

MEETINGS

SCW seeing big returns on investment

Portfolio consultant examines 'big 10 percent' growth in one year

By Steve Stockmar
INDEPENDENT NEWSMEDIA

The Recreation Centers of Sun City West's relationship with its investment group has paid off in the past three years, literally.

Keith Guido, senior investment consultant with Vanguard Institutional Advisory Services, presented an update during RCSCW's general manager operations meeting on March 5 in Sun City West, reviewing the three years since the board joined with Vanguard to boost its investment portfolio.

The numbers show RCSCW's capital reserve funds continue to grow.

In three years the value has seen a growth of 5.2 percent, Mr. Guido presented. The biggest growth came over the past year, which showed a 10.4 percent jump in one calendar year.

The current capital reserve sits at \$18.4 million.

The 10.4 percent growth is so much, Mr. Guido explained, that the board shouldn't necessarily expect that particular trend on a regular basis.

"This is my opportunity to manage expectations going forward," he explained during his presentation. "When we see that big 10 percent number in a



Keith Guido, Vanguard senior investment consultant, presents to the governing board during a general manager operations meeting on March 5 in Sun City West. [Steve Stockmar/Independent Newsmedia]

year, and you have equity returns that are double what you historically see, we don't anticipate that going forward. The next five (years) aren't going to look anything like the last five is what we've been communicating to our investors."

When the board restructured its portfolio with Vanguard three years ago, Vanguard moved to structure the investments to be more market-oriented with a little more risk than the certificates of deposit (CDs) that made up much

of the previous portfolio, Mr. Guido noted. The goal was to generate positive real rates of return that at least were greater than inflation.

"To put that in perspective, when you first came aboard and agreed to partner with Vanguard, the way the portfolio was structured it was CDs and a lot of cash. Even worse back then, if you will, very low-return generating assets. I think cash was close to nothing as the Fed was still at zero with rates," Mr. Guido said. "The point is, you were generating negative real rates of return.

That was our comment to you from how the portfolio was structured. Inflation was stripping out all the yield on your CD portfolio."

The strong returns of the past three years have not, board member Bryan Walus noted, changed the board's belief in conservative investing.

"It's a reminder that 5.2 percent is a very, very wonderful number," Mr. Walus said. "But it's also being generated with a reasonably conservative portfolio."

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Meetings

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Board member Marion Mosley agreed.

"When we generated the policy for this thing about four years ago, we said it was going to be extremely conservative," he added.

Incoming board member Jim Young, who will be seated to start his term, along with George Kuchtyak, on July 1, posed a discussion for changing up part of the board's investment strategy. (Barbara Senefeld also will begin her term July 1, although the board appointed her to a seat early,



Marion Mosley

on Feb. 22, when board member Dean Cross stepped down.)

Mr. Young, a former board member, noted that the policy is structured so that the board can spend a maximum of 20 percent on any one fund in a portfolio that encompasses, in Mr Guido's words, "thousands" of stocks. Mr. Young would like the board to explore changing that 20 percent threshold.

"We've had to sell some in the past, re-liquidate a



Bryan Walus

good fund, to be in a lower fund because of our percentage," Mr. Young said. "And it really is ridiculous when we have thousands. I think we need to review that 20 percent."



Mike Whiting

Mr. Mosley said the board could further discuss the issue down the road.

RCSCW general manager

UPCOMING MEETINGS

GM Operations Meeting: 1:30 p.m., Monday, March 26, governing board conference room
Board Meeting: 9 a.m., Thursday, March 29, lecture hall

Mike Whiting pointed out the nature of the investment portfolio.

"We don't actually use these funds, we invest them," he said. "Keeping (the money) where it is is the right thing, I think."

Steve Stockmar can be reached at 623-876-2567 or sstockmar@newszap.com. Continue the discussion at yourvalley.net.

VF SC RCSC Independent May 20, 2015



Independent Newspapers/Rusty Bradshaw
Lakeview, left, and Mountain View recreation centers were identified for major renovations in the Recreation Centers of Sun City long range plan. Mountain View, with a price tag of \$9.5 million, is scheduled for 2020 and Lakeview, at \$8.4 million, is penciled for 2022.

More RCSC renovation in store

19 million added to PIF
long range capital plan

by Rusty Bradshaw
Independent Newspapers

With an increased preservation and improvement fee, the Recreation Centers of Sun City Board of Directors is now eyeing major renovations at two more recreation centers and moving forward on another golf course project.

During its next regular meeting — 9 a.m. Thursday, May 28 at Sundial Recreation Center, 14801 N. 103rd Ave. — the board will consider adding renovation of Mountain View Recreation center, 9749 N. 107th Ave., and Lakeview Recreation Center, 10626 W. Underbird Blvd. The board will also con-

sider moving a renovation of the South Golf Course, 11000 N. 103rd Ave., pro shop forward a few years.

The three projects will add \$19.5 million to the RCSC long range plan budget through 2022.

"Mountain View and Lakeview were on the long range plan with holding numbers until we got more concrete information," said Dan Schroeder, RCSC board president, during the board's May 11 member/director exchange meeting.

In addition the board will consider moving \$3 million from its unrestricted operating fund to the restricted PIF capital reserve fund. The action will bring the reserve fund



Gene Westemeier



Dan Schroeder

to \$5 million, the goal of building the fund annually that began four years ago. RCSC annually transfers \$500,000 from PIF into the reserve fund to build it up, but if it agrees to fully fund it from operating funds the annual transfer will not be continued.

Gene Westemeier, former board member, disagreed with the proposal. He believes the annual buildup should continue.

"There are other things the \$3 million could fund," he said.

Resident Les Bedney was disappointed

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Plan

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the decision to add items to the long range plan are done by the board with no committee or resident input or knowledge. Mr. Schroeder said discussions about the long range plan are conducted during board work sessions, which are secret meetings closed to even cardholders.

"That smells kind of funny to me," he said.

Mr. Schroeder explained that when time for the renovation projects draw near, RCSC will conduct town hall meetings to gather resident input.

"You should be more transparent," Mr. Bedney said.

Board member Ida Eisert called for the board to reinstate the Long Range Planning Committee for discussions of future projects. Mr. Westemeier, who chaired the committee for several years, agreed. He added he believes the PIF remains too low.

"There are so many things that have to be done," he explained.

Ms. Ek, RCSC general manager, said the \$3 million transfer to the PIF capital reserve fund is from funds left over from the previous year.

"We budget conservatively with our revenues and aggressively with our costs specifically to make sure we have enough to stay out of debt," she explained. "We operate under budget and money gets carried

forward each year."

There were residents who wanted even more added to the long range plan. Several requested an upgrade of the Lakes East/West Golf Course, 10433 W. Talisman Road, snack shop. Vance Coleman, former RCSC board member, called the existing facility totally inadequate.

"I think the money is there (for the renovation)," he said.

Resident Christy Stafford believes the snack shop patio needs to be enlarged.

"You are losing revenue because of people who don't stay and eat and drink," she said.

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

GOLF

Attracting golfers remains RCSCW goal

By Tina Gamez
DAILY NEWS-SUN

Recreation Centers of Sun City West officials have made it clear they want to attract more golfers to the community.

But that marketing plan has caused a negative reaction that some RCSCW officials say was spawned by news stories.

Board Treasurer Jim Young said those articles indicated the Recreation Centers "were out soliciting different ethnic groups" as part of its campaign to attract golfers.

"I don't think we are interested in soliciting any ethnic group," Young said. "I think we should be soliciting golfers."

Director Jack Steiner criticized how the issue was presented in the reports and that "discussion has resulted in lots and lots of phone calls, emails and other people coming right directly to the desk (in the) association membership office, complaining about the article."

Resident Dennis Roff, who spoke at the general manager operations meeting Monday, said: "I'm one of those so-

RCSCW Financial Plan

The RCSCW financial plan can be viewed at: <http://scwaz.com/wp-content/uploads/2015/03/Budget-Packet-Proposed-Plan-3.29.15-ver22.pdf> and there will be two more budget presentations on 1:30 p.m. Monday in the R.H. Johnson Social Hall, and 6 p.m. Tuesday in the R.H. Johnson Lecture Hall.

called people that apparently took this article, two articles actually, that were in two different papers, much the same, and I disagree with the theory that you send people to Southern Florida to try to get golfers, especially when it's noted that they should be minority golfers."

Mosley told Roff: "I hear you loud and clear, and I can understand why you think that way. I can assure you that when Katy (O'Grady) was giving her presentation, she was telling us where the golfing market is today. She's saying, 'go target golfers.' That was her message, it wasn't that she was soliciting any particular category of an individual, except for golf."

Roff responded: "Well then, both of these articles are totally off base the way they're written, because they both say

absolutely clearly by two different people, that this was a focus of this whole presentation of we're going to go after minorities, especially Hispanics, and I think she mentioned some Japanese and some Chinese or whatever, and women."

Director David Wilson said he didn't have a problem with General Services Officer Katy O'Grady's presentation.

"It was an excellent presentation, and it should give all of us on the board something to think about and, obviously, it has given the community something to think about," Wilson said.

"Hallelujah that the community is thinking about something that's a solid proposal coming from staff. I don't downgrade that a bit."

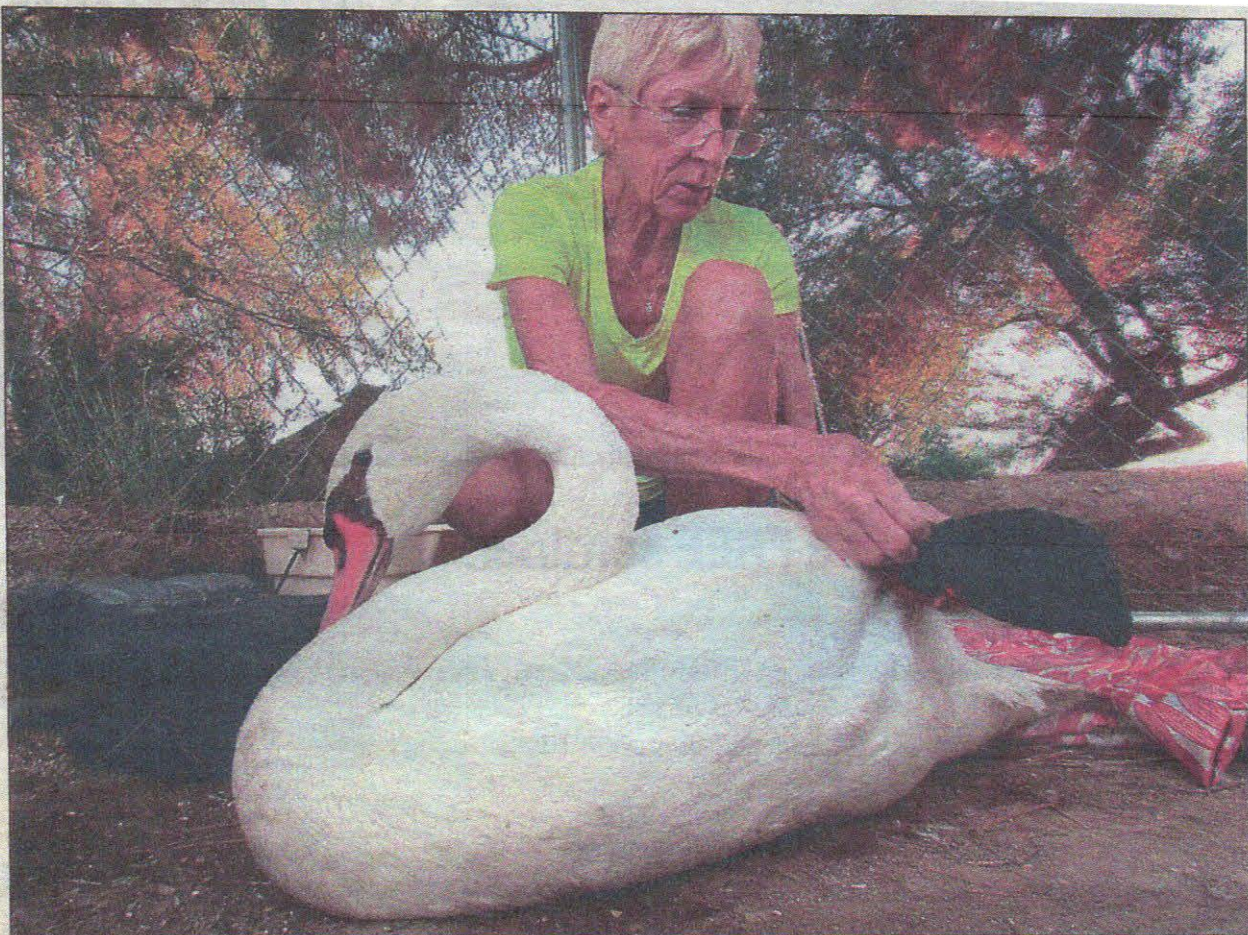
Wilson said O'Grady is addressing the future of seven golf courses in the community. "I thought she did an extraordinarily good amount of research," and "this has been a long-time coming."

Roff said he is "all for having golf courses that are busy, busy, busy. The busier the better; the less money we have to

worry about generating."

Because of O'Grady's marketing efforts, golf has gone up in the community, said Recreation Manager Cindy Knowlton. "If we hadn't done those, where would we be?"

General Manager Mike Whiting said the Rec Centers has tried some marketing through the Internet, direct mail, newspaper and magazine ads and billboards. While homes in Sun City West sell within 60 days, those coming into the community "don't golf as much," said director Diane Cheney. "Anyway, what are we going to do to pay our costs for our golf courses?"



Recreation Centers of Sun City West Swan Program assistant coordinator Cher Peterson loosens a protective sheath Monday evening so she can treat the injured foot of Prudence, a swan at the program's rehabilitation area at Trail Ridge Golf Course. [Jeff Grant/Daily News-Sun]

SCW swan program suffers rash of coyote, bobcat attacks

By Jeff Grant
DAILY NEWS-SUN

A series of bobcat and coyote attacks has killed a half dozen birds from the community's signature swan program this year.

"Our program has taken a hit," said Debbie Walus, one of a number of volunteer swan feeders.

Sun City West's location, within a mile of undeveloped desert where coyotes are plentiful, makes their presence an accepted part of life in the community. But this is the first time in memory for a bobcat attack on a swan, according to Jackie Van Ogtrop, wildlife services coordinator for the Recreation Centers of Sun City West.

"We've had two bobcats in the area for years. They roam," she said.

But what has prompted the attack is anyone's guess, according to Lynda Lambert, public information officer with the Arizona Game and Fish Department.

"Coyotes and bobcats are so urbanized; they are wild but very adaptable to living in urban areas," she said.

While coyote attacks are fairly common, it is not often a swan is victimized by a bobcat.

"Coyotes would be a bigger risk to recreational game; it is an extremely opportunistic animal," Lambert pointed out.

Meanwhile, the bobcat, a

fierce hunter, prefers small game such as mice, squirrels and rabbits. Rabbits are what most likely drew the bobcats into the community, Lambert said. "If it did see other food sources (like a swan), it's opportunistic. It's a hunter."

Sun City West's swans, introduced into the community around 20 years ago, reside on lakes near the community's golf courses. The most recent incident last weekend left an adult female named Girdie dead near Hole No. 7 on the Trail Ridge Golf Course.

RCSCW General Services Officer Katy O'Grady said the other deaths from bobcat attacks this year were a female swan at Echo Mesa

Golf Course and two males at Trail Ridge Golf Course. Separate coyote attacks left a male adult and a male cygnet, or young swan, dead at Grandview Golf Course, and an adult female dead at Trail Ridge, stated O'Grady in an email.

A seventh swan, Prudence, survived a coyote attack at Pebblebrook Golf Course but is undergoing rehabilitation for a bite on one of her feet.

The deaths left the program with 23 adults and four cygnets born during the 2014 nesting season between the end of February and late May, according to Van Ogtrop.

Coyotes routinely roam

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the community, and Yvonne Marshall, a former swan feeder who spent 15 years with the program, said attacks on swans are nothing new.

"We have had them before, but not to this degree," Marshall said.

Despite calls from some residents, including Walus, to request the fish and game department to send personnel in to remove the coyotes and release them elsewhere, such a move is not an option, said Lambert and others.

The department typically dispatches removal crews only if there is an ongoing issue involving attacks on humans.

"If they're not causing a problem with people, Game and Fish lets them be the wildlife they are and live their lives," she said.

That position was echoed by the Recreation Centers of Sun City West.

"Our policy remains to let nature take its course," said Van Ogtrop. "If we remove them (bobcats or coyotes), others will come to take their place," she said.

Lambert suggested fencing in the swans, but RCSCW officials said that would not work.

A number of the lakes the swans call home have islands where the birds can avoid wild predators. In addition, they can and do sleep on the water, said Cher Peterson, the program's assistant coordinator. "They can float for hours," she said.

Late last year, there was discussion of phasing the program out due to lack of



This bobcat was spotted by residents near Deer Valley Golf Course in Sun City West Friday, the weekend an adult swan was attacked and killed by a wild animal believed to be a bobcat. [Photo/Recreation Centers of Sun City West]

volunteers who are tasked with feeding and caring for the birds as well as keeping an eye on them. At the time, criticism emerged from some residents who felt the birds' wings should not be clipped. But clipping the wings ensures the swans

will not fly away.

Publicity on the program's plight drew a strong community response to the volunteer roles, and kept the program going.

RCSCW officials and the Game and Fish Department are renewing their calls to

the public to discourage coyotes, bobcats and other wild predators from making their presence felt in the community.

"Make them feel unwelcome," said Lambert. "Don't leave fountains on or water dishes out, don't leave pets

outside, especially at dawn and dusk when the coyotes and bobcats like to roam, and pick up excess bird feed and orchard fruit."

The public also is reminded never to feed coyotes, bobcats or any wild animal.

"It's illegal," noted Lam-

"I'm not afraid for my safety. I am really concerned about grandchildren, who might see one of these bobcats and think 'What a nice-looking cat,' and try to pet it. I don't want to wait until we have a tragedy."

Yvonne Marshall
former swan feeder

bert.

The department and Recreation Centers suggest making a coyote or bobcat feel very uncomfortable if they're seen roaming about.

"Use a garden hose or Supersoaker on them, yell at them, make a lot of noise," said Lambert.

Van Ogtrop suggested shaking a can filled with small rocks to make noise.

A presentation on co-existing with wildlife can be found on the department's website at www.azgfd.gov/urbanwildlife.

Still Walus and Marshall urged officials to take some type of action against the coyotes and bobcats.

"I'm just afraid they're going to attack some older people or pets," said Walus.

"I'm not afraid for my safety," added Marshall. "I am really concerned about grandchildren, who might see one of these bobcats and think 'What a nice-looking cat,' and try to pet it. I don't want to wait until we have a tragedy."

Anyone wishing to volunteer with the swan program can contact Jeanne Moore at 602-670-1679.

RCSCW plans smaller swan program

By Jeff Grant
DAILY NEWS-SUN

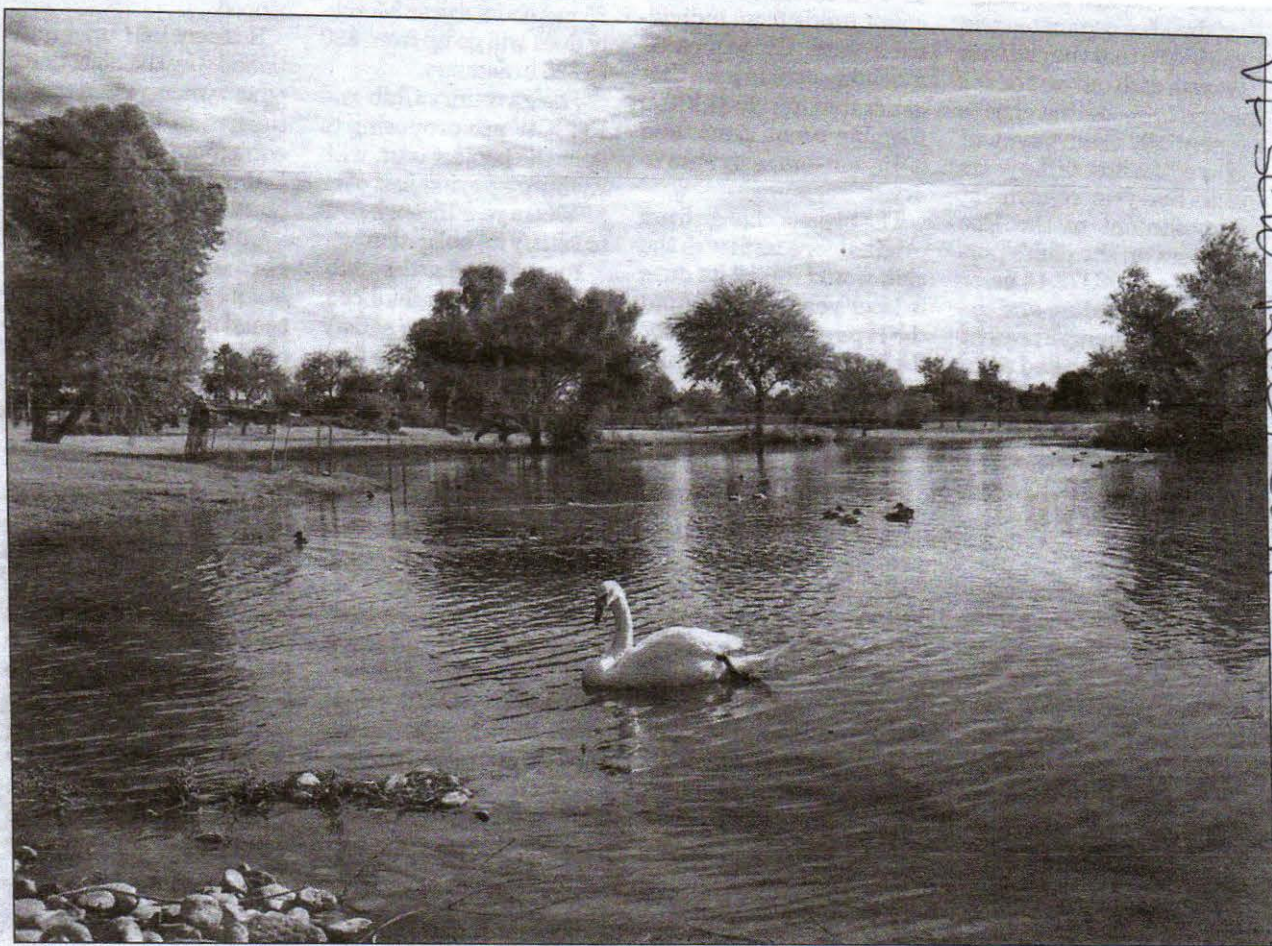
Sun City West's swan program, which has placed several of the graceful waterfowl in lakes within the community's golf course for years, is going to get smaller gradually in the years ahead.

Program operators say the move will allow easier management of the birds following a series of coyote and bobcat attacks that have killed a dozen swans in 2014.

The reductions will eventually bring a present total of 22 swans down to 14 — a pair at each of the seven golf courses operated by the Recreation Centers of Sun City West, said Jackie Van Ogtrop, RCSCW's wildlife services coordinator.

Officials stressed they are not eliminating the swans.

"It will be easier to manage a smaller number of them. If we can manage them better, hopefully we can protect them better," said RCSCW General Services Officer Katy O'Grady.



A swan drifts across a pond at Deer Valley Golf Course in Sun City West Tuesday morning. [Jarod Opperman/Daily News-Sun]

Van Ogtrop said a swan can live up to 30 years in captivity, so if wildlife attacks are kept to a minimum, it could take several years before the reductions are fully realized.

Swans that die either by predatory attack or natural causes will not be replaced. In addition, a number of eggs laid each year during breed-

ing season will be added — causing the fully developed embryo to lose viability — then placed back in the nest. Addling can involve shaking, freezing or coating with an oil to prevent the embryo from getting oxygen. The wildlife services program did not specify the method to be used. Addling has to be carried out in a way that will

not change the appearance or feel of the egg, otherwise the mother will lay new ones. Van Ogtrop said past addling efforts have been successful.

Much less successful have been attempts by the Rec Centers to sell some of the cygnets, or baby swans.

"For the last couple of years, there hasn't been a good market," said Envi-

ronmental Services Manager Todd Patty, whose division includes the swan program.

The price of a swan varies, but the differences do not appear to be wide.

Mallard Farms, a small farm in western Tennessee, which raises a number of waterfowl, lists the price of

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VF Saw Rec Centers General

Daily News-Sun

Dec 10, 20

Swans

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a mute swan at \$900; \$1,400 per bird to breeders.

Purely Poultry of Fremont, Wis., which teams with breeders and then sells chicken and a variety of waterfowl, lists a price of \$1,260 for a white mute swan, the type that lives in Sun City West.

This is the second time RCSCW has decided to reduce the number of swans.

About a year ago, when the program was having trouble attracting volunteers to feed the birds, officials announced they planned to gradually trim the number of birds. However, pushback from community supporters and a successful effort at recruiting more volunteers kept it swimming at full strength.

The wildlife services program entered this year with 34 swans, according to Van Ogtrop. A total of 12 were lost to predators, mostly coyotes, which are part of the natural wildlife habitat in and around Sun City West.

"This (12) is not an alarming amount of losses, as we have had other years with such high numbers as well," she stated in an email.

Several methods of swan protection have been raised in the past, but these are either too costly or impractical.

For example, the Recreation Centers said fencing is not an option, citing cost.

Swan program expenses have risen steadily in recent years, from a total of \$17,777 in 2011-12 to \$21,600 in 2013-2014. The 2014-15 budget calls for spending \$24,000 on the program.

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DAILY NEWS-SUN

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SUN CITY WEST

RCSCW grapples with CC&R enforcement

By Tina Ganez
DAILY NEWS-SUN

A suit by a Recreation Centers of Sun City West member has left the association with a choice of whether to take on the enforcement of covenants, conditions and restrictions or leave it with the Property Owners and Residents Association.

The resident sued PORA stating that it "had no grounds to fine people because they're not a planned community and not every member of the association is required to be a member of PORA," RCSCW General Manager Mike Whiting said at last week's general manager's operations meeting.

He said that a judge stated "technically it's true and PORA can't fine the person who sued." The Del E. Webb Corporation assigned PORA to take care of the CC&Rs enforcement in 1994. But without the power to cite property owners for violating CC&Rs, Whiting asked: "How do you en-

force CC&Rs without the teeth of fining?" Whiting said PORA has decided it will not appeal the judge's ruling and the RCSCW has "no standing" in the case to do so. The rec centers negotiated a memorandum of understanding related to CC&R enforcement with PORA a

few years ago that would have the rec centers contribute \$48,000 for "CC&R enforcement because they (PORA) couldn't get to the level they needed to without some help," said Whiting. "We decided to split the costs. They factor in copying, office space, their ex-

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Fines

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utive director's salary and some other things which amounts to \$48,000 for RCSCW," he added.

Whiting presented the governing board with two options: Revise the MOU and let PORA continue the enforcement since they have the office space and personnel, or, move the entire CC&Rs enforcement to the rec centers, which at that point, they would need to hire staff and find office space.

The memorandum of understanding can be rewritten to hire PORA as an agent for the RCSCW and PORA would be acting on the association's behalf on CC&Rs enforcement.

Whiting said if the RCSCW takes on enforcement, costs would increase compared to the \$48,000 paid to PORA. "They have an executive director who spends a lot of her time doing this. We would have to have someone to manage this.

"Having been involved in just the age enforcement, it's a fair amount of time. These things get very complicated. And we're forever getting advice from our attorney on these issues," Whiting said.

The RCSCW would be able to fine through PORA. Whiting said "the letter would be signed by me for the agent who sends the letter out and then we would fine and follow up," adding they do that now on age

issues. "We're used to doing this, it's not a big problem."

Director Griff Williams said the issue was talked about several years ago and "there was quite a discussion about the propriety of PORA serving as our collectors. This was not an easy decision. It was contentious, I think, at times."

Whiting said he thought it had more to do with the general feelings of legal affairs committee members than the board.

"(RCSCW attorney James) Hazelwood has pointed out many times there are a lot of communities who hire an agent to do their CC&Rs enforcement," Whiting said. "Law firms do this sort of thing for community associations."

Director David Wilson would like to see the CC&Rs enforcement done in-house. "I think a lot of negotiation happens and a lot non-enforcement happens over CC&Rs issues. It's engendered a culture of 'well they won't do anything about it anyway.'"

Wilson also added that the length of time before things are resolved "is pretty lengthy. I like it in-house because it's our attorney that's eventually going to catch the case anyway."

He also noted the rec centers collect little fine money from PORA.

Board Vice President Marion Mosely said there will more discussion on the subject.

SUN CITY WEST

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"(RCSCW attorney James) Hazelwood has pointed out many times there are a lot of communities who hire an agent to do their CC&Rs enforcement," Whiting said. "Law firms do this sort of thing for community associations."

Director David Wilson would like to see the CC&Rs enforcement done in-house. "I think a lot of negotiation happens and a lot non-enforcement happens over CC&Rs issues. It's engendered a culture of 'well they won't do anything about it anyway.'"

Wilson also added that the length of time before things are resolved "is pretty lengthy. I like it in-house because it's our attorney that's eventually going to catch the case anyway."

He also noted the rec centers collect little fine money from PORA.

Board Vice President Marion Mosely said there will more discussion on the subject.

Daily News-Sun

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WEDNESDAY, MAY 2, 2012

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RCSCW requests increase in dues

MITCHELL VANTREASE
DAILY NEWS-SUN

A \$15 increase in membership dues is part of the proposed 2012-13 budget presented Tuesday to the Recreation Centers of Sun City West governing board.

RCSCW staff unveiled the \$23.3 million budget to the board at R.H. Johnson So-

cial Hall, where a small group of residents were in attendance.

Roger Lansbury, RCSCW chief financial officer, said the proposed spending plan is up 4 percent from last year's budget of \$22.4 million.

Lansbury said the budget reflects the continuation of current services.

