOE ARPAIO	Maricopa County Sheriff
JAN BREWER	Secretary of State
JUDY BURGESS	Arizona State Representative-elect
ROBERTA CROWE	Maricopa County Affairs Office
DICK FLORA	Captain, Sun City West Posse
LEONARD GIBB	President, Sun City West Foundation
MIKE GLEASON	Commission, Arizona Corporation Commission
BRYAN HACKBARTH	Honorable Mayor of Youngtown
JACK HARPER	Arizona State Senator
JOHN MAHONEY	Sun City West Condominium Association
PAMELA MEYERHOFFER	FAHP, Executive Vice President/CEO, Sun Health Foundation
BILL MITCHELL	Sun City West PRIDES
COL. ROBIN RAND	Commander, 56th Fighter Wing, Luke Air Force Base
DAVID RONALD	Attorney - General Counsel
JOAN SHAFER	Honorable Mayor of Surprise
RON STONER	Captain, Maricopa County Sheriff's Office
MAX WILSON	Supervisor, Maricopa County Board of Supervisors, District 4

## **PORA PAST PRESIDENTS**

EDWARD CIRILLO	MOREY J. JENSEN
RANDY FULLER	AUBREY JOHNSON
PHIL GARNER	HAL LIND
SANFORD GOLDSTEIN	NOEL W. WILLIS

## **RECREATION CENTERS OF SUN CITY WEST INC. DIRECTORS**

BOB BEAUPRE	RANDY FULLER
RAY CALDWELL	RONNI HOOVER
BARBARA DuPONTE	CAROLYN JENNINGS
CARL ELITZ	CHER PETERSEN
HANK FIELDS	

## **RECREATION CENTERS OF SUN CITY WEST INC. STAFF**

BARBARA JAMES	SHARON A. SHOMER
ROGER LANSBERRY	MIKE WHITING



## CELEBRATION PROGRAM

---

- 9:30 a.m.** Barbershop Quartet  
Welcome  
Cake contest
- 9:45 a.m.** Presentation of Colors  
National Anthem – Doris Pirret  
Invocation – Rabbi Arthur J. Abrams, L.D., D.D.  
Introduction of special guests:  
Remarks by:
- Pamela K. Meyerhoffer, FAHP,  
Executive Vice President/CEO Sun  
Health Foundation
  - Jan Brewer – Secretary of State
  - Joe Arpaio – Maricopa County Sheriff
  - Col. Robin Rand, commander, 56th  
Fighter Wing, Luke Air Force Base
- Time capsule – Max Wilson, Maricopa County  
Supervisor, District 4  
America the Beautiful – Doris Pirret  
Community Service Award – Michelle Dionisio  
Bingo Distribution  
Benediction – Associate Pastor J. Baxter  
God Bless America – Quartet  
Colors Retired
- 10:45 a.m.** Closing Remarks  
Irish Blessing – Quartet  
Major Drawing  
Exhibits – Displays – Tour

Start your tour at PORA's Visitors Center, where you may pick up your empty gift bag. Fill it with items and souvenirs as you travel the tour route and learn what goes on at PORA and the Visitors Center.

We're glad you shared your morning with us.



## **PORA BOARD OF DIRECTORS**

---

CHUCK ULLMAN	PRESIDENT
NOAH MURPHY	1ST VICE PRESIDENT
BILL HAFEMAN	2ND VICE PRESIDENT
DON POPPEN	TREASURER
DUSTY RHODES	SECRETARY
STEPHANIE ELITZ	MEMBERSHIP – PUBLIC RELATIONS
DR. AL GODLEY	HEALTH & ENVIRONMENT
LOU GOLDMAN	SYSTEMS – PROCEDURES – SPECIAL PROJECTS
BILL HAFEMAN	PLANNING AND ZONING
BOB JONES	ROADS – TRAFFIC – SAFETY – WATER
RAY KIRWIN	ROADRUNNER PUBLICATION
JAC MORSE	ACCOUNTING
NOAH MURPHY	UTILITIES
MEL NUZUM	VISITORS CENTER
DON POPPEN	FINANCE
BRUCE POSEY	ADVANCE PLANNING
DUSTY RHODES	CONSUMER SERVICES
LEFTY WARD	CC & R
WES WARREN	BINGO OPERATION

## **PORA STAFF**

DAVID RONALD	ATTORNEY – GENERAL COUNSEL
DEL MIKSIS	EXECUTIVE ASSISTANT & OFFICE MANAGER
MARY MORIKAWA	ASSISTANT OFFICE MANAGER
HY GOLDING	CC&Rs INVESTIGATOR
BOB ILLSON	MAPS & DIRECTORIES

## **25TH ANNIVERSARY COMMITTEE**

STEPHANIE ELITZ	BRUCE POSEY
DEL MIKSIS	PAT LEOPARD
BETSY FIELDS	DUSTY RHODES
JAC MORSE	JOHN LEOPARD
LOU GOLDMAN	BETTY ULLMAN



## **VOLUNTEERS**

---

PORA is exceptionally fortunate and appreciative of the thousands of hours given each year by our volunteers.

