

REPLACEMENT

Search for new RCSCW GM underway

Hope to hire replacement by Dec. 1

By Roger Ball
INDEPENDENT NEWSMEDIA

The special committee to lead the search for a new Recreation Centers of Sun City West general manager began its process. The committee's first meeting Thursday, August 23. Mike Whiting, who has been RCSCW general manager for 15 years, announced his retirement, effective next February.

Jim Sloan, Governing Board president, appointed a committee of 10 people, chaired by Terry Hamman, former RCSCWS president. Other committee members include current directors Tim Hurley and George Kuchtyak; former directors Kay Williams, Jack Steiner and Griff Williams; and community members Sue Fitzsimmons, Cindy Ferguson, Bill Burns and John Chattin.

Mr. Sloan, introduced each of the committee members

at the Aug 23 meeting.

"This action will be the most important decision in years for this organization," he said.

Katy O'Grady, RCSCW general services officer, briefed the committee on the key organizational aspects of the organization, and comparing Sun City West with other similar communities. She advised the committee that the general manager hires and manages the staff, but follows bylaws set by the board and community.

Mr. Whiting addressed the committee about what qualifications he believed the new executive director must have.

When Mr. Whiting was hired in 2004, he said they had gone through six general managers in three years, the board did not function well and employees were so upset with the leadership they formed a union.

"One of my hallmarks has been communication," Mr.

Whiting told the board, as he outlined how he began weekly reports from the general manager to the board.



Terry Hamman

Before coming to Sun City West, Mr. Whiting had 32 years working with the city of Phoenix parks, overseeing 75 parks, including the construction of Hance Park and the Steele Indian School Park.

The RCSCW board consists of nine members, and three of them change every year. The new general manager must have the experience in dealing with such organizations, according to Mr. Whiting.

Mr. Burns asked Mr. Whiting if the salary and benefits for the general manager position will be competitive. Mr. Whiting said the organization does periodic salary reviews and currently all the salary ranges for RCSCW are competitive with similar organizations in the Southwest.

Mr. Hurley asked Mr.

Whiting what he hoped someone could do better in the future.

The biggest challenges for the RCSCW, Mr. Whiting said, involve the community's changing demographics. The organization now has 1,000 acres of grass for golf courses, he said, and the popularity of that sport is waning.

The dynamics of dealing with golf courses in 10 years will be a challenge, as well as space utilization for all the other requirements of the more than 100 clubs.

"The balancing of needs and facilities will be a real challenge in the future," Mr. Whiting said.

The RCSCW administers more than \$120 million in assets and has 500 employees.

Mr. Hamman pointed out there is a 30-year age difference between the Sun City West residents.

"We would not be as good we are without you," Mr. Hamman said to Mr. Whiting.

The committee conducted a closed-door executive

IF YOU GO:

What: Search committee for new general manager

When: 9 a.m., Thursdays, Aug 30 and Sep 6

Where: Acacia Room, Palm Ridge Recreation Center, 13800 W. Deer Valley Drive

The search committee had its first meeting Aug. 23.

session. RCSCW officials did not disclose the topic of the executive session.

Earlier it was reported the committee would be using the services of an outside agency to help select candidates.

Mr. Sloan said he hopes to make an offer to the new general manager by Saturday, Dec 1, and that person can begin Friday Feb 1, 2019.

The next meeting will be 9 a.m., Thursday Aug 30, in the Acacia Room of the Palm Ridge Recreation Center. Some of committee meetings will be in executive session to discuss personnel matters.

Roger Ball can be contacted at 623-876-2523 or rball@newszap.com.

vt saw Rec Centers Advisory Board

RCSCW

RCSCW appoints incoming member to fill board vacancy

Barbara Senefeld takes early seat

By Steve Stockmar
INDEPENDENT NEWSMEDIA

The Recreation Centers of Sun City West had some obvious candidates at their special meeting Feb. 22 to fill the recently vacated Governing Board seat.

Board member Dean Cross, who also served as the board's secretary and golf committee chairman, resigned Feb. 13 citing personal reasons. The board called a special meeting following its regularly scheduled meeting to go about filling Mr. Cross' seat.

Helping the process is having three incoming board members in Barbara Senefeld, George Kuchtyak and Jim Young, who will be seated on the board July 1 to begin their terms.

Since the incoming board members have already been through the candidacy qualification process and will join the board this summer



Barbara Senefeld, left, takes the oath of office from board president Peggy Robbins Feb. 22 in the Governing Board meeting room. Fellow members Bryan Walus and Jim Sloan look on. [Steve Stockmar/Independent Newsmedia]

anyway, the current members decided unanimously to simply appoint one to fill Mr. Cross' seat before they officially begin their own term on July 1.

Mr. Young was ineligible for the temporary appointment since he, as a recent

former board member, has not been off the board for the required one year yet. Ms. Senefeld and Mr. Kuchtyak were both in attendance at the Feb. 22 special meeting, and the board, through secret ballot, elected to appoint Ms. Senefeld,

who immediately took her seat with the Governing Board and was issued her oath of office by board president Peggy Robbins.

"I just want to thank all of you for entrusting me with this position, and I will do my best. Thanks so much,"

Ms. Senefeld said.

The board also acted to fill the other vacancies left by Mr. Cross' departure.

Board member Vivien Wallis was appointed secretary pro tem, and was also appointed to chair the golf committee, since she had

previously served on the committee and is a golfer herself.

"I'd be honored to do so," she said.

A golf symposium Mr. Cross had been organizing for March 22 was canceled.