To accomplish that, membership dues would increase 4 percent from \$370 to \$385, providing approximately \$375,000 in additional revenue.

Golf rates will rise by \$1 per round, about 4 percent, and asset preservation

SEE DUES, A5

DUES

FROM A1

fees are going to bring in more cash with the anticipation of 826 home sales.

More than \$3.8 million worth of capital im-

provement projects are included in the budget. The projects include renovations of RCSCW Membership Office and Governing Board conference room; Palm Ridge tennis courts and R.H. Johnson Lecture Hall.

RCSCW employees have not received salary

increases for a year, but RCSCW General Manager Mike Whiting said a 1.79 percent increase is being proposed this year to enable the association to remain competitive with other organizations and businesses.

Board President Dave

Moeller said the budget reflects the staff and board's goals to keep costs down but retain the level of service.

"The big ticket items such as infrastructure and renovations are in the budget but nothing outrageous is there," he said.



NICK COTE/DAILY NEWS-SUN

Everett Leader of Sun City West waits to tee off at Stardust Golf Course. On Tuesday, Sun City West voters rejected three bylaw proposals which could have changed the way the recreations centers maintain the community's golf courses.

SCW residents say election didn't divide community

MITCHELL VANTREASE
DAILY NEWS-SUN

Tom Bell said the Sun City West board and bylaw election was "a good demonstration of democracy."

"I don't think it caused a divide here, obviously, from the turnout. If anything, this just shows that we want to keep things the way that they are and work on positive change."

On Tuesday, Sun City West residents rejected the bylaw proposals, which would have severely restricted the fiscal authority of the governing board, by up to a 6-1 margin. The election marked the largest voter turnout in the community's 33-year history. More than 15,500 people voted in the election.

Ron Gliot said the uproar over the bylaws united Sun City West residents and will probably make the governing board manage community affairs more wisely.

"I'm sure this gives

the board a message to watch the budget and their spending," Gliot said.

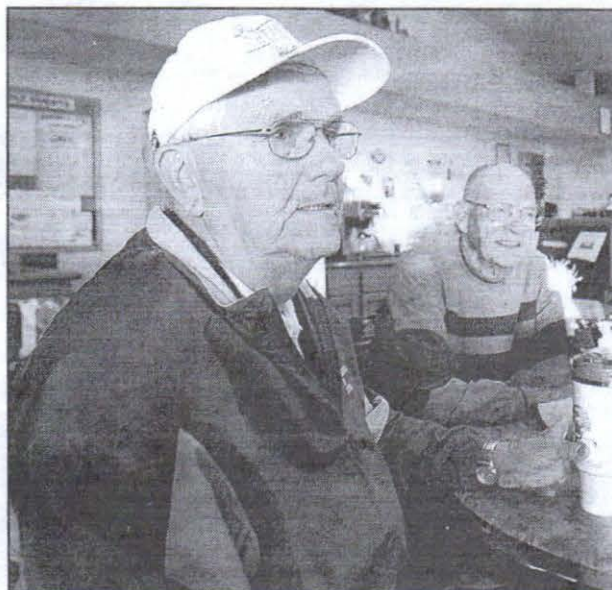
Newly elected governing board candidates said they're prepared to take office July 1 and hope time will smooth some frazzled nerves created by the contentious election.

Marion Mosley, David Wilson and Nolan Reed won election to the board.

Mosley said he's ready to begin work, hoping to bridge such issues as lack of communication between the board and community — an issue that came to light in a recent survey the board commissioned Arizona State University to undertake.

"There are many things to improve upon, but overall we don't have a problem, just that we need to manage our association and facilities better," Mosley said.

Wilson, who is the chairman of the Sun City West Fire Board



NICK COTE/DAILY NEWS-SUN

Sun City West residents Milt Bloom, left, and Everett Leader weigh in on the impact of Tuesday's election in Sun City West while waiting to tee off at Stardust Golf Course.

until the end of the year, said the defeat of the bylaws "really does send a clear message that the people know what they want (and) that the board better be responsible with the budget. I guarantee you now that people are going to be watching us for a while."

Milt Bloom, a golfer and resident, said this year's election "held people accountable and let others know they do not want change."

"It was an unbelievable election, but we love it here and don't want any change but accountability," Bloom said.

Daily News-Sun 2.11.2012

VF SCW - Recreation Centers, General



NICK COTE/DAILY NEWS-SUN
Sun City West residents pack the Palm Ridge Recreation Center during a forum for the proposed bylaw changes Friday.

RCSCW board rips proposed bylaw changes

MITCHELL VANTREASE
DAILY NEWS-SUN

More than 500 people listened Friday afternoon as the Recreation Centers of Sun City West staff and governing board addressed concerns and questions about the three proposed bylaw changes up for a vote next month.

During the special

meeting of the board at Palm Ridge Recreation Center, RCSCW General Manager Mike Whiting urged people to vote no on all three bylaws.

Whiting discussed the "nuts and bolts" of the three changes, which were written by a group of petitioners who gathered 1,000 signatures to have

Sun City West residents vote on them.

"This permanently impacts the quality of life along with every member as well as every club," Whiting said.

The three proposed bylaw changes will appear on the March 27 ballot along

SEE BYLAWS, A5

Saturday, February 11, 2012

BYLAWS

FROM A1

with candidates for the governing board.

Ernie Prindle, a governing board candidate and former chief financial officer for RCSCW, led the effort to gather signatures for the changes to make the ballot and is the only candidate supporting them.

Prindle chose not to comment at the association's forum.

"This is clearly their show and that's what they were going for," he said. "We will have our say on Monday."

On Monday from 10 a.m. until noon at Palm Ridge Rec Center, the Daily News-Sun will conduct a forum at which proponents and opponents of the bylaw changes will be questioned by newspaper editors.

The bylaw changes include voter approval for capital improvements of more than \$100,000 and an 8 percent cap on annual membership dues. But the major revision would make the golf, bowling and recreation divisions self-supporting.

RCSCW officials have said for weeks the bylaw changes would change the face of the community.

Officials said there would be a \$1 million cut in the budget and the closure of two golf courses if the voters approve the bylaw change requiring the recreation, golf and bowling divisions to be self-supporting.

Supporters of the bylaw changes have said that is not necessarily the case and the intent is to control spending.

In addition, RCSCW officials also question the wisdom of limiting owner member dues to 8 percent, when state law allows for 20 percent and RCSCW bylaws already limit any increase to 15 percent.

Whiting said he wanted to dispel some rumors "that have been floating around," including speculation that membership dues will go up \$425 by 2014. Whiting said annual dues are frozen for the next three

years.

In addition, Whiting said it's not true that 30 percent of residents live below the poverty line in Sun City West. According to U.S. Census figures, 3.5 percent are below the level.

If approved, Whiting said the three bylaw changes would have severe effects, particularly the change to make the recreation, golf and bowling divisions self-supporting.

"When you make them pay for themselves, then that means everything, including the fact that we would have to charge rent to all of the clubs or add user fees every time you use any facilities," Whiting said. "It's more than just golf and bowling that will be affected by these bylaws."

Jack Steiner, governing board secretary, displayed a tapestry made by his wife that he likened to Sun City West.

"No person gets everything that they want and if you vote 'yes' for these bylaws you're destroying the tapestry of this community."

During the public portion of the meeting Richard Brust, who supports the bylaw

If You Go

WHAT: Daily News-Sun forum on proposed Sun City West bylaw changes

WHEN: 10 a.m. to noon Monday

WHERE: Palm Ridge Recreation Center, 13800 W. Deer Valley Drive.

INFORMATION: Daily News-Sun editors will discuss the issues with proponents and opponents of the changes. Seating is limited.

changes, said it is unfair that no one presented that side at the meeting.

"The membership dues keep going up, only for all of these golf courses that we don't even use anymore," said Brust, who was booed after his comments.

Terry Hamman, vice president of the board, said he's always concerned about the rise of dues but he believes "staff is controlling the cost and urges people to vote 'no'."

"All of these bylaws are financial issues and the board is doing their best work on these issues to do just that," said Ed Van Cott, another board of director.

RCSCW board examines age-limit exemptions

MITCHELL VANTREASE
DAILY NEWS-SUN

The Recreation Centers of Sun City West governing board will look into establishing a policy to lift age restrictions for certain caretakers who might want to live in the community.

Board president Dave Moeller said during Monday's operational meeting he believes there are certain exceptions to the rules allowing people to live in Sun City West, and he would like to see a policy in place detailing what they are.

As an example: A 52-year-old caretaker requested to stay in the home of his mother, whom the individual took care of while she was sick. But the woman who owned the house eventually died.


The caretaker asked to stay in the house as a resident, even though he did not meet the age requirement of 55.

"I didn't see any reason why he couldn't stay, being that he's really close in age," Moeller said.

The board of directors unanimously agreed with Moeller.

"It's important that we send a message out to residents that we have something in place. We don't have a policy or guidelines for a family who might want to stay here, if their loved one dies," he said. "In this case, it's OK because that person is almost at the age to officially live, but it might be different if they were 30."

Moeller said he would like a committee to eventually come up with a policy to place before the board for a vote.

DAILY DEAL: Sher's Clothing and Accessories, A5  Basketball champ



Daily News

Vol. 53 No. 164, 1 Section 56 Pages

FRIDAY, JAN. 29, 2010

FOR BREAKING NEWS, VIDEOS AND TRAFFIC >> WWW

RCSCW drops age restrictions on golf

ERIN TURNER
DAILY NEWS-SUN

The Recreation Centers of Sun City West governing board has teed off against a trend of decreasing golf rounds and declining revenue by extending golf privileges to residents of West Valley communities.

The board voted at a regular monthly meeting Thursday to change a bylaw and subsequent policy that had previously restricted outside play for golf to senior residents of neighboring age-restricted communities.

The removal of the wording "age restricted senior" from the bylaws means residents of communities such as Peoria or Glendale can golf in Sun City West.

A subsequent change to golf policy added a category for "outside play" and gives the general manager the authority, with board approval, to establish parameters for non-resident participation.

The change stems from declining golf rounds and the desire of asso-

SEE GOLF, A5

Park lets canines mingle

Dog owners enjoy hound-haunt jaunt

By MIKE GARRETT
Daily News-Sun staff

SUN CITY WEST — It's a tail-wagger's paradise that brings owners and their dogs together for some old-fashioned socializing.

Doggie Park's social hours are 6:30 to 7:30 a.m. and 5:30 to 8 p.m. for its estimated 100 daily human visitors and their 150-or-more canines.

The unique park is at the far east end of R.H. Johnson Recreation Center's north parking lot just south of the sunken tennis courts, 19803 R.H. Johnson Blvd. Many Sun City West pet owners there say they have never heard of a park designed especially for dogs.

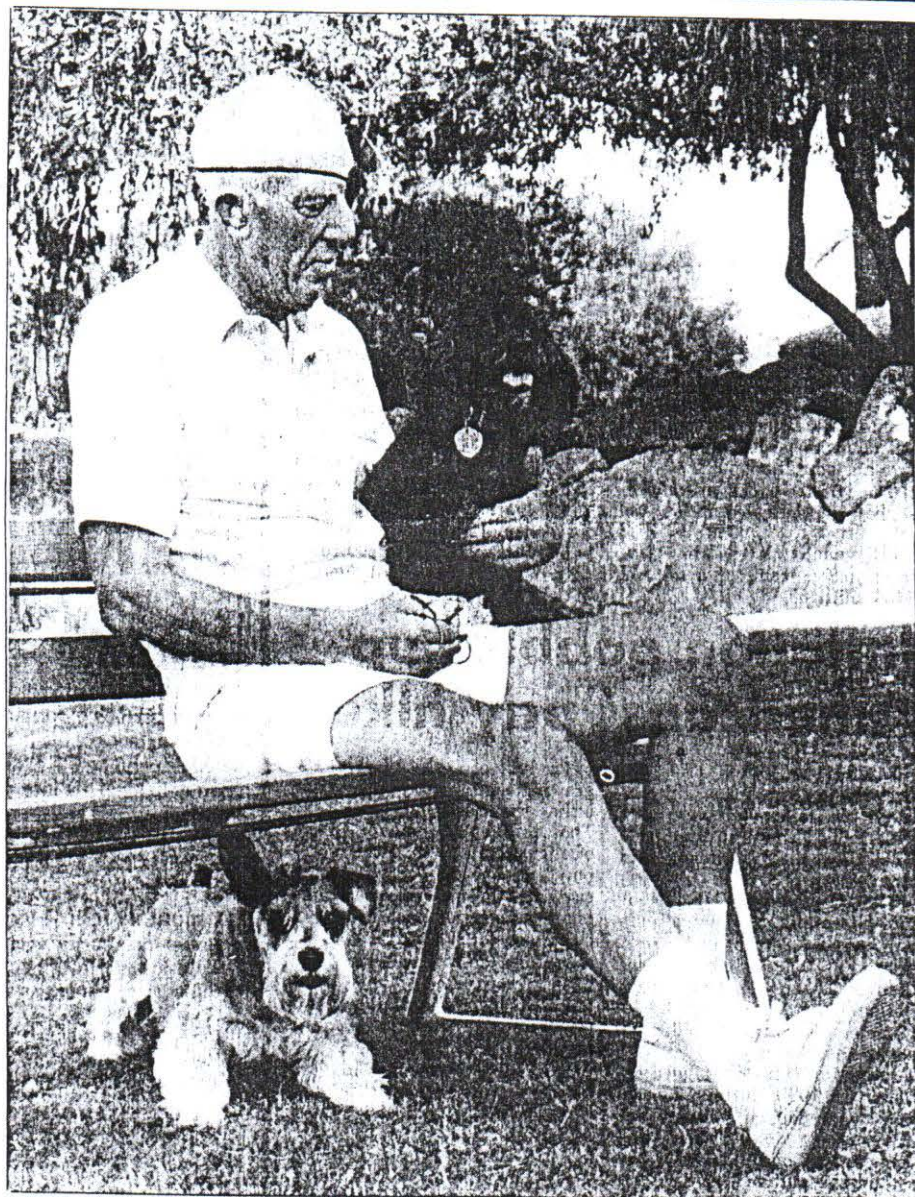
"We have to get a directory because we all know each other and our dogs' names," said Marlene Jones, a daily visitor to Doggie Park with her two Shih Tzus, Rex and Charlie.

Jones said the park was created from leftover land during construction of the R.H. Johnson center in the late 1970s and has been embellished since.

She credits Edith Weinberg, longtime Sun City West resident and current "dogsitter" for out-of-town pet owners, for getting the recreation centers to install several park conveniences over the years. The park now has drinking fountains, street lights, a fake fire hydrant and a water hose to wash off the dogs. Benches are located at regular intervals.

Jones said most regulars visit Doggie Park twice a day. They occasionally schedule special events like the annual New Year's Eve bash (with all the trimmings) when the owners get just as rowdy as their dogs.

Jones said Marie McKay, 88,



Frances Guarino/Daily News-Sun

Dick Sohn of Sun City West relaxes with Winky and Snooky, below, at R. H. Johnson Recreation Center Tuesday. Sohn moved from Palmdale, Calif., last year and visits the doggie park three times a day.

invited more than 50 Sun City West Doggie Park regulars to a big birthday bash for J.J., her pekingese.

She said that John and Bernie Hambrook met at the park and were later married. "He had Robbie, she had Nicky and

now they are part of the family."

For every dog, there is a story of how it got there. One owner estimated that at least half the park regulars are reclaimed strays who have found a new home.

"When it's time to go to that park, all I have to say to my guys is 'want to go to the parkie, parkie' and boom, they're in the car," Jones said. "When I open the car doors, they fly out of there."

See Pets, pals, A5

Pets, pals share outings in SC West

—From A1

"One guy comes in his golf car and his golden retriever starts barking halfway down the parking lot, jumps out and runs over there."

Leashes are optional at Doggie Park. Dogs are allowed to run free along the concrete paths along the lush landscape. Owners are asked to carry pooper scoopers to clean up any messes their dogs leave behind.

Elyse Holland, comes every morning and evening with Schmidt, a giant schnauzer.

"Several people have told me when they moved here from places like Minnesota that their dogs became really distressed," Holland said. "But they started to bring them to the dog park and they really perked up and adjusted."

She said the park has several people and dog gathering spots, including a dog notice bulletin board posted on a park tree.

Leonard Cohn, said Sasha, his miniature schnauzer, has made a lot of friends at Doggie Park during her twice daily visits.

Artlyne Melton also brings Charlie and B.J., her Bichon Frieses (Canary Islands natives) to the park twice daily for 45-minute stops. "They just love it here. Charlie chumps at the bit when I say we're going to the Doggie Park. He can't wait to get out of the car."

Barbara Stutz said Daisy, her terriypoo, has been coming to the park every day since she and her husband moved to Sun City West last October.

"We couldn't believe that something like this was here," Stutz said. "We didn't know anybody when we first moved here and now have met so many nice people. The dogs greet each other like they haven't seen each other for a year."

Park lets canines mingle

Dog owners enjoy hound-haunt jaunt

By MIKE GARRETT
Daily News-Sun staff
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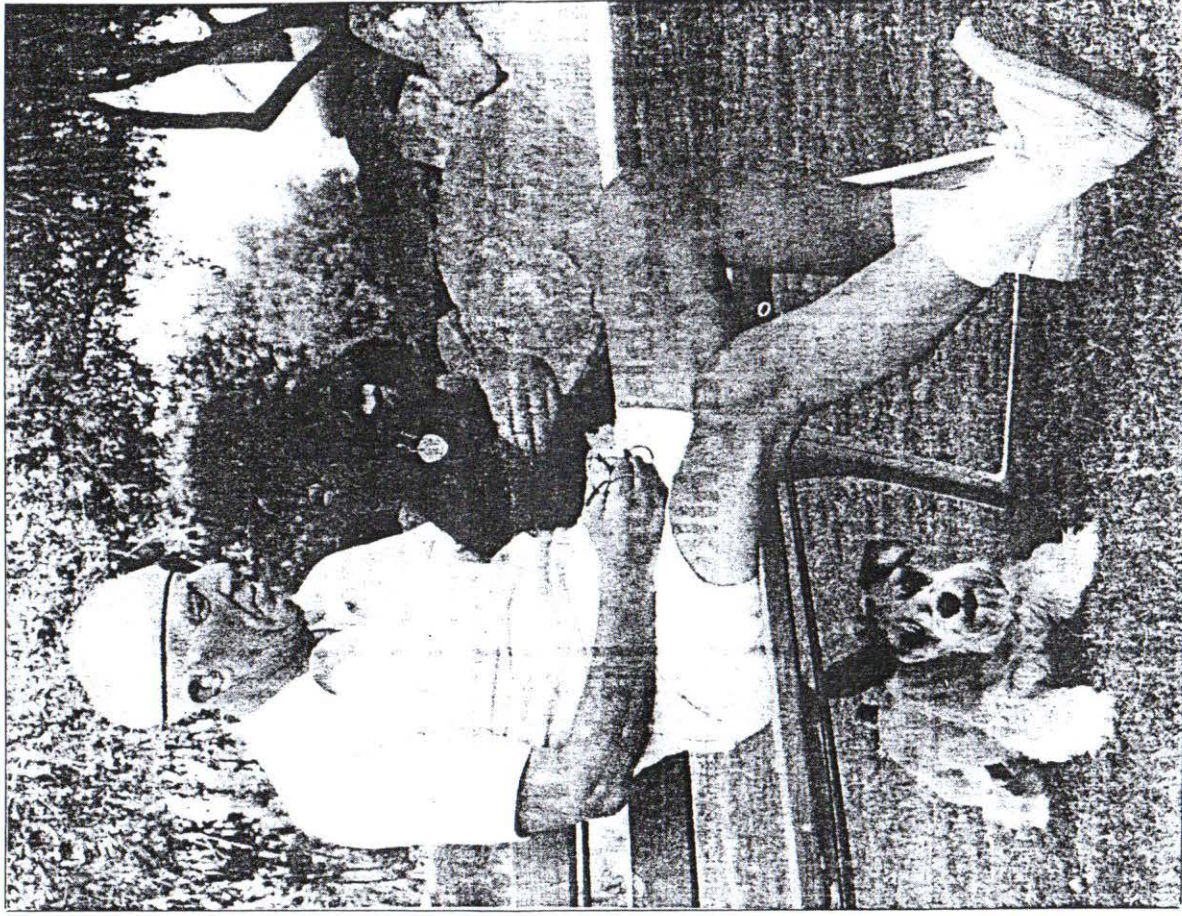
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Frances Guarino/Daily News Sun

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See Pets, pals, A5

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The Arizona Republic/THE PHOENIX GAZETTE Fri., April 17, 1992

Loss of shuffleboard courts tied to low usage

By Lori Baker
Staff writer

SUN CITY WEST — A savings of as much as \$382,320 will result from the conversion of space occupied by five shuffleboard courts to other recreational facilities, according to an architect hired by the Sun City West Recreation Centers Inc.

But Harry Spence, a member of

the rec centers' advisory board, said the decision of the expansion study committee to eliminate five of the 10 indoor shuffleboard courts was "not based on cost or dollars." He said it was based on the low usage of the courts.

"The decision, however, did result in operating cost dividends," Spence said at an advisory board meeting Tuesday.

Spence was asked to explain how and why the decision was made to eliminate five shuffleboard courts, a move that has sparked complaints from shuffleboard players.

The shuffleboard courts take up 9,558 square feet, totaling more than 95,000 cubic feet — more than five average Sun City West homes, Spence said.

"Multiply your heating and air conditioning costs by five and you'll have a rough idea of the costs to heat and cool the shuffleboard area," Spence said.

The architect estimated that, by reducing the number of courts to five and using that space for other purposes, the recreation centers would save \$334,500 to \$382,320, Spence said.

The board's decision to remove the five courts to make room for more bowling lockers and five more billiards tables has stirred controversy among shuffleboard players. The lockers are being moved to make way for six bowling lanes to be added at the R.H. Johnson Sports Pavilion.

Shuffleboard players have been picketing Del Webb's model home

complex to express their displeasure.

"We would like the lockers to be moved instead to outside the entrance of the Johnson's sports building and it would not be necessary to take our courts away," said Ruth Stewart, a shuffleboard player. "We're adding new members every week, including See SHUFFLEBOARD, Page 4

SHUFFLEBOARD

From Page 1

ing the Arthritic Club, which recently started using our courts."

Stewart said the picketing will continue.

The Advisory Board recommended expanding bowling and billiards facilities in the sports pavilion because of Del Webb's proposed expansion of Sun City West. Also, the Sun City West Library and Stardust Theatre will be enlarged, and there are plans for a new 18-hole championship golf course and a new recreation center in the expansion area north of Deer Valley Drive between 135th and 151st avenues. The Governing Board, which is controlled by Webb, approved the recreation facilities plan.

"Chuck Roach, general manager of Del Webb's Sun City West, said Webb would build five outdoor shuffleboard courts if it is demonstrated that there is an increased demand for the courts. But shuffleboard players have said they do not want to play outside.

Where shuffleboard courts now exist, a row of five tables will be added to the billiards room. Also, the sports pavilion manager's office and lockers will be moved.

Reduced demand

Spence said the use of shuffleboard courts over a six-year period has averaged 745 sign-ups monthly.

Although Sun City West's population has grown from 13,600 in 1986 to 19,950 in 1991, membership in the Shuffleboard Club has remained about the same. There were 150 members last year and currently there are about 120 members, Spence said.

The shuffleboard courts in the Sports Pavilion are open 90½

hours per week. For the 10 shuffleboard courts, that is an average of 3,846 hours of available playing time each month. Reducing the number of courts to five would mean 1,923 hours of available time for shuffleboarding.

Besides studying Sun City West shuffleboard usage, Spence said the expansion committee visited Sun City, to review its shuffleboard operation. Although Sun City has a population of 44,000, courts at three of its recreation centers are not being used. The Bell Center and Sundial Center have 18 courts, with a combined sign-up average of 967 players per month, Spence said.

But there has been an increase in demand for billiards and bowling, he said.

Where shuffleboard courts now exist, a row of five tables will be added to the billiards room. Also, the sports pavilion manager's office and lockers will be moved.

Bowling lockers are important, Spence said, because they allow bowlers to store their 16-pound to

18-pound bowling balls. At a rental rate of \$12 annually for 1,200 lockers, the recreation centers raise \$14,400 in revenues, which are used to offset other operating costs, Spence said.

Spence said Advisory Board members are looking at the needs of the "total community."

"Each club deserves its fair share of valuable recreation center space," he said.

Shuffleboard players have 9,558 square feet for about 120 members,

Spence said.

In contrast, the Computer Club has more than 700 members for 550 square feet of space. The Rhythm Tappers have about 200 members and some of their members go off-site for lessons. Many even practice their dancing in a garage.

"The Bocce Club has more than 800 members and enjoy their outside courts. Their participation is far and away much higher than the shufflers," Spence said.

Arizona Senior World — P — July 1990

Recreation facilities are key components at Sun City West; population now 19,000

Del Webb's Sun City West, under construction on 5,700 acres northwest of Phoenix and two miles west of the original Sun City, carries on the lifestyle concept created by Del Webb thirty years ago.

The community is now more than 75 percent completed with 19,000 residents.

The recreation flagship is the \$14 million R.H. Johnson Recreation Center, featuring tennis, bowling, swimming, bocce, miniature golf, padded walking track, par course, a physical fitness facility, an arts and crafts village; a social hall for exercise classes, ballroom dancing, meetings and other social activities, and more.

The \$5 million Beardsley Park Recreation Center, featuring a large outdoor area for evening concerts and the \$5 million Kuentz Recreation Center, sporting a full size softball field, offers additional activities for residents and their guests.

For golfers in the family, Hillcrest Golf Club is the only Sun

Cities course available for public play. Owned and operated by Del Webb Corporation, the course wanders through 179 acres of undulating hills, well-bunkered greens, yawning sand traps and spectacular water holes. Hillcrest has served as the five-time host of the Senior PGA Tour, and two-time host of the LPGA Tour. For information and tee times, call 975-1000.

Other courses available for resident play include the private Briarwood Country Club and the five courses operated by the Recreation Centers of Sun City West, Inc.

Like residents in Sun City, Sun City Westers must join the Recreation Centers, paying an annual membership fee of \$106 per person listed on the deed to their home. An annual golf pass offering unlimited play on the five recreation center operated courses costs \$625, equating to \$4 a round based on the scenario of playing three times a week.

The community also features

complete shopping and medical facilities. More than 80 service and professional businesses cater to the needs of the residents and those from the surrounding areas. Virtually everything is available including restaurants, clothing stores, groceries, beauty salons, travel agents and the like. And, the 203-bed Del E. Webb Hospital and affiliated medical campus provide for the health care needs of the community.

New homes built by Del Webb are still available in Sun City West. The Model Home Pavilion is located at 13323 Meeker Blvd. and is open from 8 a.m. to 5 p.m. daily and 9 a.m. to 5 p.m. on Sunday. Buyers may choose from a current offering of 20 model homes spanning in price from the high \$60s to more than \$200,000 and ranging in size from 1,038 square feet to more than 2,790 square feet. For model and community information phone 975-2270 or 800-341-6121.

Potential buyers may sample the Sun City West lifestyle by participating in the Vacation Special program which offers one week stays in fully furnished garden apartments and access to all of the community's recreational amenities normally available only to residents. For vacation information phone 975-2270 ext. 3058 or 800-528-2604.

SCW builds park for little visitors

By CHRISTINE SELIGA
News-Sun staff

SUN CITY WEST — In a couple of months the community's smallest visitors will have a place of their own to play.

Work has already begun at the R.H. Johnson Recreation Center on the site for a playground — the first of its kind in the Sun Cities.

Virginia Ritson, president of the advisory board of the Sun City West Recreation Centers, said the idea for a playground came from letters suggesting it.

"The grandmothers who have been writing us for three years

ought to be delighted," Ritson said.

The new playground will be near the mini-golf course at the R.H. Johnson Recreation Center, 19801 R.H. Johnson Blvd., between the Sundome and the center. It will be on a plot of land 40 feet by 60 feet.

Steve O'Donnell, assistant manager of the recreation centers, said Tuesday that the playground equipment isn't going to be the typical swing set or teeter-totter.

He called the equipment state-of-the-art.

"It's not like the old days when you just go out and buy something and stick it in the ground," he said.

He said a lot of thought has gone into the design of the equipment. One safety consideration: using materials that won't burn or pinch children's hands.

There will be two parts to the playground. One part will have equipment designed for children 6 and under and the other will be for older children.

Construction of the playground is being fully funded by Del Webb Corp., the community's developer. Martha Moyer, a Webb spokesman, said the playground will cost Webb \$15,000 to \$20,000.

The recreation board had some influence on where the playground will be.

"We all spoke our piece on that but I think the final criteria was cost," Ritson said.

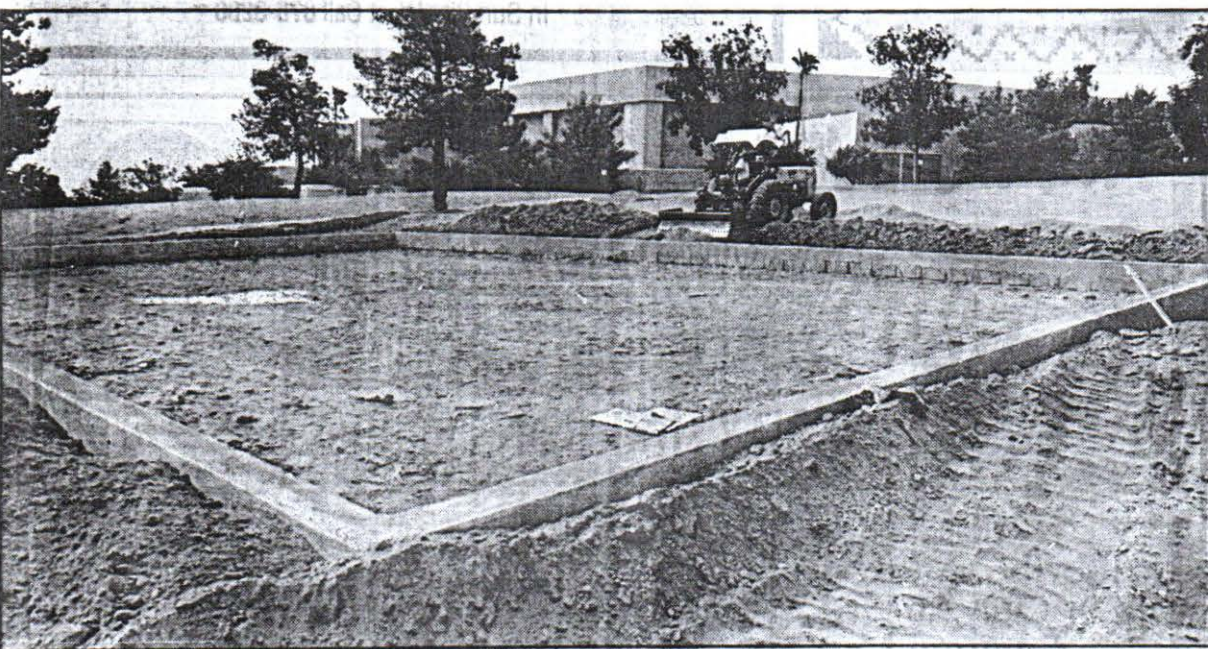
Another location at R.H. Johnson would have been by the pool but that would have meant having to build a wall.