How many of these names represent your friends and neighbors?  
We invite you to contact PORA's administrative office to offer your service alongside them.

### **CONSUMER SERVICES**

LEROY ANDERSON	JACK KENNY
BETTY BRITT	PAT KIMBRO
LENORE CARDINAE	PAT KIRWIN
ROSS CASE	JAC MORSE
PHYLLIS F. COHEN	MIMI MURPHY
BETTY DERGAN	FLOYD PETERSON
BETSY FIELDS	JIM RIFFLE
MARTHA GARTH	SONDRA SALMEN
DORA ANN HOYLE	GERRY SCHONBERGER
LUCILLE HUDGENS	HELEN SCHUELKE
MARIE IRWIN	PEG SCOTT
LEAH JACOBS	DON SWENSON
JOHN JAMES	JOHN TAYLOR
LAURA JOHNSON	ROZANNE TOFEL
CHLOE ANN KAPAUN	CHARLOTTE WEBSTER

### **MASTER GARDENERS**

ROSLYN ABRAMOWITZ	SHEROLL RUDEL
FLOYD POSEY	ROSEMARY FLUECKINGER
SAM PRYFOGLE	STEPHEN SABO
JOE ANDRUS	IRMA FREDERICK
JOHN REEVES	DORTHY SCHRAG
MARY ANZELOMO	EVELYN HELM
CANDY REID	HELEN SHEEHAN
SHIRLEY CAVALLO	BOB HENSEL
GENE RICHARDS	JACK SHEEHAN
GEORGE CHOTT	STANLEY HOCHMAN
SCOTT ROGERS	ROBERT TERRY
LEONARD COGEN	DEE HOLM
DAN ROSINSKI	MARVENE WALKER
JERRY COLE	ROGER JAENKE
NANCY RUBY	HOWARD WICKLEIN
CHERYL CZAPLICKI	



## VOLUNTEERS

### MASTER GARDENERS *(continues)*

RITA KAISER	LLOYD MURPHY
JOHN MARKEL	JIM HARDY
JOHN KENT	JOANNE NAGELSON
SUE STANFORD	ELIZABETH SCRIVEN
AUDI MILLER	ROSE PARKER
SHARLENE MARCUCCI	JANET OPPLIGEK
DOLORES MOERKE	GLENNA PHILLIPS
BILL YOMOCIL	TERRIE SCHWARZ

### PORA

MILLIE AUXTER	ANITA KELLNER
GEORGIE BICEGO	RAY KIRWIN
LAURETTE BROEHN	BARBARA LUZADOR
KAY CRAWLEY	MARY MORIKAWA
ONA CULLEY	ELINOR RABON
FLORENCE ERBACH	LAURETTE WALAS
RONALD FRYE	GARY WRIGHT

### VISITORS CENTER

THELMA ABRAMSON	JEANETTE BOWEN	NANCY DEWHURST
JANICE ACKER	DUSTY BOWENKAMP	JOANNE DICKINSON
MILDRED ACKLEY	MARION BRADLEY	EDDIE DONDERO
HELEN ADAMS	SARA RUTH BROWN	ELIZABETH DORSEY
MARGARET ALCORN	MIMI BURDETTE	GEORGE EDLIN
ED ALLEN	JOE CALBECK	HARRIET EDWARDSSEN
LORETTA ALLEN	FREDDA CALBECK	SUE EISEMANN
SHIRLEY ANDERSON	TOM CALDWELL	MARIAN ENSOR
DORIS ANDERSON	GENE CAVALLO	LEE ETHRIDGE
JOHN A. ANDERSON	ELSIE CAWLEY	BRIDGETTE FALLEN
RICHARD ANDERSON	CAROLYN CHECK	RONALD FERGUSON
SHIRLEY ANDERSON	AMOS CHILDERS	JANET FINCK
MARILYN ARNDT	KEN CHRISTIANSON	LEE FORINGER
GINNY BAGNI	ROBERT COCKLE	NORMA FOSTER
MALCOLM BARON	FRANCES COGEN	PAT FRENCH
JAN BENEDICT	PHYLLIS COHEN	LU GAY
KATHERINE BERRY	HAL COLONY	RICHARD GAY
DICK BILISOLY	MARY JO COPELAN	SUSAN GERSTENBERGER
SHIRLEY BILISOLY	CHARLOTTE COTTA	MARTIN GITTER
GERRY BLACK	LARRY COUEY	DAN GOLDSTEIN
JOHN BLUMER	DONNA COWDERY	DEBBIE GORIN
ALEX BOLYANATZ	MARK CRAVEN	