The location of the playground is really good because it is not near a house, Ritson said.

"It will be a little bit by itself ... it really is a nice place," she said.

O'Donnell said a path will be built to the playground. He said possibly the centers will be able to make it a little nature trail by adding signs identifying the flora that is already there.

There is no name for the playground, O'Donnell said.



News-Sun photo by Stephen Cherek

PLAYGROUND PLANNED — A construction worker scoops up some dirt near the site where a children's playground will be built at the R.H. Johnson Recreation Center.

SCW puts out welcome mat

Coffees host newcomers

By CHRISTINE SELIGA
News-Sun staff

SUN CITY WEST — Moving to a new state and community can compound the problems associated with adjusting to retirement.

That's why Del Webb Communities Inc. and the Recreation Centers of Sun City West sponsor newcomers coffees in Sun City West so people can relax and learn more about the amenities and organizations in the community.

The coffees are at 9 a.m. on the third Thursday of each month except for June, July, August and September. Several hundred people have attended the coffees in the past.

The coffees are in the R.H. Johnson Recreation Center Social Hall, 19803 R.H. Johnson Blvd.

Steve O'Donnell, assistant manager of the recreation centers, gives a presentation on the centers, while Webb spokeswoman Martha Moyer talks about community organizations.

Moyer said before Thursday's coffee that people often are not used to a planned community with so much to do.

"It's just a real nice way to acquaint everybody with the community," she said.

Before and after the presentation people can visit information tables set up by local organizations.

"We've pretty much limited the groups in here to those that are community-wide," O'Donnell said.

The Property Owners and Residents Association, Sun Health Corp. (parent company of Del E. Webb Memorial Hospital) and the Sheriff's Posse of Sun City West are some of the groups that have tables at the meetings. People also may register to vote.

On Thursday, the Sun City West Community Fund table was manned by fund president Hugh Albers and board member Dave Busse.

"So that it's fair, the placement of the tables is rotated every month," he said.

The newcomers coffee program was revamped last summer by O'Donnell. Before then, many representatives from organiza-

'It's just a real nice way to acquaint everybody with the community—'

Martha Moyer
Del Webb Communities Inc.
spokeswoman

tions got up and gave explanations of the organizations. Now, Moyer and O'Donnell do the main presentation, the organizations have their information

tables and the presentation ends at about 10:15 a.m.

The presentation also is very casual, O'Donnell said, which allows people to retain the information they get.

On Thursday most of the 70 people attending the meeting were from California. Moyer said that mirrors a trend in home sales. Last year, California was Webb's No. 1 market.

Recreation Center Advisory Board President Virginia Ritson also attended the meeting. O'Donnell said advisory board members try to come to the meetings as often as possible.

New resident Arthur Rubinstein said the presentation helped him figure out what was happening in the community.

"When you are coming here, you don't have anybody to lead you by the hand," he said. "They give you a good overview."

Devco to control recreation till it completes SCW Phase I

By HELEN ALLEN
Staff Writer

Del E. Webb Development Co. will keep control of all Sun City West recreational facilities in Phase I until the entire system is built and self-sufficient.

This information was released today by Devco chairman Fred Kuentz.

Devco's management control of the facilities is spelled out in a new master agreement just approved and signed by the Sun City West Recreation Centers Governing and Advisory Boards.

ALL GOVERNING and advisory board meetings are closed to both the public and press.

Kuentz stated a new agreement was needed, as the one drawn up in 1980 "did not address several areas of concern."

He did not, however, outline the reasons for Devco's maintaining management control until all projects are finished and standing on their own financial feet.

"**WE'VE COME** to a mutual understanding that a more specific document was needed, one that clearly spells out the responsibilities of Devco and the recreation centers," Kuentz said of the new agreement.

Advisory board chairman John Roberts said he is pleased with the new agreement, adding, "I believe it protects the interests of all Sun City West residents."

Devco, under the new agreement, is committed to complete

Beardsley Park Recreation Center and also to build a third center at Stardust and Johnson boulevards. The original papers, Kuentz said, called for the developer to build only one center in Phase I.

THE FIRM also is committed now to build a fourth and possibly a fifth recreation center golf course in Phase I to compliment Pebblebrook, Stardust and Grandview. Only two recreation center golf courses were noted in the 1980 agreement.

The new agreement also limits the use of the recreational facilities to residents living within the boundaries of Phase I. Not included is the 166-acre industrial site along Bell Road which has been purchased by Palmer & Whitehead Co.

A new requirement states that apartment and catered living project developers must obtain annual recreation center assessments on the greater portion of either 1.8 occupants per unit or the actual number of occupants.

ALSO INCLUDED is Devco's earlier agreement to chip in \$2 per person, each year, into the asset replacement fund until the amount reaches \$1.25 million.

The fund, which was set up in 1982 and stood at \$107,200 last May, is to provide capital for the time when recreation center facilities are turned over to residents.

Residents now pay \$7 into the fund each year as part of their \$82 annual recreation fees.

THE NEW agreement also notes that if property, now designated as commercial or industrial, is later rezoned to residential or higher density use, the recreation centers will not be required to issue memberships to the own-

ers or developers.

Membership could be obtained, however, "if deemed appropriate by the recreation centers" and with a special one-time entry fee plus an agreement to pay annual assessments.

INDEX

<u>FACILITY</u>	<u>PAGE(S)</u>	<u>Acres</u>	<u>Sq. Footage Under Roof</u>	<u>Pkg. Acres</u>
RH JOHNSON REC CENTER	1 THRU 8	60.6	108,065	22
			Library 11,694	5
BEARDSLEY REC CENTER	8 THRU 10	17.4	45,894	5
KUENTZ REC CENTER	10 THRU 14	11.4	37,902	5
PALM RIDGE REC CTR	14 THRU 17	15.8	46,276	7
		<u>105.2</u>		<u>39</u>
PEBBLEBROOK GOLF COURSE	18 THRU 19	150	5,205	0.15
STARDUST GOLF COURSE	20	98	2574	1.5
GRANDVIEW GOLF COURSE	21	174	5760	0.8
ECHO MESA GOLF COURSE	22	110	4175	0.9
TRAIL RIDGE	23	<u>180</u> 712	2143	0.9
DEER VALLEY	24		4124	<u>4.25</u> 0.9
DESERT TRAILS	25		5124	0.8
			<u>278,936</u>	<u>6</u>

RESOURCE INVENTOF 10/15/98

Facility Description/Location	Const. Date	Items	Area/SF	Total/SF	Remarks
<u>RECREATION CENTERS</u>					
<u>R H Johnson :</u>	1979	1	979	60.6 Acres	
Lawn Bowls Greens		4	14400	57600	Green Size/120x120
Lawn Bowl Clubhouse		1	642.5 ✓		
Lawn Bowl Storage					
Tennis Courts					1,6,7,8,9,14,15 luminaire
Platform Tennis		8	1800 ea.	14400	Court Size / 30x60 all luminaire
Tennis Tower Control		1	324.0 ✓		
Tennis Restrooms	Men's-	2	151.6 ✓		
	Women's-	1	167.3 ✓		
Tennis Tower Mechanical		1	72.0 ✓		
Tennis Storage Room		1	128.0 ✓		
Tennis Janitor Room		1	34.7 ✓		
				<u>877.6</u>	
Pet Park		1	1/3 Acre		
Mountain View Park		1	1 Acre		
Activities Building:					
Racquetball Courts		2	800 ea. ✓	1600	Court Size 20x40x20 (high)
Table Tennis Room		1	1755.0 ✓		5 Tables
Game Room		1	2076.8		Contract for Game Equip.

RESOURCE INVENTOR '0/15/98

Facility Description/Location	Const Date	Items	Area/SF	Total/SF	Remarks
Monitor Station		1	80.0 ✓		
Restrooms	Men's- Women's-	2	207.3 ✓		
		1	188.1 ✓		
Janitors Room		1	22.0 ✓		
Storage Room		1	123.7 ✓		
				<u>6052.9</u> ✓	
Bocci Courts		10	720	7200	Courts Luminaries Size 12x60
Miniature Golf Course		18 Holes	3 1/2 Acres		Course Luminaries
Children's Play Ground		1	2400		Area 20x40
				<u>5 Acres</u>	
Rec. Centers Maint:					
Maintenance Shop		1	2248.2		
Maintenance Offices		2	385.0		
Maintenance Storage		1	95.4		
Electrical Storage		1	175.0		
Office Storage		1	192.0		
Panel Room		1	119.0		
Landscape Shop		1	893.3		
Landscape Storage		1	340.0		
Cart Storage		1	376.4		
Rest Room		1	53.3		
				<u>4877.6</u> ✓	
Purchasing Office		1	455.6		
Warehouse		1	1237.3		Includes Golf Inventory
Warehouse Office		1	328.2		
				<u>2021.1</u> ✓	

RESOURCE INVENTOR 0/15/98

Facility Description/Location	Const	Items	Area/SF	Total/SF	Remarks
Sports Aquatics Bldg.:					
Men's Rest Room		1	156.2		
Men's Locker and Foyer Area		1	847.5		Lockers..100/ Dress Stalls..10
Men's Shower Area		1	236.4		Showers..6
Janitor Rooms	Men's-	1	93.3		
	Women's-	1	75.1		
Women's Rest Room		1	204.0		
Women's Locker and Foyer Area		1	806.5		Lockers..100/ Dress Stalls..10
Women's Shower Area		1	299.4		Showers..6
Outdoor Showers		2	21.3		
Monitors Station		1	119.2		
				2858.9 ✓	
Johnson Pool		1	5750	Gal 213750	Size/ 50-75x100...Depth/ 3 to 8.5 Gas chlorinating
Outdoor Therapy Pool		1	318	Gal 7700	Size/ 12x22...Depth/ 4 Chlorine Tablets Chlorinating Tables..1/Chairs..4/Lounges..8
Outdoor Sun Lounge Area		1	24436		Tables..22/Chairs..84/Lounges..92
Therapy, Fitness Center Lobby		1	443.9		
Men's Restroom		1	120.8		
Men's Locker Area		1	404.1		Lockers 32 / 6 Dress Stalls
Men's Shower Area		1	203.2		
Women's Restroom		1	120.7		
Women's Locker Area		1	408.5		Lockers 32 / 6 Dress Stalls
Women's Shower Area		1	203.2		Showers 4
Janitor Room		1	50.2		
Monitor Station		1	134.3		
Exercise Room		1	1425.1		Universal Fitness Equipment

RESOURCE INVENTOR 0/15/98

Facility Description/Location	Const Date	Items	Area/SF	Total/SF	Remarks
Electrical Room		1	82.2 ✓		
Equipment Storage		1	111.1 ✓		
Fitness Instructors Office		1	136.0 ✓		
Pool, Therapy Pool Equip. Room		1	928.0 ✓		#5 Pool Heaters/4 Pool & Therapy Pool filtration sys/ 8 Booster
Indoor Therapy Pools		2	322.0 ea./Gal	8505 ea.	Size 14x23 Bromine Chlorinating
Indoor Therapy Room		1	2566.2 ✓		Chairs..5/ Lounges..13
Sports Pavilion Building:					
Bowling Lanes		30	18814.2 ✓		AS90C Brunswick Sys. #6 new Lanes Added 1992 SF/Incl. Maint
Shuffleboard Courts		5	3714.5 ✓		
Billiards		1	6519.0 ✓		Pool 24..Billiard 2..Snooker 4..704' added 92
Concourse					
Ramps					
Women's Restrooms		2	South- 332.5 North- 321.4		
Men's Restrooms		2	South- 332.5 North- 326.7		
Manager Office		1	144.0		Equipt. with Command AS90 Command Sys Link Locker
Room Area		1	2677.0 ✓		Lockers..1400
Foyers					
Janitor Room		1	119.3		
Storage Rooms		2	480.9		
Corridor			6077.0		
Electrical Room		1	130.5		

RESOURCE INVENTOR 10/15/98

Facility Description/Location	Const Date	Items	Area/SF	Total/SF	Remarks
Lecture Hall:					
Foyer		1	326.0		
Restrooms	Women's-	1	156.3		
	Men's-	1	100.5		
Storage Room		1	293.0		
Book Binder Room		1	175.0		
Janitor Room		1	27.1		
Emergency Ramp		1	124.3		
Lecture Hall		1	2429.5		Add 50" TV..150W Sound..Occ 120
				<u>3631.7</u> ✓	
Village Store:					
Office		1	120.8		
Storage Room		1	146.8		
Store		1	1525.1		
Sewing Room:		1	2123.8		
				<u>3916.5</u> ✓	
Model Railroad:		1	1403.3		
Men's Restroom		1	242.8		
Women's Restroom		1	249.0		
Storage/Janitor Rooms		1	76.6		
				<u>1971.7</u> ✓	
Lapidary:		1	2684.8 ✓		
Saw Room		1	556.0 ✓		
Storage Room		1	128.0 ✓		
Electrical Room		1	156.0 ✓		
Outside Storage		1	80.9 ✓		

RESOURCE INVENTOR 0/15/98

Facility Description/Location	Const	Items	Area/SF	Total/SF	Remarks
Silvercraft:		1	3812.7		
Kiln Room			424.0		#3 208V Kilns
Vault Room		1	56.0		
				<u>4292.7</u> ✓	
Admin Building:					
Membership		1	564.8		
Activities Cord.		1	146.3		
Comptroller		1	191.3		
Exec. Secretary		1	220.0		
General Manager		1	405.0		
Staff Accountant		1	150.0		
Lounge		1	194.4		
Accounting		1	672.5		
Public Relation Office		1	314.0		
General Work Area		1	252.9		
Corridor		1	292.2		
Confidential Storage Room		1	113.8		
Storage		1	162.8		
Restrooms	Men's-	1	56.7		
	Women's-	1	90.7		
Janitors Room		1	45.3		
				<u>4618.2</u> ✓	
Ceramics:					
Work Rooms		2	2713.2		
Kiln Room		1	374.1		#5 208W Kilns
				<u>3087.3</u> ✓	

RESOURCE INVENTOR

0/15/98

Facility Description/Location	Const	Items	Area/SF	Total/SF	Remarks
Social Hall:					
Stage		1	877.3		
Dressing Rooms		4	82.1 ea.	328.5	
Kitchen		1	621.2		
Foyers		2	920.9		
Closets		2	105.5		
Restrooms	Men's-	1	349.6		
	Women's-	1	384.4		
Halls & Corridors		2	614.5		
Janitor Room		1	89.4		
Electric Room		1	143.6		
Storage Rooms		3	2440.9		
West Hall		1	6419.0		913 Occupancy
East Hall		1	5012.0		716 Occupancy
				18307.1	✓
Library Building:					
Library		1	6432.0		
Librarian Office		1	259.5		
Asst. Office & Storage		1	664.0		
Book Processing Room		1	280.1		
Lounge		1	336.7		
Vestibule		1	141.8		
Foyers		1	81.0		
Restrooms	Men's-	1	203.2		
	Women's-	1	187.7		
Janitor Room		1	30.6		
Storage Room		1	115.4		
Electric Room		1	112.0		
Reading Room		1	2100		
Video Room		1	180.0		
Children's Reading Room		1	180.0		

RESOURCE INVENTOF 10/15/98

Facility Description/Location	Const Date	Items	Area/SF	Total/SF	Remarks
Typists Room		1	180.4		
Computer Office		1	209.0		
				<u>11693.2</u> ✓	
RHJ Parking Lots:					
South		6 Acres			
Library		4 Acres			
West		6 Acres			
North		6 Acres			
				<u>22 Acres</u>	
Garden Plots		6 Acres			Location/Aleppo w...137th Dr. S
Palm Trees		405			
			Total sq. ft.	<u>117605.9</u>	
<u>BEARDSLEY</u>	1985				
<u>ARTS & CRAFTS:</u>				17.4 Acres	
Card Room 1		1	1516.8		
Card Room 1 Kitchen		1	128.7		
Card Room 2		1	1216.7		
Card Room 3		1	1445.1		
Card Room 4		1	1920.0		
Men's Club		1	2401.1		
Men's Club Kitchen		1	128.7		
Men's Club Lounge		1	273.8		
Stain Glass Room		1	872.3		
Stain Glass Tool Room		1	115.0		
Stain Glass Storage Room		1	118.4		
Copper Cookers Room		1	1159.1		
Photo Room		1	499.3		
Photo Dark Rooms		2	177.9 ea.	355.8	
Clay Room		1	621.6		
Clay Kiln Room		1	127.9		
Computer Room		1	554.7		
China Room		1	554.1		

RESOURCE INVENTOR 0/15/98

Facility Description/Location	Const Date	Items	Area/SF	Total/SF	Remarks
China Kiln Room		1	117.3		
Manager Office		1	122.0		
Maintenance Storage		1	664.3		
Club Storage					
Halls		1	2024.0		
Men's Restroom		1	236.5		
Women's Restroom		1	236.5		
Janitor Room		1	102.7		
Electric Panel Room		1	144.0		
Fire Riser Room/Storage		1	104.0		

17959.4

BEARDSLEY SPORTS/AQUATIC:

Beardsley Pool & Deck Area		1	19800.0		
Main Pool		1	10857.0	Gal 500,000	Size-77 x 129.depth-11
Therapy Pool		1	525.0		Size/21x25...Gal/14110/ Bromine Tables
Therapy Room		1	2006.0		
Men's Locker Room		1	583.0		Lockers 90..Dress Stalls 9
Men's Restroom		1	338.3		
Men's Shower Room		1	280.1		Showers 8...Handicap 1
Vestibule		1	42.0		
Women's Locker Room		1	583.0		Lockers 90..Dress Stalls 9
Women's Restroom		1	338.3		
Women's Shower Room		1	280.1		Showers 8...Handicap 1
Fitness Center		1	944.0		Equipt Universal Fitness Equip
Monitor Station		1	62.0		Equip. with CCTV
Pump Room		1	1177.3		Pool/Therapy Filtration Sys
Chemical Room		1	90.7		
Electric Panel Room		1	173.3		
Janitor Room		1	64.0		
Storage Room		1	121.7		
Hall		1	787.5		

27934.4

RESOURCE INVENTOR 0/15/98

Facility Description/Location	Const Date	Items	Area/SF	Total/SF	Remarks
Outdoor Sun Deck		1	10786.0		Tables 8...
Picnic Ramada's		10	6560.0		#4,6/20x20/4Table..Others 20x36/6T
Bandstand/Gazebo		1	405.0		
Miniature Golf		1	18 Holes		Luminaries
Monitor Station/Building		1	80.0		
Horseshoe Pits		4	1247.0 ea.	4988.0	Luminaries
Outdoor Restrooms	Men's-	2	172.5 ea.	345.0	
	Women's-	2	172.5 ea.	345.0	
Parking Lot:					
East Lot		1	2.3 Acres		
South Lot		1	2.4 Acres		
				<u>4.7 Acres</u>	
			Total Sq. Ft	<u>45,893.8</u>	

<u>KUENTZ :</u>	1989		11.4 Acres		
Stardust Theater		1	2862.6		300 Seating capacity
Stage		1	1698.3		
Booth		1	96.0		
Sound Room		1	17.7		
Ticket Booth		1	47.0		
Lobby		1	765.9		
Men's Restroom		1	179.9		
Women's Restroom		1	179.9		
Stage Restroom		1	62.4		
Janitor Room		1	105.6		
Stage		1	20.0		
Electric Panel Room		1	109.8		
Storage Room		1	71.9		
Ward-room		1	142.5		
Back-Stage		1	1488.0		
Prop Storage		1	204.8		
				<u>8052.3</u>	

RESOURCE INVENTOR' 0/15/98

Facility Description/Location	Const Date	Items	Area/SF	Total/SF	Remarks
Women's Club:					
Lounge		1	904.1		
Card Rooms		2	1670.9		
Vestibule		1	60.2		
Vanity		1	45.0		
Restroom		1	47.8		
Kitchen Storage		1	160.7		
Kitchen		1	266.6		
Storage		1	70.3		
				<u>3225.6</u>	
Craft Room 3		1	1204.0		
Craft Room 4		1	1215.9		
Craft Room 5		1	1230.3		
				<u>3650.2</u>	
Craft Room 1		1	1215.9		
Craft Room 2		1	1208.8		
Men's Restroom		1	232.5		
Women's Restroom		1	232.5		
Electric Panel Room		1	91.0		
Communication Room		1	88.7		
Janitor Room		1	35.4		
Men's Locker Room & Foyer		1	455.2		Lockers # 90
Men's Restroom		1	146.9		
Men's Shower		1	349.4		Shower/Dress Com..6 Handicap 2
Women's Locker Room		1	350.3		Lockers # 90
Vanity & Foyer		1	119.1		
Women's Restroom		1	146.9		

RESOURCE INVENTOR 0/15/98

Facility Description/Location	Const Date	Items	Area/SF	Total/SF	Remarks
Women's Showers		1	353.2		Shower/Dress Com..6 Handicap 2
Fitness Center		1	1168.1		
Therapy Room		1	981.2		
Therapy Pool		1	724	Gal 8685	Size/15x20 Bromine Chlorinating Corridor
		2	973.1		
Monitor Station		1	167.6		
Janitor Room		1	100.3		
Outdoor Restroom	Men's-	1	141.9		
	Women's-	1	141.9		
Outdoor Showers		2	25.7		
Chemical Storage		1	69.4		
Electric Panel; Room		1	52.0		
Storage Room		1	50.0		
Pump Room		1	770.2		
				<u>9667.2</u>	
Main Pool		1	5000	Gal 161208	50x100 Depth 5
Sun Deck		1	8916.0		Tables10/Chairs40/Lounges39
Art Room:	East-	1	1091.0		
	West-	1	1285.0		
Storage		2	283.4		
Weaving Room:		1	1383.6		
Electric Panel & Storage Room		1	300.4		
				<u>4246.2</u>	

RESOURCE INVENTOR 0/15/98

Facility Description/Location	Const Date	Items	Area/SF	Total/SF	Remarks
Metal Shop:		1	2583.8		
Welding Room		1	266.7		
Storage Room		1	222.9		
Wood Shop:		1	4044.8		
Tool Crib & Monitor Station		1	99.3		
Storage Room		1	196.6		
Paint Room		1	171.5		
Training Room		1	126.7		
Wood Storage Room		1	443.3		
Dust Collector Room		1	234.0		
Electric Panel Room		1	87.0		
Restroom		1	45.0		
				<u>8521.6</u>	
Tennis Building:					
Office		1	135.0		
Restrooms	Men's-	1	139.2		
	Women's-	1	139.2		
Electric Panel Room		1	17.3		
Storage Room		1	113.4		
				<u>544.1</u>	
Tennis Courts:		6	7200ea.	43200	Size60x120...#3 Luminaries
Walking Track		1	7890		6' Width/Asphalt
Softball Field		1	64300		Scoreboard/Bleachers..Foul Line/250'

RESOURCE INVENTOR 0/15/98

Facility Description/Location	Const Date	Items	Area/SF	Total/SF	Remarks
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Parking Lots:

Southeast Lot	1	.5 Acres	
Southwest Lot	1	.75 Acres	
West Lot	1	.9 Acres	
North	1	2.75 Acres	

Palm Trees

21

4.9 Acres

Total Sq. Ft

37,902.2

PALM RIDGE :

BUILDING A:

Tappers	1	2145.1	
Multipurpose #1	1	1248.5	
Multipurpose #2	1	1435.5	
Rest Rooms	Men- 1	296.2	
	Women- 1	471.9	
Janitors Closet	1	59.4	
Vending	1	80.5	
Rest Room Corridor	1	153.3	
Stained Glass	1	1531	
Stained Glass storage	1	120	
Computer A	1	476.6	
Computer B	1	792.5	
Computer C	1	524.4	
Computer Library	1	96.8	
Computer Maints.	1	92.1	

RESOURCE INVENTOR 0/15/98

Facility Description/Location	Const Date	Items	Area/SF	Total/SF	Remarks
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Social Hall		1	7957.3		
Social Hall Annex		1	2300.9		
Stage		1	628.4		
Kitchen Annex		1	162.0		
Kitchen Catering		1	312.8		
Office		1	154.3		
Panel Room		1	151.7		
Folding Wall Storage		1	48.0		

Storage		6	30.0		
			102.0		
			129.0		
			414.0		
			346.3		
			64.0		

Lobby			3170.5		
Sitting Area			236.0		
Maintenance Room			487.5		

26383.0 ✓

PALM RIDGE:

Building B:

Pool Area		1	11612.1		
Pools/Indoor		2	3225	80,000 Gal. ea.	75/L-43/W-4/D
Therapy Pools		2	311 Gals ea.		
Lobby/Monitor Station		1	1253.1		
Exercise Room		1	2477.8		
Exercise Storage		1	27.8		
Elevator		1	42.0		
Elevator Pump Room		1	39.7		

RESOURCE INVENTOR 0/15/98

Facility Description/Location	Const Date	Items	Area/SF	Total/SF	Remarks
Storage		1	86.6		
Unisex Changing Rooms		1	188.1		
Indoor Pool Showers		2	18.7 ea.		
Vending		1	64.0		
Pool Storage		1	99.9		
Pool Equipment Room		1	574.7		
Panel Room Electric		1	76.7		
Outside Showers		2	15.0 ea.		
Janitors Closet		1	56.2		
				46,276	
Palm Trees		66			
Handicap Parking		30			
Golf Cart Parking		29			
Regular Cars		575			
Total Acres			15.8 Acres		
Total Parking Area			7 Acres		

RESOURCE INVENTOR 3/15/98

Facility Description/Location	Const. Date	Items	Area/SF	Total/SF	Remarks
<u>PALM RIDGE REC CTR:</u> 1994					
Toilets	Men-	1	167.6		
	Women-	1	167.6		
Vestibules	Men-	1	98.3		
	Women-	1	98.3		
Locker Rooms	Men-	1	445.8		
	Women-	1	445.8		
Lavatories	Men-	1	119.4		
	Women-	1	119.4		
Shower Rooms	Men-	1	405.8		
	Women-	1	405.8		
Foyers	Men-	1	27.4		
	Women-	1	27.4		
Walking Track		1	4992.4		
Track Lobby		1	534.3		
Storage		1	41.6		
Outside Patio		1	216.7		
Outdoor Pool		1	2112	50,000 Gal.	88' x 24'
Outdoor Patio		1	11,775.		

RESOURCE INVENTOR 0/15/98

Facility Description/Location	Const. Date	Items	Area/SF	Total/SF	Remarks
<u>Golf Courses:</u>					
<u>PEBBLEBROOK:</u>	1980		6451 Yds	150 Acres	Yds measured from blue tees
Handicap/slope					HC116/112-SLI69.9/68.3
Golf Course Turf			142.5 Acres		Tees & Grns/Bermuda..Frwys/Same
Golf Course Lakes		4	6.4 Acres		
Golf Course Lake Fountains		4			1PH/2HP/230V
Golf Course Restrooms	Men's-	2	45.0 ea.	90.0	
	Women's-	2	45.0 ea.	90.0	
Pro Shop:		1	1073.2		
Dressing Room		1	25.4		
Closet		1	14.8		
Office		1	389.3		
Cart Storage		1	533.0		6 Rental Carts
Snack Bar		1	697.5		Seats 48
Kitchen		1	143.5		
Storage		1	171.2		
Restrooms	Men's-	1	171.2		
	Women's-	1	171.2		
Vestibule		1	40.8		
Outdoor Patio		1	2858.0	3406. ✓	

RESOURCE INVENTOR 3/15/98

Facility Description/Location	Const. Date	Items	Area/SF	Total/SF	Remarks
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Maintenance Yard:

Maintenance Shop		1	494.6		
Open Storage		1	684.7 X		
Dry Storage		1	64.2		
Tool Storage		1	46.7		
Lunch Room		1	201.7		
Shower Room		1	25.3		
Restrooms	Men's-	1	47.8		
	Women's-	1	37.5		
Vestibule		1	22.0		
Closet		1	6.0		
Office		1	168.0		

1114
1798.5

Putting Green		1			
Driving Range		1			15 Tees
Pitching Green		1			
Parking Lot		1			15 Acres
Palm Trees		125			

RESOURCE INVENTOR 0/15/98

Facility Description/Location	Const. Date	Items	Area/SF	Total/SF	Remarks
<u>STARDUST:</u>	1981		4229 Yds	97.6 Acres	Yds measured from blue tees
Handicap/Slope					HC 93/89-SL59/57.5
Golf Course Turf				96.3 Acres	Tees,Gms/Bermuda..Frwys/Same
Golf Course Lakes		2		2.3 Acres	
Golf Course Lake Fountains		2			2 HP..1PH..230V
Golf Course Restrooms	Men's-	2	45.0 ea.	90.0	
	Women's-	2	45.0 ea.	90.0	
Stardust Pro Shop		1	738.0		
Office		1	94.2		
Cart Storage		1	454.5		#5 Rental Carts
Golf Pro's Office		1	95.6		
Storage		1	40.1		
Restrooms	Men's-	1	153.6		
	Women's-	1	153.5		
Vestibule		1	45.0		
				<u>1774.4</u> ✓	
Maintenance Yard		1	Same as Pebblebrook		Covered Storage 800 SF ✓
Putting Green		1			
Driving Range		1	15 Tees		
Pitching Green		1			
Parking Lot		1	1.5 Acres		
Palm Trees		100			

RESOURCE INVENTOR 0/15/98

Facility Description/Location	Const. Date	Items	Area/SF	Total/SF	Remarks
<u>GRANDVIEW:</u>	1985		6862 Yds	174.1 Acres	Yrds measured from blue tees
Handicap/Slope					HC72/70-SL128/123
Golf Course Turf		1		163.7 Acres	Tees,Gms/tiff..328Frwys/Bermuda
Golf Course Lakes		7		7.8 Acres	
Golf Course Lake Fountains		1			2HP..1PH..230V
Golf Course Restrooms	Men's-	2	45.0 ea.	90.0	
	Women's-	2	45.0 ea.	90.0	
Pro Shop		1	1222.8		
Dressing Room		1	23.0		
Office		1	164.5		
Pro Shop Purchasing		1	277.7		
Hall		1	108.5		
Cart Storage		1	1157.3		Includes Cart & Pro Shop Inventory
Restrooms	Men's-	1	213.1		
	Women's-	1	188.3		
Coffee Shop		1	916.9		48 Table Seating
Kitchen/Storage		1	374.3		
				4646.4 ✓	
Outdoor Patio		1	2240.0		
Maintenance		1	Same as Pebblebrook - 1114		
Putting Green		1			
Driving Range		1			15 Tees
Pitching Green		1			
Parking Lot		1	.8 Acres		
Palm Trees		251			

RESOURCE INVENTOR 0/15/98

Facility Description/Location	Const. Date	Items	Area/SF	Total/SF	Remarks
<u>ECHO MESA:</u>	1986		4140 Yds	110.5 Acres	Yds measured from blue tees
Handicap/Slope					HC91/88-SL60
Golf Course Turf				100.8 Acres	Tees,Gms/Tiff..328Frwys/Bermuda
Golf Course Lakes		5	7.6 Acres		
Golf Course Lake Fountains		2			2HP..1PH..230V
Golf Course Restroom	Men's-	2	45.0 ea.	90.0	
	Women's-	2	45.0 ea.	90.0	
Pro Shop		1	849.4		Includes Snack Shop
Storage/Office		1	267.5		
Equipment Room		1	51.7		
Cart Storage		1	008.0		#8 Rental Carts
Restrooms	Men's-	1	180.2		
	Women's-	1	176.9		
Vestibule		1	52.4		
Janitor Closet		1	29.2		
				<u>2615.3</u> ✓	
Outdoor Patio		1	1170 ✓		
Maintenance Shop		1	501.5 ✓		
Open Storage		1	696.5		
Tool Storage		1	77.1 ✓		
Dry Storage		1	55.0 ✓		
Lunch Room		1	205.8 ✓		
Shower		1	21.3 ✓		
Restrooms	Men's-	1	57.5 ✓		
	Women's-	1	38.8 ✓		
Equipment Storage		1	40.8 ✓		
Offices		3	560.6 ✓		
Putting Green		1			
Driving Range		1	15 Tees		
Parking Lot		1	.9 Acres		
Palm Trees		145			

Total 4175

RESOURCE INVENTOR 10/15/98

Facility Description/Location	Const. Date	Items	Area/SF	Total/SF	Remarks
<u>TRAIL RIDGE:</u>	1989		6605 Yds	179.6 Acres	Yds measured from blue tees
Handicap/Slope					80.28Acres/Turf..98.72A/Deserts
Golf Course Turf			80.2 Acres		HC72.1/68.9-SL122/117
Golf Course Lakes		10	16 Acres		Tees,Gms/Tiff..328 Frwys/Same
Golf Course Lake Fountains		1			2HP...!PH..230V
Golf Course Restrooms	Men's	1	45.0 ea.	90.0	
	Women's-	1	45.0 ea.	90.0	
Pro Shop		1	Same as Echo Mesa's	849	
Maintenance Yard		1	Same as Pebblebrook	1114	
Putting Green		1		<u>2143</u>	
Pitching Green		1			1/2 Putting Green
Driving Range		1	15 Tees		
Parking Lot		1	.9 Acres		
Palm Trees		NA			

RESOURCE INVENTOR 0/15/98

Facility Description/Location	Const. Date	Items	Area/SF	Total/SF	Remarks
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DEER VALLEY: 1994

Pro Shop	1	849 ?			
Cart Storage/Maintenance	1	1189			
Women's Room	1	198			
Men's Room	1	214			
Janitor Closet	1	20			
Storage	1	308			
Office	1	110			
Starter Area	1	120			
Food & Beverage Area	1	180			
Seating Area	1	766			
Porch	1	1170			
		<u>4124</u>			

RESOURCE INVENTOR J/15/98

Facility Description/Location	Const. Date	Items	Area/SF	Total/SF	Remarks
<u>DESERT TRAILS:</u>	1995				
Pro Shop		1	849		
Cart Storage/Maintenance		1	1189		
Women's Room		1	198		
Men's Room		1	214		
Janitor Closet		1	20		
Storage		1	308		
Office		1	110		
Starter Area		1	120		
Food & Beverage Area		1	180		
Seating Area		1	766		
Porch		1	1170		

5124

Recreation Centers - Outside Facilities:

Recreation Center	Lawn Bowl	Tennis Courts Walking Track Softball Field	Racquetball Courts	Bocce Courts	Miniature Golf	Children's Playground	Pool & Environs	Spa & Environs Inside & Outside	Garden Plots	Parking Lot	Ramadas/ Bandstand/ Horseshoe
RH Johnson	4 Greens 57600 SF	Platform-8 14400 SF	Two 1600 SF	10 7200 SF	18 holes 3.5 Acres	One 2400 SF	One Gal: 213750 Size: 50-75x100 Depth: 3 to 8.5	One Gal: 7700 Size: 12x22 Depth: 4 Two Inside: Gal: 322 ea. Size: 14x23 8505 SF ea.	Six Acres	22 Acres	
Beardsley					18 holes		One Gal: 500,000 Size: 77x 129 Depth: 11 Sun Deck: 10786SF	One Gal: 14110 Size: 21x25		4.7 Acres	10 Ramadas 6560 SF 1 Bandstand 405 SF 4 Horseshoe 4988 SF
Kuentz		6 Tennis Cts: 43200 SF Walking Track: 7890 SF Softball Field: 64300 SF					One Gal: 161208 Size: 50x100 Depth: 5 Sun Deck: 8916SF	One Gal: 8685 Size: 15x20 724 SF		4.9 Acres	
Palm Ridge Building B							2112 SF Gal: 50,000 Size: 88x24 Inside Pools: combined: Gal: 80,000 3225 SF	One Gal: 80,000 3225 SF Two Spas Gal: 311 ea.		7 Acres	

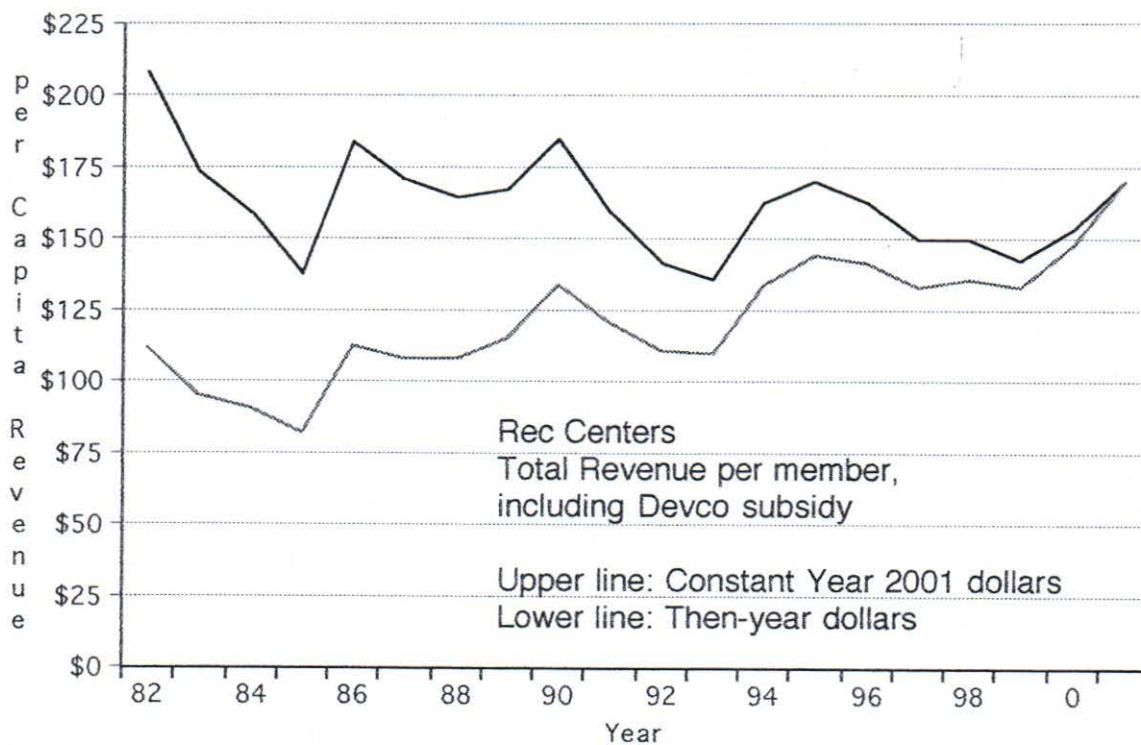
Expansion area walkway @ 2 1/2 miles long.

Recreation Center - Buildings, Indoor Facilities

Recreation Center	Built In	Individual Buildings Total	Rest Rooms	Sinks/ Showers	Toilets/ Urinals	Drinking Fountains	Lake Fountains	HVAC/ Evap
RH Johnson Metal/Ag Club Bldgs	1979	17	25					
Beardsley	1985	5	8					
Kuentz	1989	10	11					
Golf Courses	1979-1993	14	42				9	
Palm Ridge	1993/4	3	2					
Total		49	88	210/78	198/67	115	9	188/3

~~Expansion area walkway @ 2 1/2 miles~~ *gy*

	A	B	C	D	E	F	G
1	Year	Cnstnt 2001 \$	Total	Dues	Subsidy	181.2 / CPI	Cnsmr Price Index
2		\$150	\$60	\$60		2.50	72.6
3	80	\$150	\$69	\$69		2.18	83.3
4		\$385	\$195	\$75	\$120.47	1.97	91.9
5	82	\$208	\$112	\$80	\$32.03	1.86	97.4
6		\$174	\$95	\$80	\$15.03	1.83	99.0
7	84	\$159	\$91	\$82	\$8.83	1.75	103.6
8		\$138	\$82	\$82	\$0.00	1.68	108.0
9	86	\$185	\$113	\$89	\$23.61	1.64	110.5
10		\$171	\$108	\$89	\$18.88	1.59	114.3
11	88	\$164	\$108	\$96	\$12.00	1.52	119.0
12		\$168	\$115	\$106	\$9.37	1.45	124.6
13	90	\$185	\$134	\$106	\$28.44	1.38	131.5
14		\$160	\$121	\$110	\$11.44	1.32	137.3
15	92	\$142	\$111	\$110	\$1.01	1.28	142.0
16		\$136	\$110	\$110	\$0.00	1.24	146.2
17	94	\$163	\$134	\$110	\$24.40	1.21	149.6
18		\$170	\$144	\$126	\$17.89	1.18	153.5
19	96	\$163	\$142	\$126	\$15.45	1.15	157.6
20		\$150	\$134	\$126	\$7.03	1.12	161.4
21	98	\$150	\$136	\$133	\$2.79	1.10	164.4
22		\$143	\$133	\$133	\$0.00	1.07	168.9
23	0	\$153	\$148	\$148	\$0.00	1.04	174.8
24		\$170	\$170	\$170	\$0.00	1.00	181.2



**Recreation Centers of Sun City West, Inc.
Del Webb Subsidies**

June 30,	Ref	Recreation Subsidy (5)	Number Members	Subsidy/ Member
1981	(1)	361,409	3,000	120.47
1982	(1)	192,202	6,000	32.03
1983		134,027	8,915	15.03
1984		94,062	10,656	8.83
1985		0	12,246	0.00
1986	(2)	322,945	13,680	23.61
1987		295,374	15,641	18.88
1988		203,667	16,979	12.00
1989		167,900	17,923	9.37
1990	(3)	540,126	18,994	28.44
1991		228,301	19,956	11.44
1992		21,300	21,103	1.01
1993		0	22,562	0.00
1994	(4)	599,887	24,583	24.40
1995		465,056	25,992	17.89
1996		425,732	27,556	15.45
1997		210,193	29,910	7.03
1998		83,116	29,811	2.79

(1) Membership is estimated

(2) Beardsley opens

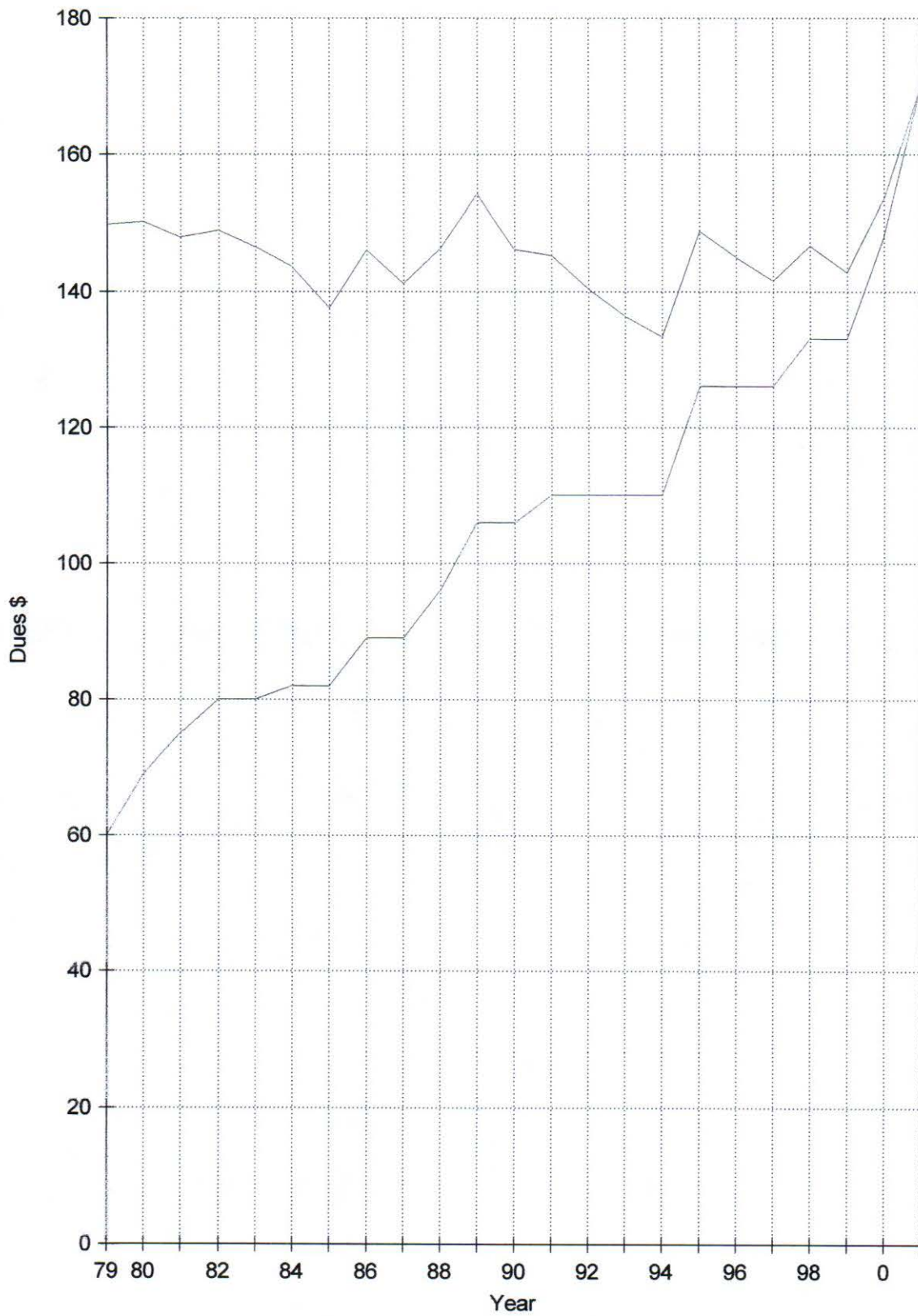
(3) Kuentz opens

(4) Northern expansion opens. Prior to this expansion, Webb subsidized any operating losses incurred by RCSCW. With the opening of the expansion area, they compensated us in the amount of 1.86 member fees per unsold lot.

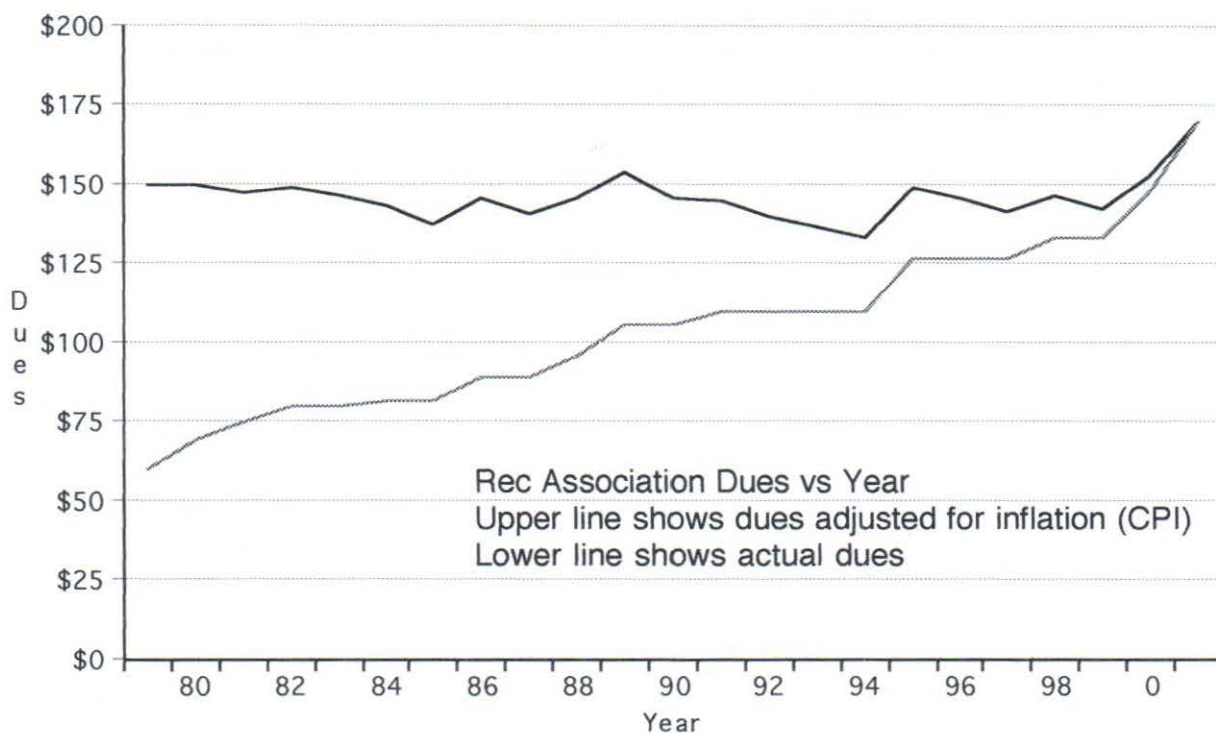
(5) Source - footnotes in audited financial statements.

Rec Association Dues vs Year

Upper line-Dues adjusted for inflation



Year	Dues (2001 \$)	Dues (Actual)	Factor	CPI
	\$150	\$60	2.50	72.60
80	\$150	\$69	2.18	83.30
	\$148	\$75	1.97	91.90
82	\$149	\$80	1.86	97.40
	\$146	\$80	1.83	99.00
84	\$143	\$82	1.75	103.60
	\$138	\$82	1.68	108.00
86	\$146	\$89	1.64	110.50
	\$141	\$89	1.59	114.30
88	\$146	\$96	1.52	119.00
	\$154	\$106	1.45	124.60
90	\$146	\$106	1.38	131.50
	\$145	\$110	1.32	137.30
92	\$140	\$110	1.28	142.00
	\$136	\$110	1.24	146.20
94	\$133	\$110	1.21	149.60
	\$149	\$126	1.18	153.50
96	\$145	\$126	1.15	157.60
	\$142	\$126	1.12	161.40
98	\$147	\$133	1.10	164.40
	\$143	\$133	1.07	168.90
0	\$153	\$148	1.04	174.80
	\$170	\$170	1.00	181.20



SCW general manager considers quitting

CANNON: Notifies board he's pondering abandoning duties over what he considers intolerable working conditions

MICHAEL MARESH
DAILY NEWS-SUN

Calling working conditions at the Recreation Centers of Sun City West intolerable, General Manager Jon Cannon is thinking about leaving his position if steps are not taken to resolve the problems.

Cannon's ascent to the RCSCW top spot has been riddled with dissension. In April, the then-senior manager of business services was named to replace R.G.

Andersen-Wyckoff as general manager. After the Daily News-Sun questioned the selection process, the board voted publicly on April 25 for Cannon's appointment.

In May, accusations alleging impropriety prompted an investigation which showed the claims to be untrue.

Cannon sent one letter to the governing board May 30 and was prepared to send a second letter before being assured by the board that it would look into the matter.

What Cannon is

considering is quitting under the constructive-discharge provision. Constructive discharge occurs when an employee feels he or she has to quit because of intolerable working conditions, of which supervisors were aware while taking no action to rectify the situation.

Under the provision, the employee — after quitting — can sue the organization or business for not taking steps to try to fix the alleged working conditions.

"Constructive discharge is

an option," Cannon said. "I am not going to sit here and say it won't happen, and I am not going to say it will happen, either."

In the May 30 letter, Cannon told the board that Director Bob Finn was interfering in the independent investigation the governing board launched after accusations against the then-future general manager were made by a few members.

Finn declined to comment.

A videotape being circulated in Sun City West and made by Finn shows three former RCSCW employees making accusations against Cannon. The general

manager said the tape is a big reason why he has put the board on notice.

He said he just wanted the governing board to know what was occurring.

"I made a claim intolerable conditions existed, and they are required to take some action," he said. "I agreed to be patient and will wait to see what actions the board will take."

Governing Board President Allen Young said he and other directors are trying to remedy the situation.

"The only avenue we have is to eliminate the working conditions he refers to," he

said. "I simply saw the tape, and it didn't show any proof of the allegations (the former employees) made," he said.

Young said the board is working on the conditions outlined to them, but added there seems to be one director (Finn) who is convinced Cannon has acted improperly in the past, and has made the tape to bolster his beliefs.

However, Young said, the governing board would be hard-pressed to try to get rid of a director for making false accusations, because one of the only ways any governing-board member can be

See Videotape shows, A4

From A1

removed from office is through a recall election through a membership vote.

"The ability of the board to remove a director is pretty tough," Young said, adding the only recourse would be to file a lawsuit against the governing-board member making the unfounded accusations.

Young stressed the lawsuit

would have to be filed if accusations with no merit were to continue.

"If the board takes no action, constructive discharge takes place, and the employee can sue the association," Young said. "We don't want that to happen, so we are trying to stop that."

Michael Mares can be reached at 876-2513 or mmares@aztrib.com.

Daily News-Sun • Friday, Feb. 23, 2001

Defibrillators set in Sun City West spots



MOLLIE J. HOPPES/DAILY NEWS-SUN

Jeff Davis, left, of the Arizona Heart Institute, and John Lynch, director of security for the Recreation Centers of Sun City West, decide where to hang a portable defibrillator in the R.H. Johnson Social Hall. More than 20 defibrillators were placed in public places operated by the Centers. The devices can be used in emergencies to save a victim suffering from cardiac arrest. Some have already been installed in Sun City Grand.

LIFE SAVERS: Heart devices installed as part of test program

BRUCE ELLISON
DAILY NEWS-SUN

More than 20 heart defibrillators were installed Thursday in various public spots operated by the Recreation Centers of Sun City West.

The devices, which can be used in an emergency to save a victim suffering from cardiac arrest, were provided at no cost to the Centers.

They are part of a nationwide experiment funded by the federal government to see if the easy availability of the devices can save more victims than can cardiopulmonary resuscitation alone.

The Arizona Heart Institute and Foundation is the Phoenix area operator of the test, which is going on in about 40 spots in the Valley.

Amber Reese, a registered nurse from the Institute, put the \$2,000 devices in such spots as the R.H. Johnson Social Hall, library and pool area, and in similar spots at the Beardsley Recreation Center, in the administration building, and on

four golf courses.

After the experimental data is collected for two years and analyzed, the Centers may keep the defibrillators free if officials still want them.

A similar offer was made to officials at the Recreation Centers of Sun City, but they declined to participate, Reese said. RCSC board Vice President Bob Briscoe said his organization turned down the offer because of insurance concerns.

"If we had them in our rec centers, it would open us up to million-dollar lawsuits," Briscoe said. "You need a trained professional to use (the defibrillators), but when we have all our centers filled, anyone can grab one."

Briscoe said he was concerned an untrained person would incorrectly use the defibrillator, resulting in a "lawsuit against the (Recreation Centers) and the good samaritan."

Local advocates of the devices have been urging for several years that they be installed in public places almost like fire extinguishers.

They have been placed as a public service in other spots such as Phoenix Sky Harbor International Airport, some airliners and several spots in Sun City Grand.

The automated devices issue their own instructions for use in a recorded voice when they are pulled off a wall and opened.

They are calibrated so they do not function if they detect a heartbeat in the victim.

Persons who use them need to be near or supervised by someone skilled in CPR, but the experiment will see if the administration of CPR coupled with defibrillator use saves more lives than CPR alone.

To that end, Sun City West Recreation Centers employees, including facility supervisors, monitors, security and safety staff and golf course marshals, have been trained in CPR.

But not all the sites where a heart problem may arise will have defibrillators, allowing for a comparison of the benefits, officials said.

If a significant difference is found in lives saved with the devices nearby, their public use may spread.

The Heart Institute staff will follow all cases of cardiac arrest in the areas where testing is conducted.

"We want to study this and make sure it works in people's hands," said Dr. Kris Vijay, an invasive cardiologist with the Heart Institute.

SCW rec board nixes request for fitness trainers

IN LIMBO: Directors will decide if trainers paid by residents will be permitted to use centers facilities

BRUCE ELLISON
DAILY NEWS-SUN

The Recreation Centers in Sun City West won't be adding personal fitness trainers to the staff.

But it remains unclear after Thursday's governing board session whether trainers paid by residents can officially use the centers facilities and equipment for their activities.

The board said it was responding to a request from Robert Hoffman, a resident who is a certified personal trainer and who had collected some 400 signatures on a petition seeking to allow training services in the centers.

Hoffman told the board after the vote that "you haven't responded to what was asked of you."

His petition requested that the board "allow independent certified personal trainers to train members in the exercise facilities."

The board unanimously said it wouldn't hire trainers. "But that's not what I asked," Hoffman said after the meeting.

Board action came after a report from Legal Affairs Committee Chairman John Orr.

He said some personal trainers

"apparently" already are operating on centers property in violation of the rules. He was unsure of the number.

Proponents of the trainers also say that unsupervised or improper use of fitness equipment could be a danger to users, and that the information now provided in brochures and by Sun Health is insufficient, Orr said.

On the other hand, "the equipment in the centers has been checked by trained personnel and is safe if used according to directions," Orr said.

"We know of no one now serving in the centers as a paid personal trainer in violation of the rules. We believe Sun Health does a good job," and that hiring personal trainers "would not solve any possible problem for the general membership," though it might benefit a handful of members, he concluded.

As a result, Orr asked the board to vote against hiring trainers, and it did so.

But not without lengthy arguments.

Denise Linegar, for instance, who said she had been affiliated with a YWCA for years, called conditions in the exercise rooms "horrendous" and said she was "totally appalled" at what she called "the unbelievably cruel" things happening to some residents on exercise regimens.

Ginger Welch urged the board "to allow us a trainer of our own choice."

But Phyllis Baldwin, 81, said she uses the fitness rooms, "and I think you can do it on your own. Don't add to the staff."

Ralph Frye, who said he was a body-builder, called the facilities "adequate for self-directed use," and instead complained that the Sun Health courses

take up too much time and use too much gear.

Another power lifter, John Walsh, said he pays \$400 to go to LA Fitness for his training.

"I need what they have," he said, "but your stuff is good for the other 99 percent of the people."

Still, he said, with the centers providing golf and tennis pros, "why not let the trainers come in on contract like they do in Sun City Grand?"

Answering a final question from Hoffman, who started the debate months ago, board President Richard Catlin promised the board would "take another look" at the petition request for individually paid trainers using centers facilities.



Mollie J. Hoppes/Daily News-Sun

Les Hicks, second from right, is stepping down as general manager of the Recreation Centers of Sun City West to work for a Del Webb community in Las Vegas.

SCW centers manager quits

Hicks resigns post for Nevada position

By **BRUCE ELLISON**
Staff writer

SUN CITY WEST — Les Hicks, general manager of the Recreation Centers of Sun City West, resigned Tuesday.

Hicks, who joined the recreation centers from a similar post in Sparks, Nev., will be returning to Nevada to work for the Del Webb Corp. in Las Vegas, where he will become executive director of the company's new Sun City MacDonald Ranch homeowners association.

In that post, said a Webb spokesman, he will oversee all recreational amenities at the community where some 200 homes have been sold.