## VOLUNTEERS

### VISITORS CENTER *(continues)*

MARION GRANT	SUSIE MARSH	CLIFFORD SCHWAHN
ROBERT GRANT	LOUISE MASAK	CARYL SHAFER
PHYLLIS GREBSON	B. LOU MCCLELLAND	GENE SHEPPELMAN
JOYCE GREENE	CHUCK MCCrackEN	PAT SIEGRIST
ROBERT GRITTON	JOY MCCrackEN	JAN SIGLER
BEVERLYN HAMMER	FRAN MCELROY	DAVID SILVERMAN
SAM HARRIS	VIRGINIA M. MEHL	MARY SILVIS
DAVE HARRIS	CHUCK MESSERVE	JANET SMITH
MARIAN HAZELWOOD	AVIS METZ	ROGER SOUTHRN
DON HEDDLESTON	LAURIE MILANEZ	BUD STAUFFER
JIM HEIG	MADONNA MILNE	FERN STAUFFER
DEE HIGGINS	M. MITTELSTAEDT	JOHN STENSrud
ALMA B. HILDAHL	JEANNETTE NAGEL	MARY STENSrud
MARILYN HOMIAK	HELEN NAHZID	ED STROMING
RICHARD HUNTER	PAUL NAUMANN	MARLENE SUSNIK
JERRY HUSAK	HELEN NAZID	ANNE SUTORIUS
MARION JOHNSON	JACKIE NORRIS	MARJORIE SWANN
HELEN KASHA	JAN OGLE	JEANNE TARR
DIANE KING	DUANE OLESON	GRACE TAYLOR
DEE KLING	MARILYN OLESON	DAN TELFORD
DIETER K. KNAVER	FAY OLSON	PAT TELFORD
SHIRLEY KNECHT	DONNA ORR	DOTTIE THOMPSON
WINIFRED KOSS	VIRGINIA OVERLOCK	TOM THOMSON
WILLIAM KREBS	EMMA PEELER	BOB THORNTON
VEDA KEOPP	ERIC PERI	VIC TULLIO
ARLYCE LAROCHE	HARRIET PERSINGER	JOSEPHINE TRUNER
CAROL LAUTERBACH	MARGE PETERS	ELAINE UHLIR
KEN LENSING	PATRICIA PETERSEN	JO VAN SANT
JOAN LEOFFLER	EUNICE PETERSON	LINDY VICINO
VIVIAN LESLIE	BRIGITTE PHELAN	JEAN WALTERS
ARLENE LIEDER	KI PHELAN	DOROTHY WATSON
JOANNE LIGGETT	AL POTTERS	ROBERT WATKING
WALLACE LIGGETT	DORIS RADICH	FRED WEBSTER
NORMA LINDSLEY	HARRY RAMALEY	DEE WELLS
KAREN LORCK	LOIS RAMALEY	RUTH WELSH
MARY ANNE LOWE	SUSAN REIPAS	MARJORIE WHITE
NINA LUND	BETSY RICKETT	JESSIE WIDOVIC
DIANE LYNCH	CAROL ROGERS	BETTY WILSON
ARLENE MACY	JACKIE ROHN	BOB WILSON
ELEANOR MAINZ	ANDREA ROLLINGS	PAULINE WITTERT
HARLEY MAINZ	DOROTHY RUCKER	KENNETH WOODRUFF
JIM MALASKA	LESTER RUFOLO	MARTHA WOODRUFF
MERT MANLEY	JEAN RYDER	CHARLENE WORK
	JOHN RYDER	LORI YAEGER
	DOROTHY SCHRAG	DEL YOUNG



## A BRIEF HISTORY OF SUN CITY WEST

---

Del E. Webb was the builder and developer of the Sun Cities. As a young man, he suffered a violent bout with typhoid fever and friends told him to go to Arizona where the climate would help him. While here, he became involved with many building venues. The unparalleled success of the planned retirement community of Sun City led the Del Webb Corp. to begin a new master-planned community named Sun City West, two miles west of Sun City in the Sonoran Desert.