Hicks' predecessor here, Steve O'Donnell, also left the centers for a job with Webb.

Dirk Prather, president of the governing board at the recreation centers, said Hicks told

the board of his resignation late Tuesday afternoon. Staff members learned about his departure then, Hicks said.

He will leave Sun City West on March 4, Prather said.

Hicks said this morning that "the opportunity to work for Del Webb and the challenge of getting in on the ground floor of a new development that I can help build, in terms of both program and physical facilities," enticed him to make the move.

The departing general manager also praised his staff in his resignation letter to Prather.

"I told him that we have a qualified and talented staff, one that is quite capable of operating these facilities in top condition."

Hicks also said he's leaving the centers in better shape than when he arrived. "I believe we've done a lot in two years with facilities and with programs, and I go with a good feeling about the successes," he said.

Prather said the governing board — some of whose members are out of town — will meet early next week to start the search for a successor. The base salary for the general manager is about \$60,000, he said.

"The members of the governing board would like to thank Mr. Hicks for the excellent work he did for the residents and for the Recreation Centers of Sun City West in the last two years," Prather added.

Steve Jablonowski, centers golf manager, praised Hicks this morning as a man who "was one of the most consistent and fair individuals I have ever known. He supported the team concept. He was very supportive of the staff, and of the individuals he worked for (the board)," Jablonowski said.

"The staff, all of us, report to the general manager, and he in turn reports to the governing board president, and carries out the governing board policies," Jablonowski said. Through all the turmoil, animosity and accusations that accompanied last fall's governing board election, Jablonowski said, "he supported the staff."

"As general manager," Hicks said this morning, "you get paid to take the heat, but there's also a great deal of gratification that comes with the job."

Hicks started at the centers June 1, 1994.

► See SCW centers, A5

over

■ From A1

He was hired as centers board members, led by Human Resources Committee chairwoman Pat Duros, winnowed a prospective field of 130 or so candidates first down to 10, then to three, before making a final selection in mid-April 1994.

The 10 finalists had been interviewed at their homes on video tape, using questions provided by the centers committee, said Duros. Three, including Hicks, later were invited to Sun City West for final selection.

O'Donnell resigned Jan. 15, effective Feb. 14, 1994, meaning there was about a 3½-month period when there was no centers general manager.

The recreation centers also lacks a controller, following the resignation of Lee Kirtley, who left Jan. 1. Board members had been meeting with Hicks to see if they could hire a controller soon, to help with budgeting, but so far no choice has been announced.

Webb's MacDonald Ranch project in Las Vegas is the second, and smaller, of its two

projects there. When completed, it will considerably smaller than Sun City West, with an estimated 4,350 residents, compared with perhaps 35,000 in Sun City West when it completed.

MacDonald Ranch will have one golf course and one main recreation center. Webb describes the community center as about 40,000 square feet, with a golf pro shop, restaurant, fully equipped fitness center, outdoor recreational facilities, arts and crafts center and 250-seat social hall and gathering areas.

The adjacent golf course was designed by Casper, Nash & Associates of Phoenix and is a 90-acre, 3,845-yard, par-60 executive course.

Sun City West has seven golf courses designed by Casper, Nash & Associates and four large recreation centers.

Hicks said that he still has many friends in Nevada, though no strong ties to the state. He learned of the Webb Las Vegas job last year, sent in a resume and was granted an interview. "I think I was fortunate to be selected for the challenging post," he said.

March 28 and 29, 1998

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5 sections, 52 pages

Board OKs guidelines for rec membership

Residents of new SCW developments to pay for use

By BRUCE ELLISON
Staff writer

Developers of new housing in Sun City West who want their customers to be able to use recreation centers now have some guidelines about how much that privilege will cost.

Residents of the community who bought houses from Del Webb Corp. paid for construction of the community's four centers, seven golf courses and other amenities as part of their home price.

And all persons listed on deeds are required to be Centers members and pay annual fees, currently \$126.50 a year per person.

But some housing wasn't

developed by Webb, and isn't included in the mandatory membership provision that Webb included in deeds. In other cases, lots intended for commercial use have been sold for residential use to builders other than Webb. Their owners are nearing final plans to construct housing. It is those projects that will be affected by the new guidelines.

The installed value of all Centers facilities is more than \$70 million, said Centers treasurer Hal Lind, or more than \$4,000 for each of Sun City West's 17,000 dwelling units.

The new guidelines adopted at Thursday's governing board meeting allow additional

dwellings to come under the recreation centers umbrella, but at a cost.

For each new single family home, condominium unit or apartment unit, the guidelines say, the Centers will charge an up-front buy-in fee of \$5,000 per dwelling unit. There's also a requirement that all the residents in those projects become Centers members and pay the annual dues.

Independent living facilities will carry a buy-in fee of \$3,000, and a 100 percent membership requirement; assisted living facilities carry a \$500 fee, and a 50 percent membership requirement. Skilled nursing homes will not be charged.

► See New developments, A5

New developments seek Centers membership

◀ From A1

Grandview Terrace, the 283-unit independent living complex on Granite Valley Drive, was allowed to buy in to Centers membership for \$2,500 a unit, plus a requirement that all owners pay annual dues.

An apartment project in the central core by The Ryerson Co. and McDonnell Douglas Realty — still to be started — holds a contract with the Centers to buy in at \$2,500 a unit. That contract, signed almost three years ago, gives the de-

velopers five years to start construction or renegotiate, said former Centers treasurer Jack O'Connor.

The new guidelines may give pause to Ryerson and the Fitzpatrick family, who already have plans for large projects in Sun City West: The Fitzpatricks could build as many as 196 apartment units on a vacant 16-acre tract off Veterans Drive in the expansion area, and Ryerson plans a 100-unit luxury complex next to the Sundome overlooking Hillcrest Golf Course,

as well as the already contracted rental complex near the post office.

Earlier Recreation Centers discussions with Ryerson about the golf course project were fruitless, O'Connor said, after some Centers board members thought \$15,000 a unit was a good starting point.

The buy-in fees are payable as each unit is sold.

Dirk Prather introduced the guidelines after talking about the need for them at the February board meeting. Development of the Fitzpatrick

property was foremost in his mind, since Fitzpatrick in December had told neighbors that he intended to put the proposed units under Centers membership, and indicated that \$2,500 was what he would have to pay per unit to do so.

Prather said in February that there was no set fee and that each project was negotiable, but that some "guidelines" were desirable.

He said Thursday he thought the new fees were reasonable, and that if they were much higher "develop-

ers may not join and we could have problems with too many 'guests' finding ways to use Centers facilities."

The vote to adopt the guidelines was 6-0, with Carole Hubbs, chairwoman of the Legal Affairs Committee abstaining. Richard Catlin was absent; the president (Larry Watts) votes only to break a tie.

Because developers who want their projects to be seniors-only must provide certain facilities intended for the convenience of senior citizens

in order to meet federal fair housing act guidelines, Centers membership is important to them.

DAILY NEWS-SUN

TUESDAY, NOV. 5, 2002

Groups clash over bylaw vote

RCSCW, SCWOOG:

Simultaneous meetings portend disagreement over voting on amendments en bloc, ballot format

MICHAEL MARESH and KATY O'GRADY
DAILY NEWS-SUN

Officials of Sun City West Owners for Open Government told members and the Recreation Centers of Sun City West governing board they could ask the court for an injunction to force the centers to go forward with an election on proposed bylaw changes.

"It might be necessary if the (governing board) does something that is beyond their rights," SCWOOG President Carl Elitz said.

SCWOOG met at the the R.H. Johnson Social Hall Monday at the same time the RCSCW governing board was meeting in the R.H. Johnson Lecture Hall.

The governing board had scheduled a meeting Dec. 13 for the purpose of voting on proposed bylaw changes after SWOOG submitted 4,156 signatures about a month ago to force the meeting.

In an about face during the weekend, RCSCW governing board President Allen Young sent a letter to SCWOOG officials telling members the meeting was not needed because future town hall meetings would address the issues. The letter also said a



MOLLIE J. HOPPES/DAILY NEWS-SUN

Residents study proposed Recreation Centers of Sun City West bylaw changes at Monday's Sun City West Owners for Open Government meeting in the R.H. Johnson Social Hall.

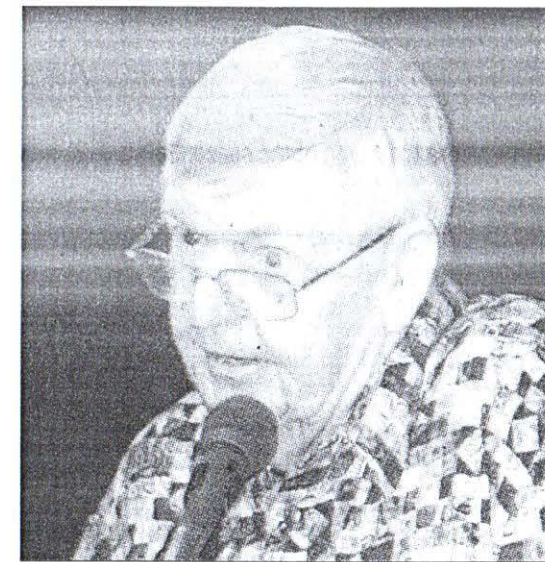
proxy vote would not be allowed because the vote would be by mail-in ballot.

The governing board has not endorsed Young's positions and will consult with an expert it hired Monday before making any decisions.

SCWOOG directors objected to both of

Young's positions. SCWOOG also stood by its position that members vote on eight proposed bylaws changes rather than requiring an all-or-nothing vote.

SCWOOG outlined the eight proposed bylaw changes and the three voting methods it is pushing during Monday's meeting.



MOLLIE J. HOPPES/DAILY NEWS-SUN

Richard Ahlgren reads proposed Recreation Centers of Sun City West bylaw amendments to residents at a meeting of Sun City West Owners for Open Government Monday in the R.H. Johnson Social Hall.

At its meeting, governing-board members hired lawyer Beth Mulcahey, considered an expert in associations, to aid them in dealing with SCWOOG's proposed bylaw changes.

SCWOOG, meanwhile, talked of having to

See SCWOOG pushes, A5

OVER

From A1

collect money for an "injunction fund" to hire a lawyer if the board doesn't come around on its election demands.

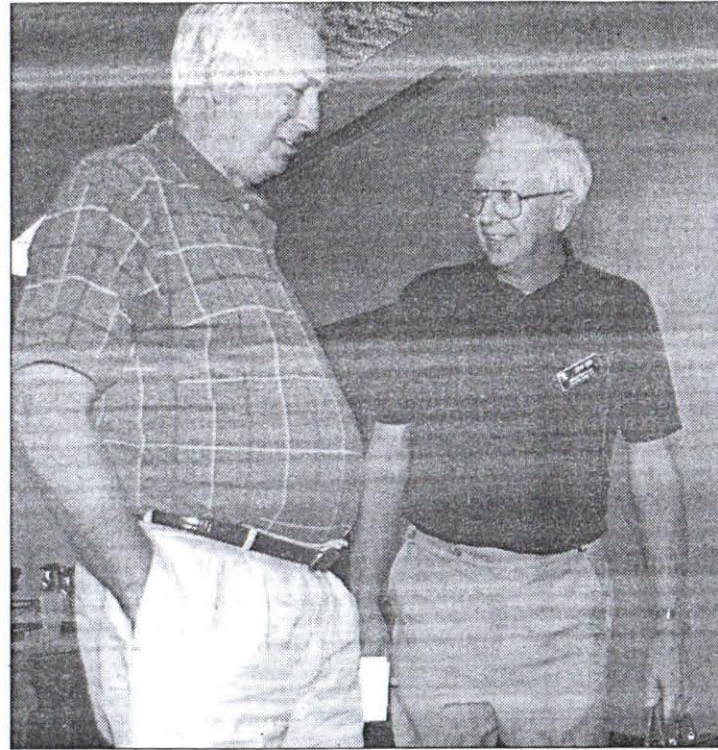
Elitz said the organization has raised about \$4,600 and has less than \$3,000 left to get through December, not including any funds it would need for the injunction. The \$3,000 would be used for general expenses such as printing the bylaws.

At the governing-board meeting, Young said he would prefer canceling the Dec. 13 vote, since the board will be holding two town-hall meetings in the next month to discuss the proposed bylaw changes. The board also said proxies are no longer needed, since each RCSCW member will receive a mail-in ballot.

In the letter to SCWOOG, Young said the eight bylaws should be voted on as a package, not individually. SCWOOG members questioned whether Young had the support of the board in writing the letter or whether he acted alone.

"We contacted several of the governing-board members, and they had no idea Mr. Young had written this letter — no idea whatsoever," said SCWOOG Secretary Richard Ahlgren.

"This is Allen Young deciding the rules of the election," Elitz added on Tuesday morning. "He's trying to



MOLLIE J. HOPPES/DAILY NEWS-SUN

Recreation Centers of Sun City West governing-board members Bob Finn, left, and John Orr talk after a work session Monday in the R.H. Johnson Lecture Hall. The meeting coincided with a meeting of Sun City West Owners for Open Government in the Social Hall.

dictate the entire rules of the election, and he is trying to do it himself."

Young said he has spoken with several others in different communities who say it is impossible to vote on the changes individually.

"You have 255 different scenarios," he said. "It is impossible to do and impossible for the people to understand."

But SCWOOG members

said they will insist members be allowed to vote on the eight issues individually. Art Napoletano of SCWOOG said under the board's recommendation, all of the proposed changes could be killed if a resident liked seven of the proposed changes but not the eighth.

Napoletano said the ball is in the RCSCW's court, and its governing board's action will determine whether SCWOOG

files an injunction. He said the group likely won't budge on its election demands.

"I think we would be pretty hard-core on that," he said.

Ahlgren read from the letter Young sent to SCWOOG stating members would only be allowed to vote on the changes as a package. The letter drew harsh response from the 300 or so members in attendance.

"In other words, Mr. Young decided on his own that you were going to have to vote for or against all of them," Ahlgren said.

Not all directors were on Young's side.

Director Tom Cook disagreed with voting on the proposals as a package.

"It's not that difficult," he said. "Basically, there are a few that I can agree with and a couple I can't agree to."

Director John Orr also opposed voting on the proposed changes as a package, saying there are a few he agrees with and a few he will not support.

Young, calling Dec. 13 "D-Day," said the RCSCW board needs to understand the procedure for setting up the Dec. 13 vote. He said members can mail-in their ballots or drop them off at any of the four rec centers until noon Dec. 13.

Ballots must be mailed by the centers no later than Nov. 19, because current bylaws require mail-in ballots to be mailed at least 22 days before elections.

6A NEWS-SUN Monday, October 13, 1980

3,000 MEET IN SUNDOME**Westers, Devco discuss centers' fate**

Sun City Westers reacted favorably to a meeting in the Sundome called Friday by Del E. Webb Development Co.

Approximately 3,000 residents attended a meeting arranged by Devco to discuss matters concerning Sun City West Recreation Centers Inc.

The meeting opened with Webb officials presenting prepared statements on various items. The remainder of the program was devoted to discussion and questions from residents.

THE MEETING began with a summary of operating costs for the rec centers for last year and the operating budget for next year.

Total revenue for last year was listed at \$645,000. Total expenses were put at \$1,291,000 leaving an operating loss of \$646,000.

Devco's operating budget for 1980-81 fiscal year is \$1,003,000 in revenue, \$1,748,000 in total expenses, with operating losses put at \$745,000.

Officials then outlined basic areas of past concern. Discussion touched a variety of areas, including the proposed turnover date of the Rec Centers, use of golf courses, future construction of additional phases and recreation centers, and annual rec center fees.

FORMATION OF a future board of directors for the Rec Centers was also discussed.

Webb executive vice president Joe Aubin told residents that electing the board would rest with them.

However, he said a previous attempt by Webb to involve residents in nomination of candidates to the board was unsuccessful.

Aubin said, "We approached the Recreation Center club presidents and asked them to act as an advisory committee which would seek out interested and capable people to be placed on a

ballot for the election to the board. The club presidents chose not to take this responsibility.

"THE CURRENT articles and by-laws allow open nomination whereby individuals' names are placed on the ballot by a petition of 100 names.

"Perhaps a screening or advisory group can still be found to assist in this process and we would welcome any input on this matter so long as it represents a cross section of the entire community and is not dominated by any one group."

In accordance with the articles of incorporation, Webb officials named March 4, 1981, as the turnover date of the rec centers.

However, Aubin said this date can be changed if it is felt residents are not ready for the takeover.

"DEL E. Webb Development Co. is not adamant on the March 1, 1981, turnover date. We will be flexible to the needs and desire of you, the residents," he said.

"I would like to emphasize, however, that Webb will continue to underwrite the operation in accordance with the turnover agreement of the recreation centers regardless of who is operating the facilities.

"The takeover is automatic unless residents amend the articles of incorporation to extend the date," he added.

Discussion of the turnover date drew prompt responses from residents.

HOGAN Dunleavy, who has been active in community elections, asked Devco permission to address the crowd.

He then got on stage where Webb officials were seated, and told residents they should set up a steering committee to choose nominees for the rec board.

In an effort to take command of the meeting, Dunleavy claimed, "A

steering committee must be set up to screen nominees. We must set an election day for the rec board."

He then made a motion that residents elect Wester Robert Wilson to chair the committee.

THIS suggestion brought boos and jeers from the audience. Amid shouts of "You're out of order," and "Sit down, you're time is up," Dunleavy finally left the stage.

Wilson, member of the Property Owners and Resident Association and chairman of the Dysart Affairs School Committee responded by telling residents he wasn't interested in the nomination unless the community wanted him.

"I have no interest whatsoever in taking this job. I would not consider it unless the entire membership supported it," he said.

Aubin told listeners the community as a whole, rather than particular groups, should be involved in the formation of any such committee.

"WE ARE NOT going to work with PORA directly on this. We are going to work with a cross section of Sun City West," he said.

In other matters, Aubin told Westers confusion

over Hillcrest golf course stemmed from resident's misunderstanding of the situation.

"We never made a statement there would be six golf courses available. That is a misunderstanding on your part.

"Hillcrest will be maintained by Webb for another 10 years or so," he said.

SEVERAL residents said they were told Hillcrest would automatically be available to them when they purchased their homes.

"We would suggest that your salespeople don't give the impression that Hillcrest is part of the package," said one resident.

Another question posed to Webb regarded the annual increase in recreation fees.

"We have been criticized for not communicating with Sun City West residents, particularly on the \$9 raise in rec center dues," said Aubin.

WEBB OFFICIALS maintain the increase was necessary due to inflation and more people moving into the community.

According to a facilities agreement, Aubin said, "fees may be changed by the amount of increase or decrease in the cost of living annually

or as determined by the recreation centers board.

"This will allow recreation center revenues to keep up with inflation. The current recession has gone on for some time. As the economy improves, home sales will increase and that is the base for support of this recreation center complex," he said.

In the future, Aubin said there will be a periodic insert in the monthly activity calander to keep residents better informed.

WESTERS' reactions on the meeting were positive. Many expressed feelings that rumors were cleared up, questions were answered and communication lines with Devco were opened up.

"It was informative and cleared the air a lot," said one resident.

"Devco is doing an excellent job. It has done more than its share," said another.

PORA president Joseph Kelso said, "The meeting indicates a change in Devco policy regarding a release of information to Sun City West residents—a change that has been badly needed."

"**I AM** confident that questions were answered sincerely. Maybe it will lead to better communications with Sun City West," he said.

Yet what about complaints that frequently seem to crop up over Devco and how Sun City West should be run?

"The real gripes are really in the minority," one resident said. "They're vocal, but they're small."

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.



JON CANNON, general manager of the Recreation Centers of Sun City West, walked into governing-board President Allen Young's office Tuesday morning and quit. "He just came in and told me he couldn't take it anymore," Young said. Cannon had filed a constructive-discharge warning.

Cannon resigns, cites poor working conditions

SUN CITY WEST: GM had warned governing board, could file suit

MICHAEL MARESH
DAILY NEWS-SUN

After two contentious months as the general manager of the Recreation Centers of Sun City West, Jon Cannon resigned his position Tuesday morning.

Cannon's ascent to the RCSCW top spot had been riddled with dissension. In April, the then-senior manager of business services was named to replace R.G. Andersen-Wyckoff as general manager. After the Daily News-Sun questioned the

selection process, the board voted publicly on April 25 for Cannon's appointment.

In May, accusations alleging financial improprieties by Cannon prompted an investigation which showed the claims to be untrue.

But governing-board member Bob Finn thought the investigation incomplete and conducted an independent investigation by interviewing and videotaping former RCSCW employees who once worked under Cannon.

On Tuesday, Cannon informed governing-board President Allen Young he could no longer handle

See Resignation stuns, A5

RCSCW senior golf manager emerges as likely successor

STAFF REPORT

Todd Patty, a long-time employee of the Recreation Centers of Sun City West, has been named a candidate for general manager of the Recreation Centers of Sun City West, a source close to the selection process reported Tuesday.

The RCSCW governing board will meet in a closed session in the governing-board office at the R.H. Johnson Recreation Center, 19803 R.H. Johnson Blvd., at 2:30 p.m.

today to discuss hiring either an interim general manager or a permanent GM following the resignation of Jon Cannon Tuesday morning.

The emergency meeting, called after Cannon resigned, is scheduled to discuss hiring an interim general manager, though a permanent successor could be named.

John Orr, in charge of legal affairs for the RCSCW governing

See Selection process, A5



TODD PATTY, senior manager of golf and environmental services, was named to his post in April 2001 by former General Manager R.G. Andersen-Wyckoff. Insiders at the Recreation Centers of Sun City West report he is the likely successor to Jon Cannon, who resigned Tuesday.

OVER

From A1

what he considered intolerable conditions and resigned his position.

"He just came in and told me he couldn't take it anymore," Young said, adding the board will meet today in a closed session at 2:30 p.m. to discuss the resignation.

"I can't divulge what we are going to do until I meet with the board to discuss this mess," Young said. "We have a serious problem here, and I am trying to hold this thing together."

Young said he was stunned at the news, especially because the board was trying to rectify conditions that brought on a constructive-discharge warning from Cannon.

"I was surprised by the suddenness of this," he said. "I have known of his unrest and discomfort. I wasn't prepared to come in at 8:15 in the morning to be told he was leaving."

Calls to Cannon were not returned, and according to a press release, he has taken a position with another community.

Finn was pleased with news of the resignation.

"We can move forward and

start taking care of business," he said, adding that he believes a search committee needs to be formed so three candidates can be submitted to the board for its selection.

According to RCSCW bylaws related to the appointment of a general manager, "when required," the board must appoint a selection committee, headed by the chairperson of the governing board's human-resources committee, to consist of not less than five owner-members approved by a majority vote of the board.

The selection committee, the bylaws continue, shall submit at least three qualified candidates to the governing board for its review and selection. The appointment of the general manager requires an affirmative vote of six or more of the nine board members.

The board, when hiring Cannon, said it was not required to form a search committee since a qualified in-house candidate was interested in the position. However, Finn and other members of the community took exception to that interpretation.

While most governing-board members have declined to discuss the status of the

constructive-discharge warning, one community leader said Tuesday Cannon is going to file suit against the board.

Finn is adopting a wait-and-see approach.

"We are going to have to get something in writing," he said.

Cannon resigned under the constructive-discharge provision, according to a RCSCW source who asked to not be identified. Constructive discharge occurs when an employee believes he or she has to quit because of intolerable working conditions of which supervisors were aware, but took no action to rectify. Under the provision, the employee — after quitting — can sue the

employer for not taking steps to try to fix the alleged working conditions.

Golf Operations Manager Todd Patty's name was mentioned as a permanent successor to Cannon by one board member.

Finn, however, said the board cannot name anyone as general manager today because a search committee must be formed to find at least three candidates. Finn said he will oppose any vote, especially if that vote is to be taken in closed session, which is how Cannon was selected.

Michael Maresh can be reached at 876-2513 or mmaresh@aztrib.com.

Selection process starts today

From A1

board, said it is his understanding that it is his responsibly to select candidates for Cannon's successor.

Director Tom Cook said the meeting will discuss two things — hiring an interim manager and permanent manager.

Patty is senior manager of golf and environmental

services. He was named to this position in April 2001 by former General Manager R.G. Andersen-Wyckoff.

Patty previously had been in charge of environmental services, primarily on the golf courses, and golf maintenance manager.

His current responsibilities include management of the entire golf program, with the golf operations managers reporting directly to him.

SCW's long-running soap opera

Community politics keep plot churning

By Sean L. McCarthy
The Arizona Republic

If you've just recently begun paying attention to the politics inside Sun City West, you might think you've stumbled upon a soap opera.

No matter what you call it, something peculiar has been happening within the walls of this retirement community of more than 26,000.

The past few months have

seen two general managers leave early. The first left with an eight-month severance package that riled the community and resulted in the formation of a new activist group. His successor resigned after two months and is threatening to sue unless he gets a similar going-away payment.

In the meantime, the governing board members have accused each other of reckless behavior that is costing Sun

City West residents hundreds of thousands of dollars.

For the uninitiated, here is a look back at the past decade of "episodes" in Sun City West's political drama.

1993-94

A citizen-controlled board governs the Recreation Centers of Sun City West for the first time in 1993. Developer Del Webb Corp. previously

controlled the board.

Residents question the use of recreation centers employees to help build Deer Valley Golf Course.

Governing Board President Al Spanjer comes under fire when attorney James Hienton is paid more than \$3,000 to examine the legality of the board's efforts to remove fellow member John Scolastico from his post as chairman of the human resources committee. Scolastico spends much of 1993 arguing with general manager Chuck Roach over the developer's role in the com-

munity. Scolastico has minority support from Spanjer, Harry Spence and Fred Mortensen.

A nine-citizen blue-ribbon committee concludes that the board does not have procedures to resolve conflicts and does not give enough direction to its general manager.

The board approves a new conflict-of-interest policy in August 1993, but only four of the nine directors sign it.

Spence resigns the day after three candidates endorsed by

See SCW Page 3

OVER

Del Webb win seats to the board in December 1993. "I've tried to be the peacemaker," Spence tells *The Arizona Republic*. "I've been here for the residents. But I've been labeled as anti-Webb. You can only take so much. I don't get paid."

Mortensen resigns in March 1994. Scolastico resigns the next month.

Some residents debate whether Sun City West should rename itself to avoid confusion with nearby Sun City. The new board, in a letter to *The Republic*, denies allegations that the members have not adhered to Arizona's open-meeting laws.

1995

Board member Bob Kelley, angered over increased fees and arguing that the board has been too secretive, forms a group called Citizens for Responsible Leadership and leads a recall effort against three of his colleagues.

Five board members — including the three targeted by Kelley — resign en masse in December. Vice President Allan Grossman, one of the five who resign, says board members "should not have to be subjected to the many lies and slanderous comments." Grossman writes in *The Republic*, "Only someone on a big ego trip would actually 'want' this job."

Spanjer and Carole Hubbs (now a state legislator) are appointed to fill two of the vacancies.

1996

Del Webb Corp. relinquishes control of Sun City West in January.

Allegations of money squandering, secrecy and manipulation swirl around the board's decision to buy a \$95,000 PC-based computer system. A group of about 40 residents forms Citizens for our Improved Recreation Centers Leadership, accusing the board of breaking its commitment to voters by meeting in secret and acting incompetently. The group's slate of candidates wins seats on the board in that fall's elections.

Hubbs, who becomes president of the Sun City West Recreation Centers board in 1997, promises to lessen the bickering.

promise to open up board procedures and sets up a Web site for a new activist group, Sun City West Owners for Open Government.

General manager R.G. Andersen-Wyckoff, who intended to retire in February 2003, instead announces in April that he'll leave July 1. The board forgoes a job search, promoting Jon Cannon, senior manager for business services.

Cannon puts the board on notice in May that he has grounds to file a constructive discharge complaint, meaning that unless working conditions improve, he would resign.

The board votes in a closed session June 27 to grant Andersen-Wyckoff an eight-month severance package of \$93,405 that includes money for health insurance, retirement benefits and the use of a personal car.

Finn, Godderis and Beaupre take office in July. Cannon's promotion becomes official, with a salary and benefits package totaling \$108,325.

Over the summer, Sun City West Owners for Open Government threatens to sue the board over its financial deal with Andersen-Wyckoff. Board members press Finn about a potential conflict of interest by remaining a SCWOOG member. The governing board announces that it spent \$45,624 on an investigation that cleared Cannon of wrongdoing. Residents had accused him of having trees ordered for the community delivered to his home.

Cannon resigns Sept. 3. His lawyer, Kraig Marton, files a notice of constructive discharge but suggests that a lawsuit could be avoided if the

board pays Cannon nine months' severance, benefits, tort damages and attorney fees by Sept. 17.

In a special meeting Sept. 12, the governing board decides not to respond to Marton's letter, forwarding it to the board's insurance lawyers.

On Sept. 17, the board appoints Denise Babirak, the recreation centers' human resources manager, and Todd Patty, senior manager of golf and environmental services, to serve jointly as interim general managers. Babirak and Patty are given temporary salary increases. They will revert to their regular jobs and salaries when a new general manager is named.

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

1997-98

Thousands of Sun City West residents focus their fury on the Dysart Unified School District, defeating budget overrides and attempting to de-annex themselves from the district. By the end of 1998, the Dysart school board will be made up entirely of Sun City West residents.

Former Sun City West board member Bob Kelley returns in 1998 with another recall effort, but he fails to file petitions in time to force a recall election against board Treasurer Hal Lind. Kelley disliked Lind for his vote to increase membership fees.

1999

The Sun City West Coalition gathers 12,000 petition signatures and defeats a proposed development that could have put 2,472 homes for residents of any age on a 638-acre orange grove at Pleasant Valley Ranch, northeast of Sun City West.

Hundreds of Sun City West residents turn out for meetings exploring the possibility of an incorporation drive.

2001

The governing board drafts a letter asking the Maricopa County Sheriff's Office to put an end to public sex in Sun City West. That comes after an alleged two-dozen sightings of seniors engaged in sexual activity at Sun City West recreation sites and parking lots. No one is ever named or arrested, but the episode garners national attention.

In October, the community bans one of its members from using recreation facilities for a year after he allegedly makes threats against other residents and the recreation centers.

The board decides to move regular elections from December 2001 to March 2002.

2002

Robert Finn, Gene Godderis and former board member Bob Beaupre win seats on the governing board. Finn, the leading vote-getter, campaigns on a

Sun City West residents demand more openness from Rec Centers

By Sean L. McCarthy
The Arizona Republic

Communication, or a lack thereof, has been the key topic of political debate this year within and around the Recreation Centers of Sun City West. Some residents in this retirement community believe that the Recreation Centers' governing board has not been open enough during its deliberations, with one activist group forming the Sun City West Owners for Open Government

and filing petitions for a formal membership election in December that could revise the governing bylaws. The Rec Centers board held a special residents forum on Thursday to allow residents to talk about anything they wanted. A couple hundred people showed up. Topics raised included problems the board could not solve (why vendors show up door-to-door, why some people drive too fast) and issues the board could address, such as rules

for non-resident play on golf courses and bowling alleys, and the board's search for a new general manager. The board also heard a familiar accusation: that its members had been meeting secretly in violation of open-meeting laws. Closed-door meetings are allowed to maintain privacy on legal or personnel matters. But board member John Orr acknowledged that members often talked about other matters behind closed doors and

would hear from the general manager about the budget process. "We would keep each other informed," Orr said. "This is an informal information process." He lamented that board members don't feel they can communicate openly, and instead resort to e-mails to update each other on Recreation Centers business. "I think that's regrettable," Orr said. Resident Tom Metzger said

he was angry that Bob Finn is the only board member without a committee assignment. "This board is blatantly wrong in its treatment of Mr. Finn," Metzger said. Board President Allen Young said Finn still "votes the same as the others," but added that Finn would have to wait until Young is off the board in 2003 to get a committee post. Young also said residents should no longer be castigating the board for its severance agreement with formal gen-

eral manager R.G. Andersen-Wyckoff, who retired eight months early. "If the community feels we made a mistake, that's fine," Young said. "We feel we made the right decision. So let's move on." A couple of residents asked about recent and potential changes to the bylaws. Board member Thomas Fagan said this summer's revisions "were cosmetic changes" and did not give the board any powers it did not already have.

Reaction to 'Sex and the City': Naughty, naughty... but ha-ha!

Report of 'hanky-panky' on SCW property spreads nationally

By Jack Hawn

How did the community react to "Sex and the City"—last week's shocking revelation of sexual activity having been detected on Sun City West Recreation Centers' property, a story that gained national attention?

"Of all the calls," Board Pres. Dee Hjermstad said, "only a tiny, tiny percentage—four or five—were really angry people."

Dozens and dozens of other calls were very positive or questioned why we went public."

One SCW resident, commenting to a stranger, was extremely unhappy the matter had been made public.

"It reflects badly on the community," she said.

Hjermstad broke the story at the May 24 monthly Board meeting. She reported sexual activity

had been detected in the Palm Ridge and R.J. Johnson Rec Centers' swimming pools, spas, Palm Ridge parking lot, the Doggie Park and on a Meeker Mountain bench.

According to Gen. Mgr. R.G. Andersen-Wyckoff, a couple of dozen incidents had been observed by the Posse and Rec Centers' employees for two years, but had been kept quiet.

"We have laid low on it," he said at the May 24 meeting. "The problem has come knocking on the door.... and we decided enough's enough. We needed to bring it to the Board."

Sensationalized by the media and picked up on the national news wire by Associated Press, the story has sparked wide interest, including taped television interviews with Hjermstad, who returned Saturday from a week in Florida.

"I didn't think it would go nationwide. I didn't expect it to

"Only a tiny, tiny percentage—four or five—were really angry people...."

—Dee Hjermstad, reporting on phone calls from SCW residents



reach the proportions it has," she said. "But none of it got to Panama City, Fla., where I was."

Nonetheless, others have heard from friends and relatives in states across the country that Sun City West clearly has been spotlighted by the news.

A story in the Arizona Republic, which quoted SCW public relations director Mauryne Hall, stated that sexual activity also had been observed on SCW golf courses.

"She did not say that," Hjermstad said. "There have

been no confirmed cases of this ever going on on golf courses. I've heard rumors...."

Hjermstad praised Hall for handling the story "in a very professional way. She kept it on a light note and hasn't made this deadly serious. It has to be on a light note."

"We have no interest in arresting anybody, prosecuting anybody. We don't even want to pull their membership cards. We're not out to punish anybody."

Hjermstad said the only reason the Board went public with the story was to let residents know a policy against inappropriate behavior on Rec Centers' property will be enforced.

A letter to the Maricopa County Sheriff's office was being prepared to request support in enforcing the policy, Sheriff Joe

See REACTION, Page 2

REACTION: To 'Sex and the City,' from Page 1

Arpaio also promised his support.

Asked if names of those involved with the sexual activity are known, Hjermstad said vehicle license numbers had been traced to residents, but that names would not be released for publication.

Asked why not, she replied, "It's not necessary. If it happens in the future, we might have a different tact. It's not really a criminal case. I don't think we should go back in history and dredge it up, that these people were found on such and such a date doing such and such a thing.

"With all the publicity we've had, people will be very careful not to repeat when they know we are now going to enforce a policy (against such activity on Rec Centers' property)."

One letter writer questioned

why couples would pick park benches and cars to conduct their "hanky-panky," rather than a bed at home.

"I don't know why," Hjermstad said, "except, obviously they're not married to the same people they're doing it with.... There's a wife or husband or somebody else at home who's minding the store."

Hjermstad noted that the national publicity isn't so bad, that it actually has a positive effect for the community, including television coverage "that shows our facilities in beautiful condition."

It also shows, she said, "the we are active adults out here. We're busy. We didn't come here to die. We came here to live.... and we don't care if they have sexual activity. Just don't do it on Rec Centers' property."

'Sex and the City': Rec Board to crack down on 'hanky-panky'

Indecent activity spotted in pools, parking lot, doggie park

By Jack Hawn

It had been advertised as "the story of the century"—a secret "mysterious" report to be given by Recreation Centers' Govern-

"We cannot... prevent sexual activity in a private car on our parking lot, but we can immediately stop anyone in the pools or spa—and they will be stopped."

—Dee Hjermstad



ing Board Pres. Dee Hjermstad at last Thursday's business meeting—but her "label" might have been an exaggeration.

Nonetheless, it proved shocking, to say the least.

Almost no one—directors or those in the audience—could keep a straight face when she began reading what she had prepared. Her text follows:

"When I first read (R.G. Andersen-Wyckoff's) report on this subject, and after I finished laughing, I called him and asked if it were a joke. He assured me that it was no joke and that we need to take steps to correct the situation.

"You all know how mundane our Board meetings can be; well

it is about to get a bit livelier. The subject is sex!

"Yes, our staff and the Posse have found members having sex in the swimming pools, the spas, the bench on Meeker Mountain, a bench in the doggie park and in the Palm Ridge and R.H. Johnson parking lots.

"Not all at the same time, however. The activity is both heterosexual and homosexual. The episodes are generally late at night close to closing time for the pools and spas and early in the

morning in the parking lots.

"The Posse has turned their reports over to the Sheriff's office and our staffs have observed the activities. The Sheriff has no authority on private property unless we give it to him. There are county and state laws about lewd

and indecent behavior, and we can set a policy to coincide with the state laws and invoke the penalties as if on public property.

"Under Policy Statement L1, the general manager with the Board approval may also suspend membership privileges, for inappropriate and unsafe conduct.

"Whereas it is funny when you think on it—especially in our age-restricted community—it is rather sad, too. However, the most serious offenses are those occurring in our pools and spas. This is clearly unsanitary and it

See 'SEX, Page 2

'SEX: and the City,' *from Page 1*

will not be tolerated.

"We cannot at this time prevent sexual activity in a private car on our parking lot, but we can immediately stop anyone in the pools or spa—and they will be stopped.

"It is not fair to our membership to allow the behavior of a few to spoil the enjoyment of many. The staff works hard to make sure the pools and spas are clean and sanitary. We don't need some thoughtless people polluting them for their sexual gratification."

Initially, Board members found it difficult to restrain their laughter—coming up with such one-liners as "Does that mean we're going to have to remove the Viagra dispensers in golf course restrooms?"—but a potentially serious problem also was recognized.

Andersen-Wyckoff said he has been aware of "well over a couple of dozen" instances of such behavior in the last two years, but "we have laid low on it. The problem has come knocking on the door.... and we decided enough's enough. We needed to bring it to the Board."

Commander Dick Cherry, who had received a plaque of appreciation from the Board for the Posse's "dedication to protecting the residents of Sun City West" at the outset of the meeting, had left early and was not aware of Hjermstad's report when contacted on the phone later in the day.

He said the Posse had observed sexual activity at Meeker Mountain, which overlooks part of the Hillcrest Golf Course, and in a car in the Palm Ridge Recreation Center parking lot, but had not observed such behavior in any spas or swimming pools.

"We have been asked by various residents to address the situation," he said, "and we did that. When we observed (sexual activ-

ity in a parked car), we stopped and said, 'Are you folks all right?' We thought maybe that would curtail their activity. Apparently, it hasn't helped at all."

Cherry said he reported the car description and license number to the Sheriff's office, but was told nothing could be done unless the property owner requests enforcement.

Cherry said he knew of three incidents, the last one reported May 12.

However, Hjermstad said such activity has been going on in the doggie park "for years," according to a friend she recently spoke to on the tennis courts.

"She told me that's why people don't take their dogs there," she said.

Hjermstad said two Rec Centers employees also reported the Palm Ridge and R.H. Johnson monitors had observed sexual activity in the swimming pools.

"There have been two or three instances," she continued, "usually close to closing time. We put in big lights, but they smashed them.

"There have been about two dozen instances reported to the Rec Centers in the last two years. We overlooked the parking lot and Meeker Mountain, but we can't overlook the swimming pools."

She said a letter would be written to the Maricopa County Sheriff's Office, asking that officers enforce the county statute governing lewd and indecent behavior, if discovered on Recreation Centers' property.

"I don't think any member is going to want to get caught doing this in the swimming pool, then have their membership pulled," Hjermstad added. "They'll find someplace else to go—but we don't want it in our swimming pools."

With a song in their hearts

TOP INTERESTS IN SCW: Health & fitness, golf, music & theater

MICHAEL MARESH
DAILY NEWS-SUN

In many ways, Carlos and Jan Wilson's interest parallel their neighbors.

Findings in a recent Recreation Centers of Sun City West survey rank health and fitness, golf and music and theater as the top interests of residents in the retirement community.

The Wilsons epitomize two of the three.

She's been teaching Jazzercise for years and attests to the health benefits of dance performance, light aerobic training and aqua fitness, as well as many other fitness regimens practiced by residents.

He's a champion of music and theater. The former executive director of the Symphony of the West Valley supports the arts as a member of the Sundome Performing Arts Association board and as a thespian. Wilson is currently rehearsing for "A Funny Thing Happening on the Way to the Forum" being

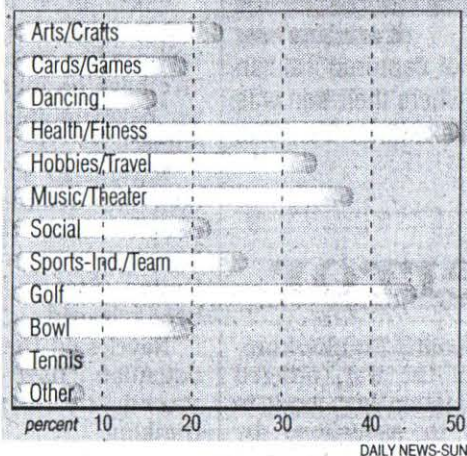
produced by Theatre West, a community group, at the Stardust Theatre.

The play run March 20 through April 13.

Of 10,015 surveys distributed in 2001, 3,019 responded to a host of questions ranging from activities and interests to costs and satisfaction with the amenities.

See Fitness, golf, A5

Recreation Centers of Sun City West survey of residents' activities and interests.



STEVE CHERNEK/DAILY NEWS-SUN

Carlos Wilson rehearses the opening number in "A Funny Thing Happening on the Way to the Forum," being staged by Theatre West March 30-April 13.

About 46 percent of residents said they play golf, down from 56 percent reported in a survey taken in 1992.

That health and fitness was No. 1 didn't surprise Jan Wilson. Close to 600 residents participate in her Jazzercise classes, a number she said will grow to as many as 900 by year's end.

"There certainly is not a lack of (training) facilities," she said.

Wilson said Sun City West has three weight-training rooms and three pools along with many other amenities for people who want to exercise.

Her husband, who's a regular in Jazzercise classes, touts the merits of the Sundome, which attracts world-class performers.

"Major shows go on there as well as shows from outside productions," he said.

Wilson said the only thing missing from the community is a central gathering area where residents and groups could place bulletins about upcoming arts and theater events.

Other survey highlights:

- 66 percent of the respondents said they have computers. Of that number, 92 percent have Internet access and 67 percent have e-mail.

- Interest is waning in

dancing, bocce, crafts, bowling and golf. Golf, though, because of its previously high numbers, is still among the top activities among residents.

- 46 percent of members play golf, 19 percent bowl and 6 percent play tennis, down 56 percent, 44 percent and 20 percent, respectively, from the '92 survey.

- Respondents listed badminton, cooking classes, croquet, model building, in-line skating, amateur radio, archery, reading and book discussions as activities they would like to see in the future. They also asked for longer hours at the recreation centers.

- 20 percent of the respondents have lived in Sun City West for more than 15 years, with 20 percent being part-time residents.

Governing board President Allen Young said what he quickly realized from the survey was how much the community has aged.

"We are getting older," he said. About one-half of Sun City West residents are between the ages of 70 and 79 and another 4 percent are older than 85.

The survey was completed by the Public Relations Committee with cooperation of the Membership Services Office with Elaine McCraith-Anderson serving as chairman.

Michael Mares can be reached at mmmaresh@aztrib.com or at 623-876-2513.

OVER



STEVE CHERNEK/DAILY NEWS-SUN

Mike Tarr directs cast members in the Theatre West production of "A Funny Thing Happened on the Way to the Forum." Sun City West respondents to a survey ranked music and theater as their No. 3 interest.

REPUBLIC 11/22/80 Del E. Webb retains control of Sun City West recreation

By Steve Yozwiak
Northwest Valley Bureau

SUN CITY WEST — Sun City West residents voted 892 to 39 Friday in favor of Del E. Webb Development Co.'s continued control of the community's recreation facilities.

In addition, resident-members of Sun City West Recreation Centers Inc. voted 764 to 167 in the Sundome in favor of granting Del Webb indefinite control until revenue from recreation-membership dues equals the cost of recreation operations.

Gerald E. Williams, Del Webb counsel, said the company originally expected the R.H. Johnson Recreation Center — Sun City West's only recreation center — to break even by March 1, the date targeted for residents to take control of recreation.

Only about 4,000 homes, however, have been sold in the past two years, Williams said. That is only two-thirds of what Del Webb officials had projected to this point before construction in 1977.

Each of Sun City West's near 6,000 residents pays \$69 a year in recreation fees, Del Webb President John Meeker said.

Because revenue from membership dues is less than original projections, Del Webb contributed \$646,000 to the R.H. Johnson Recreation Center

during the 1979-80 fiscal year and is expected to kick in another \$745,000 this fiscal year, Del Webb spokesman Steve Welch said.

Meeker said, "We will endeavor to keep the recreation center operating in the best possible manner.

"You can see by the vote that a great number of (residents) wants us to run it."

Meeker said a nine-member advisory board to work with residents and Del Webb will be elected after Jan. 15.

Those interested in serving on the board must submit resumes of 200 words or less describing education and experience. Resumes must be received at the recreation-center office by Dec. 15.

"We want to make sure that the people who want to be involved have an opportunity to do so," Meeker said.

Loise Copes, first vice president of Sun City West's Property Owners and Residents Association, said Friday's votes indicate that most residents want Del Webb to continue operating the recreation centers, which is what residents expected when they bought their homes.

But others were dissatisfied.

Rose Ratner, a Property Owners and Residents Association director and a member-elect of the Dysart school board, said Del Webb officials didn't allow adequate discussion before the meeting.

"I've never seen a meeting like that," she said.

"There are a lot of unanswered questions, especially concerning the operation of buses and financing of median strips, both of which are administered by Del Webb's recreation board."

Charles Dodd, a member of several Sun City West organizations, said residents eventually will assume control of the recreation facilities, so they might as well do it now.

Meeker believes the centers will reach a break-even point in late 1982 or early 1983. At that time, he said, a nine-member board of directors of Recreation Centers Inc. would be elected. It would be made up of residents.

Rebellion

Az Republic 7/16/80

Residents want voice in Centers' affairs

SUN CITY WEST — Within a year, if all goes according to schedule, the 5,500 residents of this retirement community will be able to run their own recreation facilities. But residents angered by last month's 15 percent fee increase are getting impatient.

Del E. Webb Development Co., which now subsidizes 35 percent of the operation of the Recreation Centers of Sun City West Inc. and influences most of its financial policies, plans to relinquish control by March 1981, at the earliest.

However, the Property Owners and Residents Association contends the amount of control they actually will have is questionable. So the group plans to schedule a special meeting to amend the articles of incorporation to require a stronger membership voice.

All residents are required to be Recreation Centers members and pay an annual fee of \$69, increased from \$60 two weeks ago. Those fees finance 65 percent of the facilities' operation, including the 15,000-person capacity Johnson Recreation Centers, 25 tennis courts and an Olympic-size swimming pool.

However, the non-profit Recreation Centers is a wholly owned subsidiary of Webb, which legally permits the development company to set the Centers' policy.

According to the residents-association plan, changes in policy and financial matters would require dramatically increased membership participation.

Even if the Centers are turned over to the members, the existing articles of incorporation would provide a voice only for those members who are elected to the board of directors, said Robert Porterfield, the group's recreation-committee liaison director.

"We are trying to amend the articles so they are more democratic," he said.

The group has obtained more than 1,075 signatures calling for the special Recreation Centers membership meeting. Only 2 percent of the 5,500 residents' signatures, or 110, was needed.

At the meeting, the group will submit the proposed changes to a vote of the membership.

The group also would like to amend the selection process for the Centers board to include members of the community.

The current board is made up of Webb executives John Meeker, Joseph Auburn and Gerald Williams, and the firm has expressed reluctance to negotiate with the residents on financial affairs.

According to Webb's long-term plan, the

Centers will be turned over to the residents as soon as it can operate without Webb subsidies.

But the Centers will not be "financially independent," said General Manager William Woodyard, until another 5,000 residents move to the retirement community and begin paying annual dues.

Woodyard offered no specific financial plan, but he did say that Sun City West needs a population of about 11,000 to support the facilities independently.

Webb officials are reluctant to keep the centers open when they are not in use. Petition organizer Betty Darrah has countered that the facilities should be open for the members' convenience, regardless of the circumstances.

Although the facilities have had no trouble making ends meet, Woodyard said, the increase in annual dues helps to bring the Centers one step closer to financial independence.

The Centers will operate at a deficit until enough residents move into the area to support the facilities, Woodyard said.

According to Mrs. Darrah, Webb officials promised residents ready access to the Johnson Recreation Center and its facilities.

Woodyard said the Centers have closed the bowling alley on Saturday because few residents were using the it.

He added that tennis courts are open only from 6 a.m. to 10 a.m. and during the evening hours because of the summer heat. He maintained that very few residents use the courts at midday.

"It was a matter of paying to have these facilities open for the few residents who used them or closing them and becoming economically viable," he said.

— Gail Reid

Rec Centers Deal With Handicap Parking

Handicap Accessible parking at the RH Johnson Recreation Center recently underwent renovations to include 37 handicap spaces and 4 van accessible spaces.

The new handicap parking spaces have a 5-foot unloading area on either side of an 8-foot vehicle space. While ADA requirements only mandate a 5-foot buffer area on one side of a vehicle space, the Rec Centers provided a buffer on each side of the vehicle space for increased patron convenience. The new van accessible parking spaces have 8-foot buffer areas on the passenger side and 5-foot buffer areas on the drivers side with an 8-foot area allotted for the van.

The blue and white international symbol of accessibility was painted on the spaces designated for handicap parking. In addition to these signs, permanent reflectorized metal aluminum signs, displaying "Van Accessibility ONLY," were also installed in front of all the van parking spaces at the Social Hall and Arts and Crafts Center.

The association, in efforts to

provide more convenient accessible parking for the handicapped and disabled, is consulting with Susan Webb, Executive Director of Arizona Bridge to Independent Living (ABIL). ABIL is a non-profit organization providing programs



Steve O'Donnell

to empower and enable disabled people to have an independent life style. "Susan brings a common-sense approach in determining what needs to be done in these situations," said Steve O'Donnell, General Manager of the Recreation Centers of SCW.

Webb, who has been in a wheelchair herself for the past 18 years, has been an active

disabilities advocate on a national basis and has served on the presidential task force that developed the ADA regulations.

"Many components need to be considered when designing parking spaces for the handicapped," said Webb. "While the Rec Center's new parking spaces meet ADA specifications and regulations, there is also the need to look at the safety issues involved. Whereas Kuentz and Beardsley Rec Centers are on level ground, RHJ parking is on a slope steeper than the 2% limit specified by ADA."

ADA also requires that one in every eight accessible parking spaces must be reserved for van accessibility. In a recent meeting with the Rec Centers, Webb brought up a possible scenario whereby all handicap parking spaces would be filled by cars leaving no space for a van. "The Universal Parking Design is an option that allows for extra handicap parking if all spaces are being used at the same time."

HANDICAPPED

Continued on Page 2

Rec Centers Deal with Handicapped Parking

Continued from Page 1

The Universal Design provides access spaces of 11 feet with a 5-foot access aisle on the side. Webb explained that vehicles can use the added aisle to park in if the space happens to be occupied by a van and other cars. "This design provides access parking to everyone at all handicap parking locations at all times."

Webb considers two design problems at RHJ of critical importance; the greater problem being the 2% grade which places tremendous strain on people in wheelchairs. Webb also strongly recommends changing the golf cart parking at RHJ. "When golf carts are parked in the spaces in front of the handicap parking, people in wheelchairs are forced to go around the carts because their vision is blocked. Additionally, golf carts sometimes encroach into the access space, thereby making exit/entry from a specially modified van difficult, if not impossible. At the moment there are lot of options and we need to look at what is reasonable." Golf carts currently park in the unused areas that are too small to accommodate vehicles.

Webb believes an enforcement program would ensure handicap parking accessibility. "The City of Phoenix and Glendale have local ordinances that allow the local jurisdictions to ticket illegally parked vehicles, and it's proving effective. People make sure they don't park in handicap spaces again and, at the same time, they advise their friends to stay out of handicap parking for fear they'll get ticketed."

"The meeting with Susan was helpful in determining how we need to approach our situation," said O'Donnell. "Our next step will be to conduct an ADA compliance review of all facilities. That report will allow us to develop a multi-year plan, determining what requirements need to be met now and what will ensue in the following

years."

Renovations to the RH Johnson handicap access parking began May 19 and were completed by June. Modifications to the golf cart parking spaces will begin soon. The Kuentz and Beardsley Rec Centers are scheduled to be completed by late July, in conjunction with parking lot restriping projects where allotment of special handicap spaces will also be provided. Renovations will include: Beardsley (27 handicap lots and 3 van accessible spaces); Kuentz (12 handicap lots and 2 van accessible spaces). In addition to the added parking spaces, the wider Handicap Van Accessible parking spaces made at RHJ will also be made available at all of the other Rec Centers in the near future.

New RCSCW GM introduced

George Grimstad to assume duties Dec. 9

By **Jeremy Pearlman**
Independent Newspapers

By no means is George Grimstad's ascension to the Recreation Centers of Sun City West's general manager role a rags-to-riches tale.

But in the course of just two days, Mr. Grimstad will have gone from a low-level position at the Recreation Centers of Sun City to be the RCSCW's administrative leader.

Mr. Grimstad will assume the RCSCW's helm as its newest general manager on Dec. 9. Before he can take on this role, Mr. Grimstad will put in his final two weeks as a part-time golf starter at the North Golf Course in Sun City.

His last day at the golf course is Dec. 7.

Although his six months at the North Golf Course will certainly provide him a wealth of knowledge about golf course operations, Mr. Grimstad was not hired primarily for this job experience.

In fact, before he and his wife, Christy, moved to Sun City West in February, Mr. Grimstad held several high-

level administrative and accounting positions for the federal government.

Most recently, Mr. Grimstad was the Defense Finance and Accounting Service's director of civilian pay. Among other duties in this position, Mr. Grimstad was responsible for paying the salaries of President George W. Bush, the president's executive office and 680,000 civilian Defense Department employees.

A certified public accountant with both a bachelor's and master's degree in business administration, Mr. Grimstad has also worked as the Defense Finance and Accounting Service's director of finance, director of contract entitlements, director of accounting and the executive officer to the director and deputy director of accounting.

Prior to working for the Defense Finance and Accounting Service, Mr. Grimstad held several accounting and managerial positions with the U.S. Air Force.

These work experiences

See Manager — Page 7

Manager

Continued from Page 1

helped Mr. Grimstad become the RCSCW Governing Board's top choice for the general manager's job among the approximate 200 applicants.

"He has a pretty extensive background," said Allen Young, RCSCW Governing Board president. "We were very impressed by his credentials."

The board voted 7-2 in favor of offering Mr. Grimstad the position during a Nov. 22 executive session. Mr. Grimstad accepted the position later that day.

At 56, Mr. Grimstad was not quite ready to retire when he moved to Sun City West

from Denver.

"We wanted to get down to this retirement community because we enjoy the people and the facilities it offers," Mr. Grimstad said. "But I figured I was too young to stop working totally."

Becoming the general manager at a time of unrest in the community, Mr. Grimstad hopes to mend some fences.

"I see all these articles (in the newspapers) about disharmony and people arguing and fighting against each other and I figure there's a better way to live," Mr. Grimstad said. "I know our community is above that and I want to help our community come together."

"I want us to always be friends with everybody, and still we can have disagreements," Mr. Grimstad added.



Photo by Jeremy Pearlman/Independent Newspapers

Christy and George Grimstad laugh during a Nov. 25 press conference introducing Mr. Grimstad as the Recreation Centers of Sun City West's new general manager. Mr. Grimstad will take office Dec. 9.

"Right now I see we sometimes have disagreements, but we don't become friends."

Mr. Grimstad will make \$82,000 annually. Unlike former General Manager R.G. Andersen-Wyckoff, Mr. Grimstad will receive neither a severance package nor a vehicle allowance.

The board's decision to give Mr. Andersen-Wyckoff approximately \$92,000 in severance pay during a closed session touched off resident unrest, which has led to an election to change the RCSCW's bylaws.

The bylaws election ends Dec. 13.

Mr. Grimstad will be the sixth person to have served as the RCSCW's general manager this year.

After Mr. Andersen-Wyckoff retired June 30, Jon Can-

non was appointed to the role. But Mr. Cannon resigned two months later, claiming he was forced to leave because of intolerable working conditions.

Mr. Young served briefly on a temporary basis until Denise Babirak and Todd Patty were appointed as co-interim general managers on Sept. 17.

Beyond trying to bring some harmony to the community, Mr. Grimstad has several goals for the RCSCW.

"The real goal would be to increase participation in our facilities for bowling and golf, reduce our costs as much as we possibly can and keep our buildings, facilities and golf courses in great shape," Mr. Grimstad said.

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FRIDAY, SEPTEMBER 6, 2002

Sun City West unveils first Web site

By Sean L. McCarthy
The Arizona Republic

SUN CITY WEST — Every homeowner in the retirement community this week will get something new in their mailbox and their e-mail inbox.

The Recreation Centers of Sun City West unveiled their first official Web site, along with a newly revised and expanded monthly version of their newsletter, *Rec Center News*.

The first news announced online was rather startling. The general manager of the recreation centers resigned

The lack of an official Web home has been a "bone of contention for some of (the) more techno-based residents."

Tuesday. They have not announced an interim executive but residents likely can expect that news will be posted online.

Sun City West residents will

be able to access updated information about the centers and the Governing Board's activities at www.rcscw.com. Community officials readily acknowledge in the newsletter that the lack of an official Web home has been "a bone of contention for some of our more techno-based residents."

The online resources also, when completed, should include a calendar of events, links to chartered club sites and the community's bylaws and policies.

One of the main links, www.scwclubs.com, is intended to be a home page for

all community clubs. Clubs that don't already have a Web page can participate for free by calling Marty Bell at (623) 584-9459 or sending an e-mail note to eztune@msn.com.

Print lovers also will gain access to more information in the community's expanded newsletter. The paper itself is larger, both in terms of page size and page count, and now published in full color.

Mauryne Hall, the centers spokeswoman and newsletter editor, said increased advertising has allowed the community to improve the newsletter at no additional cost.

DAILY NEWS-SUN

SATURDAY, AUG. 31, AND SUNDAY, SEPT. 1, 2002

League of their own

GOOD NEIGHBOR POLICY: Realtors wonder about exclusive amenities and effects on SCW home values

MICHAEL MARESH
DAILY NEWS-SUN

Opening up Sun City West amenities to nonresidents could affect home values in the community, some local Realtors believe.

When the Recreation Centers of Sun City West governing board decided Tuesday that nonresidents could not join Sun City West bowling leagues, most residents breathed a sigh of relief.

Jan Woodruff, a Sun City West resident and Realtor, said prospective home buyers have been asking her about using the community's amenities if they were to purchase a home in Sun City Grand.

Woodruff explained to those who inquired that on a trial basis the community's golf courses would be open to them through the end of the year. Other facilities, she told them, are for residents only.

"I have been asked by people looking (for a home) about using the facilities," she said. "It has been rumored the facilities would be open."

Tuesday, the Sun City West Realtor implored the board to not allow outside bowlers to use the community's facilities in league play, and she knows golfers feel the same way about sharing their courses with outsiders.