His approach was to build a shopping center, golf course and complete recreation center before any houses were sold. Therefore, buyers knew what facilities were available when purchasing a retirement home. Sales of new homes in Sun City West began in 1978 and ended about 1998.

As a result, Sun City West is an unincorporated community of 31,000 residents from all 50 states, Canada and other countries. Sun City West now hosts four recreation centers, nine golf courses, a 30-lane bowling alley, six swimming pools, a lawn bowling rink and bocce court. The list of hobbies and crafts ranges from agriculture to yoga.

Other amenities including hosting the world's largest single-level 7,000 seat Sundome Center for the Performing Arts, a 300-seat Stardust Theatre and a 40,000 volume private library.

Medical facilities are available within Sun City West in the form of a 302-bed Del Webb Memorial Hospital, in addition to many clinics, care centers, rehab facilities and private physician offices.

Located nearby is the West Valley Art Museum. Within a 20-minute drive are two large multiplex movie theaters, along with a regional shopping mall. Two Major League Spring Training facilities are within a short drive.

Other organizations that enrich the life of residents are the multiplicity of state clubs, offering a variety of social activities, numerous service clubs, the Sheriff's Posse, who keep the community safe, coupled with the three local fire and paramedic stations, and the PRIDES.

Newcomers to Sun City West are impressed by the neat homes, lovely landscaping, lush golf courses and inviting recreation centers. Few of them realize that 25 years ago this was home of the Circle One Livestock Co, that according to one rancher was "fit only for raising lizards." The transition from "Lizard Acres" is a story of a company with a vision, along with men and women who chose an active lifestyle for their retirement years. In summary, Sun City West is a complete community with friendly active people and unsurpassed resort amenities.





## MAJOR DONORS

---

Albrecht & Sons Painting  
APS  
Az Sprinkler & Lighting Co.  
Briarwood Country Club  
Cox Communication  
Especially 4/You - Tours and Travel  
Exact Plumbing  
Ford's World Travel  
Grand Building & Remodeling  
Grandview Terrace  
Grundfos Pumps  
Ken Meade  
Madison House  
Pulte Homes Inc.  
Ramada Express Hotel  
Recreation Centers of Sun City West  
San Plumbing  
Sun City Plumbing  
Sun Health Foundation  
Union Hills Country Club  
Wigwam Resort



## OTHER DONORS

---

Air by Dean  
Artic Blinds & Shades  
VE-ZE-VE Hair Styling  
Blinds Mart  
Cora's Alterations  
Crown Carpet  
Curves  
David Nochols - Century 21  
Delta Office Supply  
Fashions for You  
Garden Cafe  
Hole in One Restaurant  
Honey's Clothing  
Keep on Booking  
Lakeside Florist  
Leslie's Hair Design  
Mustard Seed Herbary  
Olive Garden  
Our Lady of the Lourdes  
Quinn & Loe Clothiers  
Parker & Son  
Residential Lock Co.  
Salon Sahara  
Sher's Clothing  
Song's Salon  
Southwest Golf Cars  
Christopher Stalberg M.D.  
Subway Sandwiches  
Sun Cities Area Historical Society  
TNT Car Wash  
True Value Hardware



## FROM LIZARD ACRES TO SUN CITY WEST

### THEN

Back in the 1940s, R.S. Spurlock and J.C. Wetzler of Holbrook, Ariz., were looking over a proposed 1,900-acre site for a new ranch one mile east of the intersection of Grand Avenue and Bell Road. It is said Spurlock declared, "Jumpin' Jehosophat, this country isn't fit for raising anything but lizards." Hence the name "Lizard Acres," more formally known as the Circle One Livestock Company. This was to become one of the leading cattle operations in the Southwest.



While the Lizard Acres feed lots have given way to attractive homes, this small sign remains along the Santa Fe tracks, one-half mile north of Bell Road. *Photo courtesy R. Murray.*

### NOW





**With great appreciation to the  
additional generous donations.**

**Ace Hardware**

**AZ. Water Co.**

**Camino Del Sol Funeral Parlor**

**Daily News Sun**

**Edward Jones**

**Epoch**

**M&I Bank**

**Sun City Windows**