"Right now, we have younger people retiring, and they want something newer," she said, adding the only thing Sun City West has to offer home buyers are amenities. Taking those exclusive rights away, she said, would be disastrous.

"Sun City West homes would be sitting on the market for a long time," she said. "We would be helping Del Webb sell their homes, and Del Webb does not need our help."

Steve Meade, president of Ken Meade Realty, said there is no simple answer.

"It's got to be an emotional issue," he said. "When looking at golf or bowling, it needs to generate a certain amount of revenue."

Meade said Sun City West might have no other option but to allow others into its community if the amenities are losing money every year. However, the people who would benefit the most, he added, would be residents of nearby communities who could take advantage of the facilities if they were available.

"I would suspect there would be a lot of concern on that issue," he said. "It could make Sun City West less attractive."

Meade said residents need to realize the "controlled neighborhood play" policy that opened Sun City West's golf courses on a trial basis is only a test.

"They need to consider all the possibilities, repercussions and the side effects," Meade said, adding that although he could not positively say home prices would drop in value, he believes they would.

seeing.

Olson said Grand residents might prefer playing golf on the Sun City West courses because rates are cheaper there, but she also said the courses in Grand tend to fill up quickly.

Woodruff said she knows the RCSCW governing board is going to look at controlled neighborhood play at the end of the year to determine if its golf courses should remain open permanently to Sun City Grand and Sun City residents.

"I think the golf issue will come up again," she said. "I would hope bowling is a dead issue, but it depends on who

"It could have an impact on the market," he said.

Realtor Joy Olson, who works for Coldwell Banker Success Realty, disagrees with Woodruff and Meade because of the facilities Sun City Grand offers residents.

"Sun City West has (four) rec centers, but they are not as nice," she said, adding homes in Grand are much newer than those in Sun City West.

Olson said she believes Sun City West residents would be the ones benefitting from opening the community's golf courses and bowling lanes because of the lack of use those amenities are

serves on the board, and who is the bowling chairman."

The term of bowling committee Chairman John Orr ends Dec. 31, and a new chairman will be appointed Jan. 1, 2003.

Orr, who proposed the league bowling for nonresidents, said he disagrees with those who think opening the community to a small degree on a trial basis would affect home values.

"I can't react to that stuff," he said.

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

DAILY NEWS-SUN

TUESDAY, AUG. 20, 2002

Probe price tag hits \$45K

MICHAEL MARESH
DAILY NEWS-SUN

The RCSCW investigation clearing General Manager Jon Cannon of any improprieties and wrongdoings cost more than \$45,000.

Amid a few residents' accusations in May, the Recreation Centers of Sun City West hired its lawyer, James Hinton of Ridenour, Hinton, Harper & Kelhoffer of Phoenix, as well as the accounting firm of Eide Bailly LLC in June, to look into the allegations.

The allegations originated when Sun City West resident Earl Bush asked the board during its April 25 meeting to look into Cannon's actions as interim general manager in 1999. Bush repeated the request in a letter, which asked the board to assess Cannon's ability and action shown during his time as interim general manager. The concerns Bush highlighted in his letter focused on questionable financial practices.

Hinton's bill to the RCSCW was \$22,900, while

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the accounting firm charged the centers slightly more than \$22,700 for a grand total of \$45,624.95.

President Allen Young said the bill will be paid out of the legal fees budget, and members will not see their recreation dues increase to cover the cost.

Young said the centers were fortunate the length of the investigation was split

into two budget years — the 2001-2002 and the 2002-2003 years.

The RCSCW governing board president said since the centers was in the black last year, there was no problem in paying the portion of legal fees



Cannon

incurred through June.

However, he said, it remains to be seen if the centers will have enough in reserves this year to pay the remaining cost.

"This year — we do not know," he said. "We will have to tighten our belts to break even."

The cost, he said, was not a surprise.

"I had always felt it was going to cost us quite a bit," he said. "I thought we would

be looking at \$50,000. It was bound to cost some money."

Young said the accusations — while unfounded — had to be looked into thoroughly to satisfy its members.

"When something like that happens, we have to tighten our belts in other areas," he said.

Michael Mares can be reached at 876-2513 or mmares@aztrib.com.

THE WESTER Thursday, July 15, 1999

**SCW Rec Centers
names new
recreation manager**

R. G. Andersen-Wyckoff, general manager of the Recreation Centers of Sun City West, has announced the appointment of Lisa Conn as the new recreation manager, effective this week.

"Lisa comes to Sun City West with years of experience in the research, development, and implementation of recreation and leisure programs and event planning," said Anderson-Wyckoff.

The recreation manager is responsible for the operation and scheduling of Association facilities, and management and oversight of all programs offered by the Recreation Centers. These include special events, travel opportunities, entertainment, and other leisure activities.

Ms. Conn holds a master's degree in Recreation and Leisure and a bachelor's degree in Social Work. She will report the senior manager of Leisure Services, Sam Graziano.

"We are delighted to welcome Lisa to the Rec Centers. Our management team is now complete," added Andersen-Wyckoff.

Daily News-Sun • Friday, March 22, 2002

MICHAEL MARESH
DAILY NEWS-SUN

Rec Centers talk projects

The Recreation Centers of Sun City West looked at the status of three long-term projects during a workshop session Thursday afternoon.

No action was taken, and residents were allowed to attend but not speak on the three proposals.

The projects discussed were the Pebblebrook Golf Shop Remodel Program, Beardsley Remodel and Space Allocation Program and Computer Systems Program.

The Pebblebrook Golf Remodel Program began 18 months ago, but the first bids the governing board received were too high, said General Manager R. G. Andersen-Wyckoff.

Wyckoff said the roof and the heating and air-conditioning systems must be replaced because they are in poor condition. The restrooms, he added, are inadequate and do not meet requirements of the Americans with Disabilities Act.

Wyckoff also said the pro shop is a problem because it is housed in a separate area by itself.

Plans call for the snack shop and pro shop to be housed in one portion of Pebblebrook. That would mean enclosing an adjoining open patio and adding it on to the pro shop.

Under the proposal, the restrooms would be expanded and upgraded to meet ADA requirements for handicapped individuals.

The total cost of the project is \$201,000 — \$145,000 of which has already been budgeted.

"We want to increase the budget \$56,000 from the golf reserve," Wyckoff said.

RCSCW board directors John Orr and Dee Hjermstad said their committees — golf and properties, respectively — have looked at the conceptual plan for Pebblebrook and embraced it. The governing board will vote on the proposal at its March 28 meeting.

The Beardsley Recreation Center remodeling plan will be more of a long-range project as several items must be addressed:

- The heating and air-conditioning system needs adjusting.

- A wind-tunnel effect in the center needs to be solved.

- The exterior needs some repainting as well as some architectural enhancements.

- Reallocation of space for club growth requirements is needed.

- Lighting in the

hallways needs improvements.

- Better safety features and security items must be put in place.

- Restrooms must meet ADA requirements.

The board looked at three options before deciding Option B would work best for the centers.

Part of Option B, said Sam Graziano, senior manager of leisure services, involves moving the Stained Glass Club from the Kuentz Recreation Center to Beardsley, increasing its space from 1,084 square feet to 1,800 square feet.

Other ideas in Option B focus on allowing for more storage area while providing more square footage to the Computer Club and Clay Club. The plan also would free up the Palo Verde multipurpose room for activities.

"It's a win-win situation," Hjermstad said.

Wyckoff said RCSCW officials still need to find out what the cost would be.

"This is not a done deal," he said. "It is only a concept."

The aquatics facilities at Beardsley also are being studied as part of the remodel. Areas that might be improved include the roof, boiler room, heating and air-conditioning system, pool liner surface, restrooms and lockers, security and the fitness room. Wyckoff said adding an 18,000 square-foot exercise room to replace the old facility is another idea being considered for the center.

The governing board will not take action on the Beardsley remodel until sometime in 2003.

On the computer systems project, Jon Cannon, senior manager of business services, outlined the centers' problems with outdated computer equipment, explaining officials are unable to upgrade software and are having difficulty with the vendor who installed the software for RCSCW.

After looking at 20 software programs to update the centers' operating system, RCSCW officials focused their interest on Denver-based Fairway Systems. Cannon, though, must still make a recommendation to the governing board on which provider he suggests.

The new operating system would cost about \$150,000 and will probably come to the board for a vote between May and August.

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 a 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.

See Panel will, A5

Thursday, July 5, 2001 THE WESTER

Bowling takes the spotlight at SCW Rec Board meeting

By Ruth Borchardt

The "star attraction" at last week's combined SCW Rec Centers Governing Board meeting, later joined by the PORA Board,

wouldn't be consumed prior to the "main event."

The General Manager's Report and golfing issues are covered in another story in this week's issue,



At last week's Sun City West Rec Centers Governing Board meeting Earl Bush spoke up in favor of letting SCW firemen use Bowling Lanes. Mal Jacobson was "for the firemen" but opposed to letting outside people join a Bowling League.

Photos, Randy Altenhoff

was Del Webb's presentation on the proposed Pleasant Valley Country Club development adjacent to SCW.

Pres. Dee Hjermstad of the Governing Board guided the group adroitly, so too much time

but bowling was again, in the forefront.

Tom Cook, chairman of the Bowling Committee, was in favor of allowing outsiders to bring

in their own leagues. The said that the Travel League and Tournament Players already come to Sun City West, and the Sun City West Association members would not be impacted. They would still have priority.

The issue was voted down 5-1. Dir John Orr had suggested that SCW firemen would be allowed use of the lanes. However, the suggestion was "DOA."

Dir. Tom Fagan said, "This opens the door, when it is authorized, for firemen, but not others. The bowling group has not shown it can overcome problems. Many people are gone. Wait until they're back."

Resident Earl Bush said, "I would like to see the firemen enjoy the bowling lanes, I'd be for the firemen."

Another audience member, Mal Jacobson, said, "I'm in favor of the firemen, but in March it was overwhelmingly agreed we didn't want outsiders. If the fees were raised, I thought this March agreement took care of it."

Stan Smith, a member of the Bowling Committee, said, "With he games bowled by leagues being down 7%, we have to think of ways to have league participation."

Another motion for the chang-

ing of voting months from September to March was passed. One reason for this is due to the fact it is felt by many that there are more people in the area in March.

Co-chairman of the Sun City West Coalition, Bill Hafeman, said he believed Bylaws should be left as they were in the matters of voting. "It has worked well for years, so why change?"

Dir. Robert Hubbs made a motion that chartered clubs shall not endorse propositions or support candidates except in internal elections. "People are not interested in politics when they go for enjoyment."

One resident said "You do encourage people to go out and vote?" There was an affirmative answer.

Dir. Tom Fagan aid that he was in favor of the motion. In all fairness, a large club could tilt the communications opportunity. All candidates should be listened to equally. I believe chartered clubs should be "apolitical."

From the audience, Carole Hubbs said, "Ingress/Egress and inside the clubs no politics."

The motion to not allow endorsement of candidates in chartered clubs passed 5 to 1.

Sun City West common walls to receive uncommon treat

BRUCE ELLISON
DAILY NEWS-SUN

Most of the common walls on major thoroughfares in and around Sun City West will be repainted by summer.

A similar project in Sun City last year was funded by donations raised by the Sun City Home Owners Association, after a lengthy

campaign.

But the Sun City West beautification project will improve 14 miles of walls, and be financed by the Recreation Centers of Sun City West.

Under an accord among the Centers, the Property Owners and Residents Association, and Maricopa County, signed almost four years

ago, the Centers has the ability to tackle certain community improvements. For instance, it maintains the landscaping and sign at the Bell Road entrance to the community.

Governing board member on Thursday approved adding \$19,900 from the association.

See Wall-painting.

From A1

preservation fee fund to an already-budgeted \$18,100 to cover the anticipated cost and complete the job soon.

Properties committee chairman Dudley Gibson suggested the idea, which rather quickly gained support from the rest of the board, and encountered no objections.

Gibson brought a block from the Bell Road wall with him to show how it was constructed, and had photos of several of the community's walls to show how the paint had deteriorated.

The Centers general manager, R.G. Andersen-Wyckoff, said after the meeting that he would proceed promptly to acquire the needed paint and new mechanized applicator equipment, and to hire temporary employees to do the work.

Gibson had said estimates suggested the \$38,000 total cost, using

temporary employees, would be far less expensive than using commercial contractors, as Sun City had done.

Gibson put the contract cost at \$5,000 to \$6,000 a mile, or about \$70,000 to \$80,000.

A contractor for Sun City repainted about 40 miles of walls, at a cost of about \$130,000, "if memory serves," said HOA's Howard Matthias.

Andersen-Wyckoff said he planned to start the work as soon as staff was hired, and that it should be completed by mid-summer.

Common walls will be painted a neutral light beige color, except where they are constructed of pre-colored concrete, which does not need painting.

The inside, or homeowner's side, of the walls will not be painted. That work should be the homeowners' responsibility, officials said.

Nor will the common walls fronting on drainage canals or ditches be repainted, they said.

Gibson said some deterioration on common walls comes about because irrigation sprinklers on homeowner's side spray onto the concrete. The moisture then bleeds through and causes paint to deteriorate, said.

Gibson plans to prepare a letter for board review that will ask condo associations, local homeowner associations and individuals to ensure their sprinklers aren't wetting walls and adding to the problem.

And he said the Centers would try to set up a regularly scheduled repainting project, with some money budgeted for the work each year, to ensure the walls stay in good shape.

Although Gibson said he thought the walls had never been repainted, other residents said the community's developer, Del Webb Corp., had painted some of them more than once in the 20 years since the earlier ones were built.

SCW recreation manager resigns

STAFF REPORT

Lisa Conn, recreation manager at the Recreation Centers of Sun City West, has resigned.

Conn, who was hired in July 1999, was second in command to leisure services manager Sam Graziano.

She left for personal reasons, the Centers said in a written statement. That statement also quoted Conn as saying "...thank you for the opportunity (you have given me).

"My best wishers remain with the staff and management for their continued success."

Among other duties, Conn had handled scheduling of facilities, management and oversight of

programs such as tours, and special events.

In that capacity she organized the successful Millennium dinner-dances held at Palm Ridge and Johnson social halls Dec. 31.

Carolyn Vinson, an assistant to Graziano, will step into Conn's former post on an interim basis, said Centers spokeswoman Mauryne Young.

Vinson has been with the Centers for four years.

General Manager R.G. Andersen-Wyckoff praised the work Conn had done to improve leisure opportunities in the community of some 30,000 residents. She had a master's degree in recreation and leisure and a bachelor's in social work.

8-11-00

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FRIDAY, JUNE 2, 2000

Rec centers raise fees by \$15 per year

By Jim Gintonio
The Arizona Republic

Annual fees for the rec center and golf carts were increased by \$15 in the \$14.5 million budget for 2000-01 approved by the Governing Board of the Recreation Centers of Sun City West.

Rec center fees will go to \$148 from \$133, and cart fees will go to \$180 from \$165. Golfers did get a break when the board decided not to implement the \$200 amount that had been proposed.

The plan has very few cutbacks, said Dick Catlin, president of the governing board. Additional funds had to be targeted for upkeep of the facilities, he said.

"We basically tried to get a handle on expenses vs. income so we'll have a sound financial environment," Catlin said. "I think we've been able to do that. I would quickly add — and we've said it several times — that not everyone is going to be happy with how the budget comes out."

But, Catlin added, the organization should be in good financial shape.

A few personnel cuts were made, but Catlin said the board was justified in doing that because of an increase in insurance costs.

The board is responsible for four recreation centers and seven golf courses, in addition to several other activities and clubs.

RCSCW proposes \$14.5 million budget

Directors to consider adoption May 25

By MIKE RUSSO
Independent Newspapers

A proposed Recreation Centers of Sun City West \$14.5 million budget for fiscal year 2000-2001, requiring higher membership, golf and bowling fees, was presented to residents May 4 during a special meeting in the R.H. Social Hall.

The budget is up about \$1.5 mil-

lion from the current year, according to treasurer Allen Young.

Membership fees will rise \$15 annually, going from \$133 per person to \$148. Bowling will increase five cents per line and golf fees are covered in an article on the sports page.

General manager R.G. Andersen-Wyckoff said fees had to be raised to generate the funds needed to perform maintenance that has been neglected for too long. "We have finally bitten the bullet on some items that have needed to be bitten for some time," he said.

"Keeping fees artificially low and ignoring preventative maintenance have caught up to us," he continued.

The proposed financial plan, which will be considered for adoption by the Rec Centers board of directors during its May 25 meeting, was "the result of hundreds of man hours of work by the Budget and Finance Committee," Mr. Andersen-Wyckoff observed. "It required many hours of research and deliberation."

Mr. Andersen-Wyckoff presented the financial plan broken down by three divisions: recreation, bowling and golf.

The budgets by division are: recreation, \$5,479,374; bowling, \$598,653; golf, \$8,496,702.

"Each division must be self-sustaining and funds cannot be com-

mingled," he said.

"We are going to pay off golf and bowling debts and restore reserves to an acceptable level," Mr. Andersen-Wyckoff said.

In addition to raising the membership fees, the recreation division plans to generate additional revenues by increasing the tenant card fee by \$10, from \$100 to \$110; increasing the hall rental fee by 10 percent; allocating the charter club 10 percent revenue to operations rather than reserve funds; increasing special event revenue to \$32,000; implementing new charter club guest fees, expected to generate

See ■ BUDGET, Page 11

\$10,000.

The major source of increased revenue for the recreation division is expected to come from the recently adopted \$800 preservation fee, which will assess new buyer's of property in Sun City West, which is expected to produce revenue of \$660,000 this coming year.

The bowling division anticipates generating an additional \$10,000 in revenue through increased lines bowled in addition to the fee hike.

The primary contributors to the increase in golf division revenues are the various fee hikes.

Among the major projects to be tackled next fiscal year, using

reserve funds, are:

Facilities — Beardsley HVAC system, including facility monitoring, \$200,000; facilities monitoring system retrofit, Phase I, \$125,000; repairs to Beardsley parking lot and increase/upgrade electrical service to the campus, \$85,000.

Golf — replace maxi irrigation

computer at Trail Ridge and convert to wireless remote system, \$100,000; retrofit tees, fairways and rough at Deer Valley, \$275,000; renovate Stardust pro shop including reroofing the building and upgrading electrical system, \$70,000; renovate Pebblebrook pro shop, \$145,000.

SUN CITIES INDEPENDENT—MAY 3-9, 2000

Sun City West Rec Centers institutes asset preservation fee

Will be paid by first-time property owners

By MIKE RUSSO
Independent Newspapers

Following the lead of neighboring Sun City, first-time property owners in Sun City West will begin paying an \$800 asset preservation fee on June 1.

The fee will be collected by the escrow company and forwarded to the Recreation Centers of Sun City West.

Sun City West Recreation Centers Director Allen Young explained additional revenues are needed to finance major maintenance, repair, replacement and remodeling of association assets.

"Some of our facilities are now more than 20 years old and they need repair," Mr. Young said.

"New members of the Recreation Centers of Sun City West have not participated in the financing but receive the benefit of the investment made by existing residents," he continued. "The Governing Board has determined that new members ... should share in the investment already made in the assets of the association through the payment of a one-time asset preservation fee."

Several people attending last week's Governing Board meeting voiced opposition to the fee, not wanting to incur additional expenses.

"The seller will not pay the fee," Mr. Young said.

"The fee is a on a closing statement signed by the seller and the buyer. It is on the buyer's side of the

statement," he continued.

"It's only new people coming into the area (who will pay the fee)," Mr. Young added. "People selling homes in Sun City West and moving to another Sun City West home will not have to pay the fee."

Director Thomas Fagan said, "There has to be an additional source of revenue (to maintain our facilities)."

Mr. Fagan mentioned the Sun City West directors recently met with their Sun City counterparts to discuss common issues, including the asset preservation fee.

Sun City adopted a \$700 fee, effective Oct. 1, 1999, for first-time property owners.

See ■ FEE, Page 10

At that time, Sun City real estate agents were concerned that the fee would drive up home prices and depress the market, but that has not been the case.

"There has been no appreciable affect on the sales of houses in Sun City," Mr. Fagan said. "Their president (Bob Briscoe) said resales have actually gone up."

Mr. Fagan added, "It's (the new fee) a great way of generating revenue. It only affects those people coming into Sun City West for the first time."

Director John Orr explained there is an average of slightly more than 100 homes sold monthly in Sun City West, with two-thirds of those being purchased by first-time Sun City West owners.

"About 800 homes will be affected annually resulting in about \$640,000 of additional revenue each year," he said.

"The major impact will be on the newcomer coming in," Mr. Orr emphasized.

"We are going to have to pay for it one way or another," he concluded.

General Manager reviews first year...with a smile

By Jack Hawn

Like a presidential State-of-the-Union address, Sun City West Gen. Mgr. R.G. Andersen-Wyckoff delivered an upbeat first-year report last Thursday during the Recreation Centers' Governing Board meeting at the Johnson Social Hall.

Well-written and containing his usual dashes of humor, the report was read from his prepared text. The following is a slightly edited version:

"Today marks the one-year anniversary of my arrival in Sun City West and attendance at my first Governing Board meeting. My wife and I sat in the audience and watched you spill water all over everything; one might call that a gushing welcome.

"In the ensuing year, we have worked closely together to bring about change in our organizational structure, improvements in our service, and improvements in our stewardship of the Association's valuable facilities. I might add that the changes in the organizational structure only added one new employee position.

"We have been faced with nu-

merous challenges in this past year, as many of our mechanical systems and facilities required expensive, time-consuming, and untimely repair and renovation. This was due to improper construction, improper preventative maintenance and age. We still have a way to go before we have all of the needed repairs made and all of our systems and facilities under a proper preventative care and maintenance program. We are addressing those issues in the upcoming financial plan.

"We have tried to add new services or improvements to old services. We introduced a highly successful Fourth of July picnic, a Concert in the Park series, and a New Year's Eve Gala. All were quite successful. We introduced new golf score cards based on the design used at many of the finest courses in the country; but the reception was mixed and the opponents vociferous. We will try to incorporate (residents') ideas in next year's reprinting.

"We have made major renovations to the Palm Ridge aquatics and fitness center, the Palm Ridge pools, the Kuentz Tennis Complex, and the R.H. Johnson pool, which will be completed by March 1. We've also made major improvements in the roofs and HVAC systems at Palm Ridge, the Social Hall, and the R.H. Johnson Activity Center. We're still working on the HVAC system at the Sports Pavilion and the ducting at the Social Hall. The Social Hall will be closed

April 3-7 to enable us to renovate the HVAC system ducting and, make other interior improvements. A major and expensive project still lies ahead of us to replace the roof membrane and dysfunctional HVAC units at Beardsley. We also have to replace the pool shell at Kuentz and Beardsley pools.

"We have been repairing or replacing worn out tables, chairs, sun covers, lounges, benches and PA systems. We've been repainting and repapering restrooms, locker rooms, meeting rooms and hallways. And we've made major improvements in lighting and flooring.

"We've had our problems with termites invading the Kuentz Recreation Center and have been accused of allowing our pet quail and gophers break free from our golf courses to invade adjoining residents' yards. We instituted eradication programs for the termites and have withdrawn all passes, confining the quail and gophers to their own neighborhoods.

"On the golf courses we have reworked all the sand traps and dredged the No. 11 lake at Pebblebrook; retrofitted the irrigation heads and valves at Echo Mesa, Grandview, Trail Ridge and Stardust golf courses; removed and replaced dozens of dead or damaged trees; replaced several hundred thousand square feet of sod on greens, tees, and green banks; and, struggled fiercely with Mother Nature dur-

Daily News-Sun, Sun City, Ariz. Friday, April 9, 1999

Japanese film slice of SCW life

STAFF REPORT

The East met Sun City West on Thursday.

A film crew from NHK, a Japanese TV network, was in Sun City West Thursday shooting the arguments and explanations at a PORA meeting on the Continental Homes project.

Phil Garner, president of the Property Owners and Residents Association, told about 300 people at the Town Meeting session that the TV staff — some from Tokyo and some from New York — were involved in a lengthy series of programs looking into the fu-

ture of Japan.

"I met with them yesterday (Wednesday) about why they are interested in the Sun Cities," Garner said as the meeting opened and the journalists trained their cameras on its participants.

"They told me that in Japan the tide may be turning, that increasingly the young people are moving to the cities" and that a Japanese tradition in which older relatives remain in the same home or neighborhood as their children is eroding.

That makes senior communities such as the Sun Cities of more than passing interest

to the Japanese, Garner said.

He said the documentary producers and reporters plan a large and extended series of programs on Japanese society in the new millennium.

"Their stop in Sun City West is part of that. They're interested in senior issues, and they've done a great deal of research," not only on the community and on the concept of senior living, but also on the controversy over the Continental Homes project and how it might affect senior lifestyles, Garner said.

Elaine McCraith, who heads up PORA's Visitors Center,

had said delegations from other nations regularly visit Sun City West, sometimes officially and sometimes as tourists. The Japanese are frequent arrivals, she said.

Three years ago, a French TV crew visited the community, also for a look at how senior communities operate.

At that time, the French visitors said, the idea of a seniors-only community — of old folks shuffled off to live alone without younger people — was a totally foreign concept that required a lot of explanation to the average Frenchman.

(Garner)



Mollie J. Hoppes/Daily News-Sun

A Japanese camera crew films Thursday's PORA meeting in the R.H. Johnson Social Hall. ► See story on A5.

12/16/99 • THE ARIZONA REPUBLIC

Elections fill rec, PORA boards

By Lori Baker

The Arizona Republic

SUN CITY WEST — Residents elected eight community leaders in separate elections for the Recreation Centers and Property Owners and Residents Association boards.

The nine-member recreation board, which serves staggered three-year terms, oversees operation of facilities that include four recreation centers, seven public golf courses and a library.

Three terms were available. Elected were:

- Allen Young, 2,485 votes, who served on the Recreation Centers budget and finance committee this

year. He has 32 years of experience in accounting and management. He also spent five years as the owner of a liquor store.

- John Orr, 2,097 votes, who also served on the Recreation Centers budget and finance committee. In addition to 30 years as an academic economist, he was director of a major country club for three years. In Sun City West, he is a league bowler.

- Tom Fagan, 2,054 votes, who is an avid tennis player. He spent 35 years in the moving industry and was chairman of Atlas Van Lines. He volunteers as a reader and announcer for Sun Sound Radio for

the vision impaired and as state coordinator for the AARP 55 Alive Program.

Other candidates were Mel Nuzum, 1,860 votes; Ken Pavlik, 1,856 votes; and Richard Sheets, 1,434 votes.

In the PORA election, eight candidates competed for five three-year seats. PORA is a 16,000-member quasi-government organization that lobbies on retirement issues and provides a consumer referral service. It also resolves deed-restriction violations and acts as a clearinghouse for residents'

— Please see **ELECTIONS**, Page 13

ELECTIONS, from Page 1

concerns about the community.

Elected were:

- Robert Garrett, 2,245 votes, a retired executive director of a national trade organization association involved with highway traffic controls. He served on the PORA's traffic and safety committee this year.

- Marguerite Bidwell, 2,199 votes, who has 30 years of retail experience and previously served two terms on the PORA board. She was editor of the *Roadrunner*, PORA's publication, and director of consumer services.

- Fred Coulson, 2,161 votes, a

retired banker who was chief executive officer of Old Western Life Insurance Co. and served on the Recreation Centers budget and finance committee.

- Charles "Chuck" Anderson, 2,126 votes, who managed the computer department of Denver. He has worked in various phases of government, from budget to strategic planning. He volunteers at the Sun City West Visitors Center as a statistician.

- Charles Ullman, 1,906 votes, who was a founder and later president of a company that manufactures radar and communication centers for municipalities and international agencies. In Sun City

West, he is a member of the Sun City West Posse and a Sun City West Community Coalition member.

Other candidates were James Patterson, 1,083 votes; Jan Martinson, 926 votes; and Robert Oserin, 888 votes.

Results of a resident poll conducted by PORA are expected to be available by next week. The poll asked whether a new road should be built east of El Mirage Road near Bell Road to link with the future Loop 303 freeway.

Lori Baker can be reached at (602) 444-7120 or at lori.baker@arizona-republic.com.

Sun Cities get caught in web

By BRUCE ELLISON
Staff writer

6/4/97

The Recreation Centers of Sun City West soon may have a home page on the Internet, a move officials think will help improve communications with residents.

If the Centers does establish such a site on the World Wide Web, however, it will hardly be the first web site serving the community of 30,000 active adults.

The Sun City West Computer Club — Computers West — already has its own home page, providing six pages of information about the club, its meetings and activities, and a full-color photo of its president, Bernardine Ginsberg.

That web page also says there are almost 2,700 computer club members in Sun City West, and that 1,200 of them have e-mail addresses, a way to send messages directly to their home computers.

(To reach Computers West, go to:

<http://www.primenet.com/~compwest>

In addition, residents Rob and Kaye Finn have established a Sun City West home page that they use to help rent condominiums and homes.

But that page also contains extensive information about the community, including the hours and fees for centers golf courses, and the programs at the Sundome Center for the Performing Arts.

To reach the Finns' home page, go to:

<http://www.swiftsite.com/rtfinn.scondo.html>

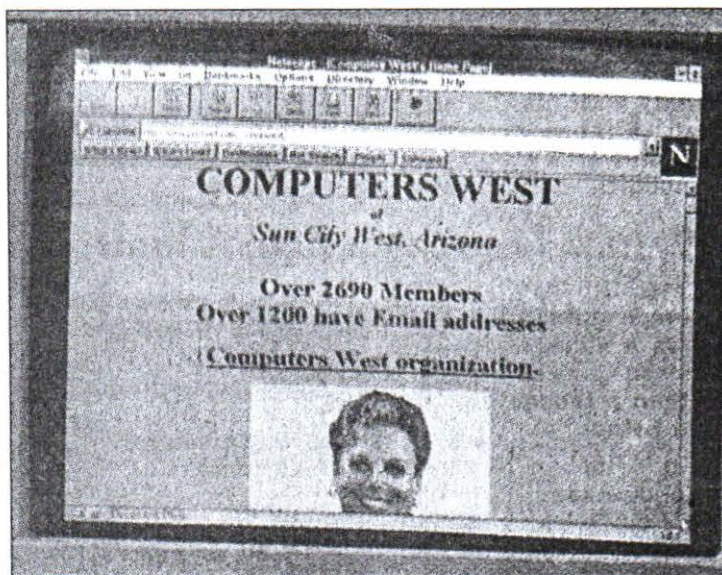
At last week's governing board meeting, the board gave Dick Tollefson the go-ahead to explore how the centers could create a home page. Tollefson said the Finns have agreed to help him in that endeavor.

"The Finns created these pages on their own, partially as a hobby and community service, but also as a means for owners to find renters for their condos and homes," Tollefson said.

Information on the Finn home page is colorful, attractively arranged and easy to use, he said.

The Finns could not be reached for comment: no one has answered the telephone at their home since Thursday.

Tollefson said he had asked the Property Owners and Residents Association and its related Visitors Center if



Steve Chernek/Daily News-Sun

The Computers West Internet web page is one of two already on the World Wide Web from Sun City West. The Recreation Centers of Sun City West is also planning to establish its own web page.

they wanted to join the centers in home-page building, but he said, "We find no interest at the present time."

Still, if either group sets up its own web site in the future, Tollefson said, "it's easy to create a link" that would take a browser from one site to the other instantly.

Computer users interested in knowing more about Sun City West have two other sources available to them now: a web page run by Del Webb Corp. that includes information on the community, its amenities and model homes; and a web page organized by a Glendale company, the Teel Group, that offers various community news items, including information from Sun Health, homes and condos for sale, and other tidbits.

The Teep Group's site includes a section headed ■ From A1

Community News Briefs from both Sun City and Sun City West, and classified ads — but no data is available on those pages, which apparently still are under construction.

To reach the Del Webb home page, go to:

<http://www.delwebb.com>

and select Sun City West.

To reach the Teel Group's Sun Living home page, go to:

<http://www.sunliving.com>

Tollefson said the expected costs of setting up a web page are small — perhaps \$200 — and monthly charges also seem reasonable.

He is more concerned with how the information in the home page would be controlled and updated, and who could post information on it.

Board members and the general manager seem the most likely choices, he said.

Because a web page can be updated in minutes, it would offer residents more information faster than the Word, the centers monthly newsletter publication.

If the web page included mail capabilities, it would give residents (and anyone else with access to the World Wide Web) the ability to send electronic messages to center officials with questions or comments.

The Sun City Computer Club also operates a home page, with information primarily of interest to club members. To reach that home page, go to:

<http://www.futureone.com/~c>

The Sun City club has about a thousand members, says publicity chairman Harvey Tetmeyer, about 300 of whom have e-mail addresses.

SLAVE LABOR?

Rec Centers of SCW study seeks to equalize salaries, job descriptions

By **TERI CARNICELLI**
Business Review

Should an employee who touches up wall paint make more money than an administrative office employee?

Should one employee receive a \$15,000 bonus while others go without any raise at all?

The Recreation Centers of Sun City West, Inc. has been conducting a study to determine if employee salaries are in line with job descriptions.

The time frame for the

corporation's classification and compensation study was kicked into high gear after several employees of the association, citing poor wages and heavy work loads, walked out in January.

"The classification and compensation study is totally different from any study that has been performed in the Recreation Centers," says General Manager Les Hicks.

"Primarily what it's going to do is bring all of our job descriptions up to date to comply with the latest laws.

"It will take into consideration all compensation for all

”
Sometimes it comes out in these types of studies that employees are actually performing duties that are over and beyond their present job description.

LES HICKS
General Manager
Recreation Centers of SCW

employees; it will give us a long-range plan for what our salary projections and what our job descriptions should be, not only for staff we already have in place, but probably some recommendations for some additional positions that may come out of this."

He says employees of the association were asked for their input regarding job descriptions and salaries.

"The employees are definitely involved in the study. The employees' input is valuable,"

See ■ **LABOR**, Page 4

■ **LABOR**

From Page 1

Mr. Hicks emphasizes.

Virginia Smith, chairwoman of the Human Resources Committee, says Ralph Anderson Associates of Sacramento, Calif., the agency hired to perform the study, paid several visits to the Rec Centers to interview employees.

"We want to be sure everyone you work with here feels liked and valued," she says.

The study, which is continuing, has prompted officials to create new positions and reconsider the corporation's pay structure.

"Sometimes it comes out in these types of studies that employees are actually performing duties that are over and beyond their present job description," Mr. Hicks says.

"The professional firm that

we've contracted with will work through all the different concerns that we have and come up with a fair evaluation of what an employee should be doing and make a recommendation if, in fact, the employee's working out of his or her area of responsibility."

The Madison keeps voting prerogative

By ROSA De SIMONE

Daily News-Sun staff

SUN CITY WEST — The Madison will continue its practice of casting block votes in community elections despite protests by members of the recreation centers governing board and residents.

Historically, The Madison's management has been permitted to cast block votes in elections that represented residents who rent there.

The Madison and Palomar Apartment Homes, which also casts block votes, used their blocks for the first time during the 1992 governing board election.

The Madison has changed ownership and therefore a new "facilities agreement" is necessary, said Al Spanjer, president of the Recreation Centers of Sun City West Governing Board.

But the board's initial request that The Madison's owners relinquish their right to vote in the election of the members of the governing board will not be a condition of the agreement, Spanjer said.

"They are not required to give up their votes," he said.

In elections, The Madison is permitted blocks of 196 votes each. For example, if an election was deciding three seats on the board, The Madison would be permitted to give 196 votes to each of three candidates of its choice.

Palomar Apartment Homes, a smaller rental facility, has blocks of 100 votes each.

Governing board members are divided on the issue.

John Scolastico, who won a seat on the board during the last election, said waiving the right to vote in elections should not be a condition of the agreement.

"I received 196 votes from The Madison and it did make a difference in my election," Scolastico said in a meeting Thursday.

It is that capability to be a deciding factor in an election that some are against.

"I believe it is the judgment of the residents of Sun City West that should prevail," said board member Dick Gray. "And in the last election that failed."

Gray said removing the block votes, which would require an amendment of the association's bylaws, should be a priority.

Lee Baitey, manager of The Madison, has said he will insist on keeping the facility's voting rights.

Sun City West resident Allen Powell, who has served on election committees, said the block votes cast by The Madison and Palomar would not be as significant if voter turnout among residents was higher.

"The community does not come out and vote," Powell said. "(These block votes) would not be a swing vote if you didn't have a situation where the number of people who come out to vote ranges from a 7 percent to 15.5 percent turnout. If you want the governing board to represent you, come out and vote."

Resident Mort Leeper also defended The Madison's right to vote, saying the organization pays a membership fee just as other residents do that allows them to vote.

"They have the same rights," Leeper said.

Due to an expected high turnout, the meeting of the Recreation Centers of Sun City West Governing Board at 1 p.m. Monday has been relocated to the Stardust Theatre at R.H. Johnson and Stardust boulevards.

Centers in SCW satisfy members, survey says

By ROSA De SIMONE

Daily News-Sun staff

SUN CITY WEST — Results released Monday of a survey of recreation centers' clubs reflect overall membership satisfaction.

A committee headed by Barbara Gerould, a member of the Recreation Centers of Sun City West Governing Board, is still evaluating the survey sent to 3,000 random club members.

Of those Program and Needs Assessment Surveys distributed in February, at least 2,175 were returned, Gerould said.

"It's one way for us to figure out how people feel and then how to do something about it," she said.

A study like this has never been conducted before, Gerould said.

The survey was funded by Del Webb Corp. and is being analyzed by an independent firm,

she said.

Members of 74 chartered clubs participated in the survey. There are 88 chartered clubs in Sun City West.

Those surveyed were asked to evaluate several aspects of the recreation centers including condition of respective facility, condition of equipment, variety of equipment, hours of operation, awareness of programs, instructional programs, program promotions and club fees.

Those taking the survey were asked if they were very satisfied or satisfied, somewhat satisfied or dissatisfied with each category.

The results of the assessment were released Monday during the annual club presidents' meeting in the R.H. Johnson Social Hall.

Gerould said she was happy to see that most clubs expressed satisfaction.

If surveyed today, those who were dissatisfied with some aspects of their club or recreation centers may actually have a more positive opinion, Gerould said.

The Rhythm Tappers, for example, had a low opinion of their practice facility, the Stardust Theatre. About 48 percent of those in the club surveyed were very satisfied/satisfied with the theater, but 20 percent were only somewhat satisfied and 32 percent were dissatisfied.

But the construction of the community's fourth recreation center, Palm Ridge Recreation Center in the northern expansion area, should resolve the dissatisfaction, Gerould said. The Tappers will get their own studio in that recreation center.

Computers West members are also unhappy with their room — 66 percent of those members surveyed said they were dissatisfied while

18 percent were satisfied and 16 percent somewhat satisfied.

The club's problem with cramped quarters will also be eased with the opening of the new recreation center, said Bob Montgomery, president of Computers West.

"Our space in the new recreation center will be roughly four times the space we have now," Montgomery said. "I'm sure with the added space our concerns will be alleviated."

The survey found that 28 percent of the respondents have lived in Sun City West four to six years.

A majority of those surveyed, 68 percent, said they lived in the retirement community year round. About 16 percent of respondents said they reside in Sun City West nine to 11

See 74 clubs, A5

74 clubs respond

—From A1
months a year.

Most of those surveyed, 30 percent, were 65 to 69 years old. The second largest age group surveyed, 29 percent, was 70 to 74 years old.

A majority of the 74 clubs said they used their assigned facility less than five times per month. A majority of members from four clubs said they used their rooms between six and 10 times a month. Members of 18 clubs said they usually used their

facility more than 10 times a month. Two clubs were evenly split on club room use.

As the evaluation of surveys continues, additional information on the results will likely be made available during the board's monthly open meetings, Gerould said.

Written comments of those surveyed, on their likes and dislikes regarding the recreation centers or their individual clubs, are still being read and evaluated, Gerould said.

Monday, Nov. 30, 1992 Daily News-Sun, Sun City, Ariz.



Rick D'Elia/Daily News-Sun

Sun City West Recreation Center advisory board member Dick Gray inspects a wheelchair ramp at R.H. Johnson Recreation Center.

Webb awaits ruling on disabilities law

Daily News-Sun staff

SUN CITY WEST — The Americans with Disabilities Act was signed by the president in 1990 and took effect July 26, but the effect the law will have in Sun City West remains unclear.

Del Webb Corp. hired an architectural firm in March to determine what adjustments were needed in Sun City West to adhere to ADA requirements.

Nickels and Scalise Architects were hired to map compliance plans for Webb's communities in Sun City West, Tucson, Palm Springs and Las Vegas.

"There is no clear (ADA) guideline as to what constitutes a public building and a private building," Jim Scalise said.

But the philosophy being used by Webb was "if a facility was questionable we made changes anyway," Scalise said.

The Arizona Attorney General's Office has not determined whether Webb's buildings in Sun City West can be considered private and therefore not subject to the same requirements as public buildings.

The law, whose public accommodations provisions mostly became effective in January, requires such measures as installing visual alarms for deaf people and special floor surfaces to let blind people know where to step.

Sun City West, a community built for retirees, already contains many of the physical amenities required by

the ADA.

"They (Webb facilities) are probably more in compliance with ADA because of the nature of their customers — they are probably more in compliance than any other facility we have been in," Scalise said.

Webb's project list to review for ADA compliance includes the R.H. Johnson, Kuentz and Beardsley recreation centers; Sun City West Administration building; Sun City West Sales Office, Crestview Banquet Center, Community Services Center guest units for people on vacation; Hillcrest Clubhouse; Grandview Golf Pro Shop; Trailridge Golf Pro Shop; Stardust Golf Pro Shop; Pebblebrook Golf Pro Shop; and Echo Mesa Golf Pro Shop.

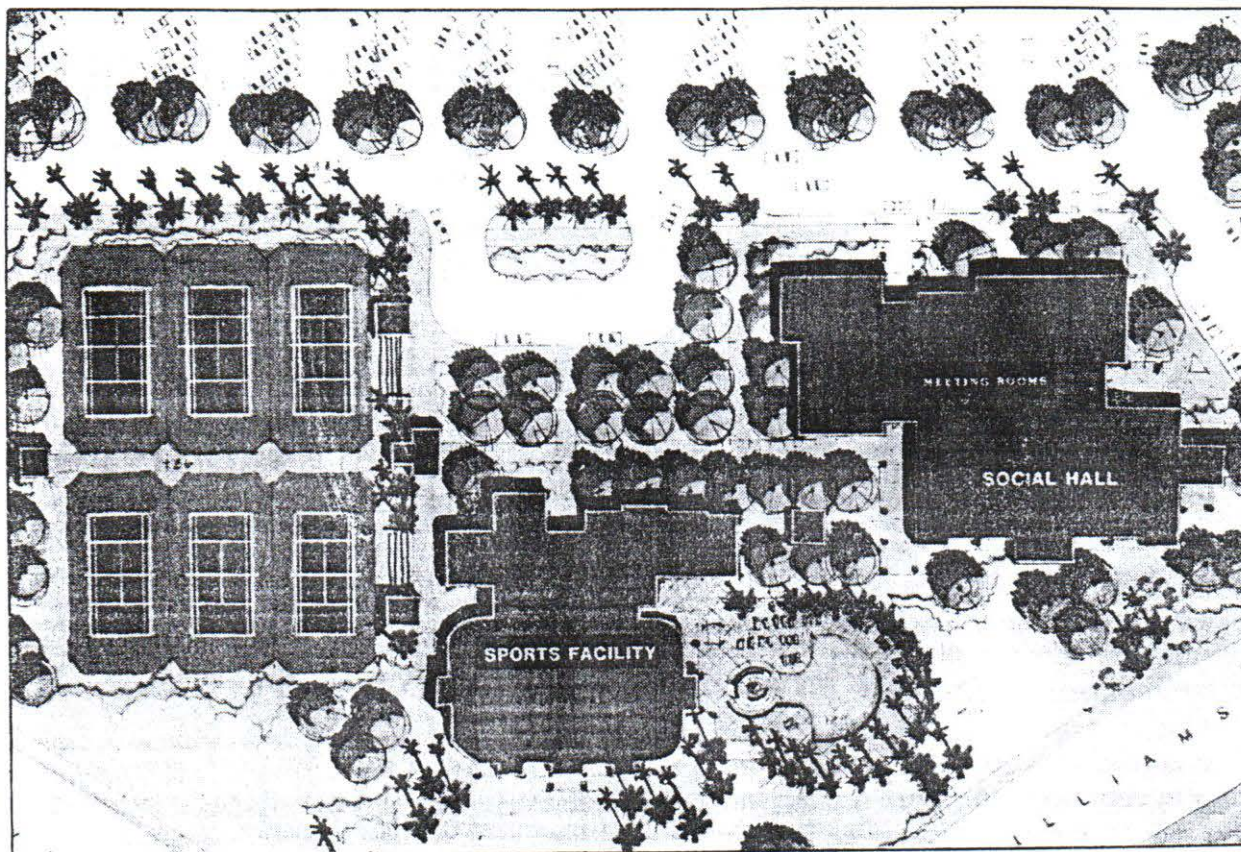
All construction since Jan. 1 has been in accordance with ADA guidelines for public buildings, said Mary Alexander, who heads Webb's ADA task force.

While Webb analyzes what needs to be done to meet physical ADA guidelines, requirements regarding employment have been met, Alexander said.

Webb's compliance effort included training programs at Webb communities so each employee is familiar with the requirements of ADA in the hiring process.

A final plan to meet ADA requirements is being developed but will not be complete until the attorney general's office completes its interpretations, Scalise said.

4th Rec Center Will Be A Beauty



Construction is scheduled for Spring, 1993 on SCW's fourth recreation center on a 15-acre site.

Sun City West's fourth recreation center will be a state-of-the art facility with a major focus on fitness and exercise. The 51,000 square foot, \$6.4 million center will cover 15 acres of land and will include three primary areas, the Fitness Center, the Social/Club Building and six outdoor tennis courts. Construction is slated to begin next spring, with completion anticipated in the spring of 1994.

"This recreation center will have more of a resort feeling, very inviting and contemporary," said Steve Carder, Webb's vice president of finance and administration who is overseeing the project. The Recreation Centers Facilities expansion committee, chaired by Sun City Wester

Jack O'Connor, has spent nearly the last two years researching the recreational needs of an expanded population and then following through with the architect during the design period. "The committee's input has been invaluable," noted Carder.

The Fitness Center will include an extensive exercise area, larger than anything presently available in the Sun Cities. Featured will be the latest in exercise machines such as stair climbers, rowing machines and weight training equipment.

Three swimming pools and two spas are being designed for the new center. Two indoor swimming

REC CENTER

Continued on Page 6

New Rec Center to House 2 Indoor Swimming Pools

Continued from Page 1

pools will allow simultaneous use by lap swimmers, water walkers and other aquatic programs, and a resort style outdoor pool will include an ample sunning area. Encircling the aquatic area will be an indoor second floor jogging and walking track featuring views to the pools below as well as outdoors. "Jogging tracks are an integral part of an overall exercise program in many of the newer health clubs across the country," noted Carder. The track will provide year round availability for sport walking, a popular activity in Sun City West. According to a national survey conducted by the National Sporting Goods Association, exercise walking attracted 19.7 million participants age 55 or older last year.

The focal point of the

Social Club Building will be an 11,000 square foot ballroom and annex room, plus two kitchens and a storage area. The room will have the flexibility of accommodating various sized groups for a variety of formal or informal gatherings.

Several recreation center chartered clubs will be relocating to the new center upon completion of construction. The Rhythm Tappers and Ballet Club will share a room specially designed for dance rehearsals. The Computer and Stained Glass Clubs, both of which outgrew their facility at the Beardsley Park Recreation Center, will have dedicated rooms at the new center. There will also be two multi-purpose rooms available for other organizations to use on a scheduled basis.

"This has been lengthy, detailed and complex project. But we believe the designs for the new center will serve the residents well and they'll experience the type of center that Webb is building in its newer developments," said Jack O'Connor. Joining O'Connor on the committee are Virginia Ritson, Kathie Knoop, Harry Spence, Bill Woodyard, Sol Robinson

and Jerry Welch.

At the Advisory Board Open Forum on Tuesday, Oct. 20th at 2 p.m. in the R.H. Johnson Social Hall: There will be a scale model of the new recreation center, plus floor plans and elevations that the members can look over. Jack O'Connor will describe each area of the new facility at the meeting.

Webb announces plans for rec center

Fifteen-acre facility scheduled to open in 1994; will be second largest center in Sun City West

By ANNE RYMAN
Sun Cities Independent

Plans for a new \$6.4 million Sun City West recreation center include two indoor pools, an outdoor pool and an indoor walking and jogging track.

The 51,000-square-foot building will be the community's second-largest recreation center and cover 15 acres. It will include a fitness center, social/club building and six outdoor tennis courts.

Construction is expected to be

completed by March 1994.

"What's going to be unique is the aspect of having all activities confined to one facility. We're hoping people will use it as a full fitness center," says Steve Carder, Del Webb Corp. vice president of finance and administration.

Two indoor swimming pools will allow simultaneous use by lap swimmers, water walkers and others, and residents can use the resort-style outdoor pool for sunning, swimming and socializing, he says.

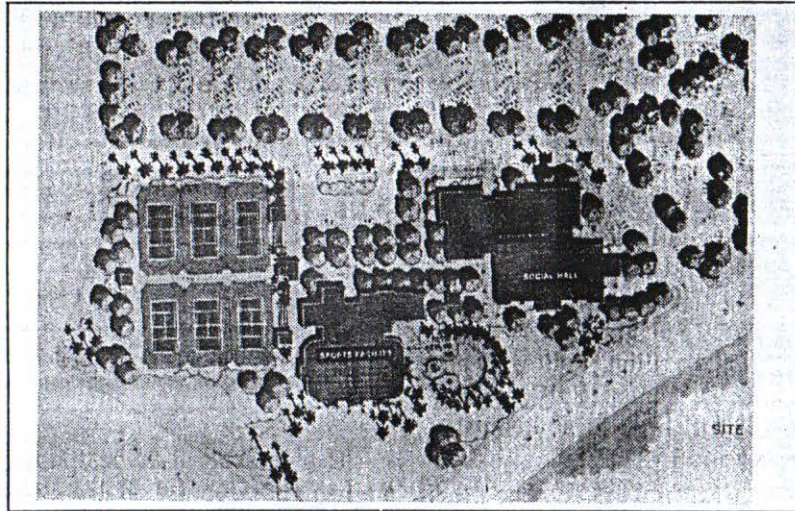
A second-floor jogging and

walking track will circle the pool area, which officials expect to become a popular attraction because walking is the No. 1 exercise in active adult communities, Mr. Carder says.

The fitness center will include exercise machines such as stair climbers, weights and rowing machines. The social/club building will include an 11,000-square-foot ballroom and two kitchens.

The Rhythm Tappers and Ballet Club will share a room designed for

See ■ CENTER, Page 3



Sun City West's fourth recreation center will include two indoor swimming pools, one outdoor pool and an indoor walking and jogging track. The new facility is expected to be completed by March 1994.

■ CENTER

dance rehearsals, and the Sun City West Computer Club and Stained Glass Club, now at Beardsley Park Recreation Center, will move to the new facility. Two multi-purpose rooms will be available for other organizations.

The Del Webb Corp. is adding the recreation center along with a golf course and additions to existing centers because of a 1,320-acre expansion expected to add 6,000 residents and about 3,400 homes to the community.

The new center will require between eight to 12 full and part-time work positions and officials now are working to determine operating expenses of the building, says Steve O'Donnell, general manager of the Recreation Centers of Sun City West.

Mr. Carder says special attention was paid to small details of design on the recreation center.

"We've made mistakes in the past as we build new facilities and we're trying not to duplicate them."

"We're trying to pay close attention to the finer details such as the number of lockers and showers, some areas we've probably neglected to focus on in the past," Mr. Carder says.

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Fifteen-acre facility scheduled to open in 1994; will be second largest center in Sun City West

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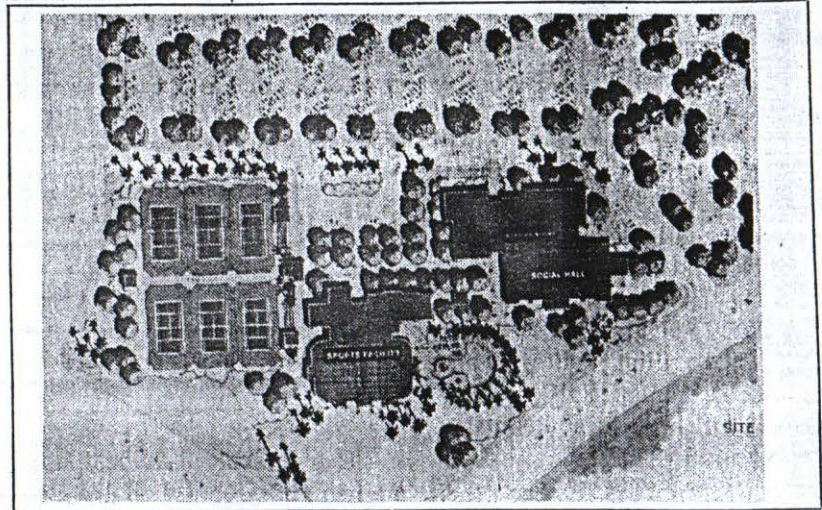
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Daily News-Sun, Sun City, Ariz. Friday, Oct. 16, 1992

Webb unveils plans for new rec center in SCW

By MIKE GARRETT

Daily News-Sun staff

SUN CITY WEST — Plans are virtually complete for a proposed \$6.4 million, 51,000 square-foot recreation center to be constructed in the Sun City West expansion area.

The final draft of plans for the rec center will be presented to residents at 2 p.m. Tuesday in the Recreation Centers of Sun City West Advisory Board open forum in the R.H. Johnson Social Hall, 19803 R.H. Johnson Blvd.

Construction of the rec center is scheduled to begin next spring, with completion anticipated in the spring of 1994. The center will cover 15 acres in the 1,300-acre expansion area north of Deer Valley Road near 135th Avenue.

The rec center will include three primary areas — the fitness center, social club building and six outdoor tennis courts.

A scale model of the recreation center, plus floor plans and architectural renderings, will be available for residents' inspection at the open forum.

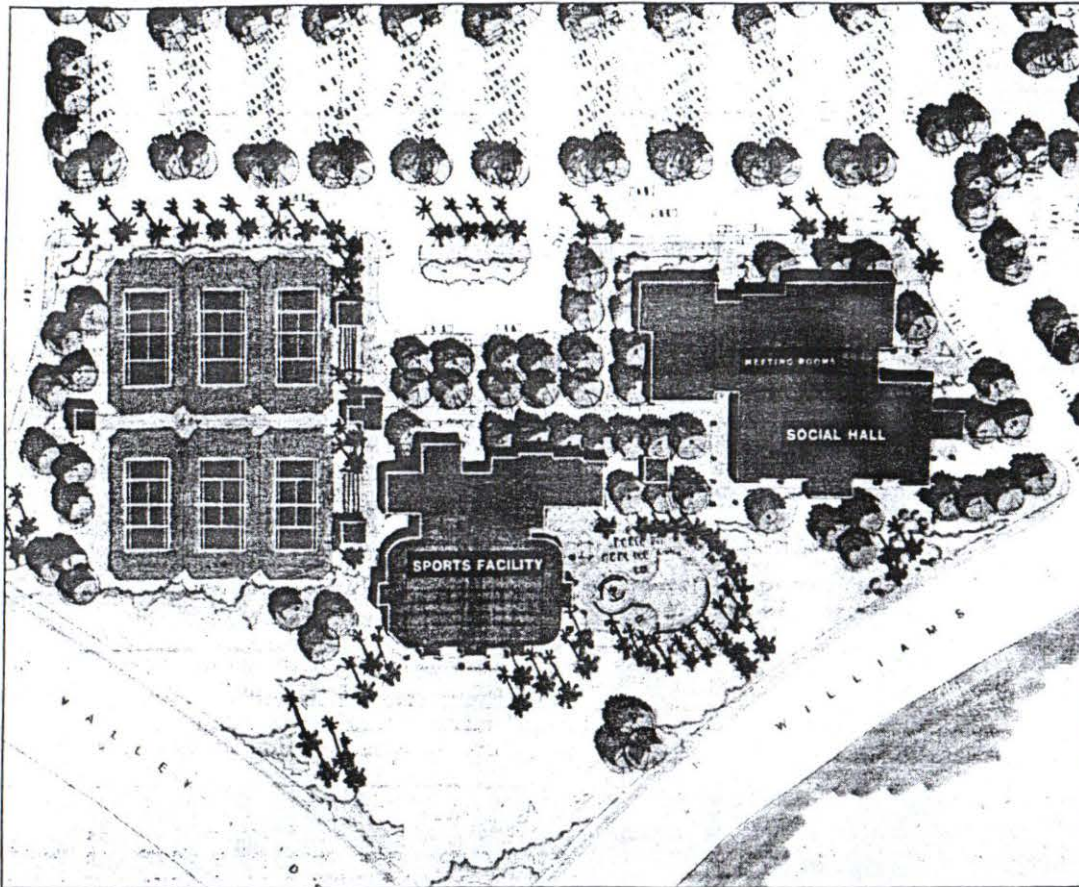
"You finally reach a point in the planning process where you have to say this is it and go with what you have," said Martha Moyer, Del Webb manager of community and public relations.

"This has been a lengthy, detailed and complex project," said Jack O'Connor, chairman of the Recreation Centers Facilities Expansion Committee that has been involved with the project for nearly two years.

"We believe the designs for the new center will serve the residents well and they'll experience the type of center that Webb is building in its other new (Sun Cities) developments."

"This recreation center will have more of a resort feeling, very inviting and contemporary," said Steve Carder, Del Webb vice president of finance and administration.

O'Connor said his committee has spent the past two years researching the recreational needs of an expanding population and then following through



An architect's rendering shows an aerial view of the new \$6.4 million recreation center that will be constructed in the Sun City West expansion area. A

model of the center will be on display at Tuesday's advisory board open forum in the R.H. Johnson Social Hall.

with the architect during the design period.

"The committee's input has been invaluable," Carder said.

The fitness center's exercise area is larger than anything available in the Sun Cities. It will feature the latest in exercise machines like stair climbers, rowing machines and weight training equipment. "The layout will be a nice improvement over what we have now," (in the

R.H. Johnson Fitness Center) said rec centers fitness specialist Martha Gesell. "It (fitness room) will be L-shaped so that the weight equipment will be on one side of the room and the cardiovascular equipment on the other side. The equipment design and placement will also allow for more individualized instruction.

"I've also heard that an overhead big-screen TV will be installed for people to watch while they're walking on the treadmill," she said.

Three swimming pools and two spas are being designed for the new center. Two indoor swimming pools will allow simultaneous use by lap swimmers, water walkers and other aquatic programs. A resort-style outdoor pool will include a sunning area.

Around the aquatic area will be an indoor second-floor jogging and walking track featuring views to the pools below as well as outdoors. "Jogging tracks are an integral part of an overall exercise program in many of the newer health clubs across the country," Carder said.

The track will provide year-round availability for sport walking, a popular Sun City West activity. A survey conducted by the National Sporting Goods Association revealed that walking attracted 19.7 million participants age 55 or older last year.

The focal point of the Social Club Building will be an 11,000-square foot ballroom and annex room, plus two kitchens and a storage area. The room will be flexible enough to accommodate various sized groups for a variety of formal or informal gatherings.

Several recreation center-chartered clubs will relocate to the new center. The Rhythm Tappers and Ballet Club will share a room specially designed for dance rehearsals.

The Computer and Stained Glass clubs, previously quartered in the smaller Beardsley Park Recreation Center, will have larger rooms in the new center. Two multi-purpose rooms will be available for other organizations to use on a scheduled basis.