ASH WEDNESDAY



Ruth Kessler of Sun City receives ashes on her forehead during an Ash Wednesday mass at St. Clement of Rome Catholic Parish in Sun City. The day marks the first day of Lent. [Nick Cote/Daily News-Sun]

GOVERNING BOARD

RCSCW bars beer, wine club from using alcoholic beverage ads

By Tina Gamez
DAILY NEWS-SUN

Sun City West's Zymurgy Club received some sobering news when its members learned they would not be allowed to tap into advertisers to generate revenue.

Randy Pace told the Recreation Centers of Sun City West Governing board during Friday's workshop that the club wanted to ask various breweries and wineries to advertise in the club's room and patio.

But that would be prohibited under a recommend-

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ed change to a policy which would prohibit alcoholic beverage advertisements on Recreation Centers of Sun City West property.

The current policy on advertisements reads: "All signs/ads must be in good taste and must not advertise the use of tobacco, hard liquor, or any advertising that may be construed to be sexual in nature. The General Manager shall retain the right to reject any sign he/she deems to be inappropriate. Signage must not have a negative impact on the overall image and appearance of Sun City West."

The policy would change from "tobacco, hard liquor" to "electronic cigarettes and other tobacco products, alcoholic beverages..."

RCSCW Director Kay Williams, chair of the Properties Committee, said changing the wording from "hard liquor" is a matter of semantics, and officials wanted to make the term more timely.

Ed Van Cott, who is running for the governing board, mentioned there are alcoholic beverage signs in the pro shops and asked why the signs are there and in restaurants but can't be displayed anywhere else.

Williams said committee members are "concerned about the image of the community and what is placed on our properties," adding that pro shops are not chartered club-designated spaces.

The policy lists specific clubs and rec centers locations where advertising is allowed, including: Liberty Field, the Sports Pavilion, golf, pickleball, tennis, the radio station. The Automotive Restoration Club could also be added.

The Properties Committee considered adding the

Zymurgy Club to the list, Williams said, but the committee's decision was to not add the club at this time. She said the club can make a request to the rec centers' general manager and it can be reconsidered.

After the meeting, Pace said the policy is "a little bit of a roadblock."

He said not allowing the group "that kind of ability to market" would hamper the club. He noted that the club wouldn't be advertising to the public. Rather, advertising would be confined to the club's spaces.

Pace said that pickleball has a facility named after an auto dealership. "What does an automobile dealership have to do with pickleball?" He added there is all "kinds of advertisements" at the softball complex.

"We can get restaurants and automobile dealerships to sponsor us," he said, although it is more difficult "than going after the industry we are working with, which is the microbrew industry."

Williams said it "was not acceptable" to the Properties Committee to make an exception for the Zymurgy Club.

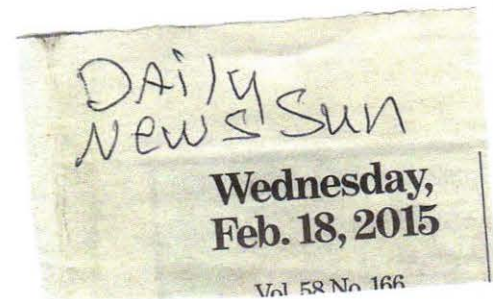
The policy states chartered clubs can't enter into advertising contracts without general manager approval, "even if they have it within their walls. They have a limit with what they can do with advertising," Williams said.

"If the intent of the advertising is to raise money, really what sponsor would want to advertise merely for a sign on the wall for inside their room" or patio area?

"Most advertisers would want exposure if they're going to commit an x number of dollars. They have certain expectations what they're going to get from their money," she said.



Sun City West Zymurgy Club president Randy Pace, center, addresses club members during a Dec. 10 meeting. [Tina Gamez/Daily News-Sun]



FINANCES

RCSCW grapples with budget

By Tina Gamez
DAILY NEWS-SUN

When it comes to the budget process, the Recreation Centers of Sun City West Budget Committee hasn't rested.

The committee, made up of two recreation centers

board members, staff and residents, met this week to discuss where the budget is now and what needs to be done to balance it. But, Roger Lansberry, chief financial officer for the association, said budget numbers change as time passes and

so will estimates.

Members of the committee were concerned over shortfalls and the use of reserves each year and would like to see the reserves increase instead of decrease.

Committee member Ron-

ni Hoover said there will be a \$2 million reduction in the association's reserves. The financial budget projection model shows the reduction will take place over a five-year period, which includes the 2015 budget.

Committee member Wes

Channell talked about the asset preservation fee going directly to reserves, per by-laws, and reserves are used explicitly for capital costs. He also made note that the projections on the spreadsheet are all about operating

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Budget

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expenses not the reserves.

Hoover's concern is how to keep the reserve funding from decreasing in the next five years. The committee was given a 3 percent increase in dues suggestion from management, but after looking at it, Hoover said if the dues go up to 5 percent, they can remain flat with the reserves.

RCSCW board treasurer and committee chair Nolan Reed believes a flat percentage level increase in dues over the next five years would be better than fluctuating dues each year.

Lansberry said the sale of properties is significant in the budget process because of the asset preservation fee.

Committee member Liz Knoop brought up that the asset preservation fee was raised by \$500 last year, and now another \$100 is added to it. That, she said, makes her uncomfortable, noting that it makes Sun City West higher than Sun City and is concerned it will affect sales.

General Manager Mike Whiting, who was at the meeting, said management tries to match the capital expenses to asset preservation fees that come in. He added that raising it \$100 is only a recommendation.

Lark Jenkins, a committee member, said \$100 is not that big a deal, while Reed said a Realtor he knows is concerned about the asset preservation fee because the sellers are ending up paying it instead of the buyers.

The idea of the fee was for the buyers to pay it when buying in the community.

Committee member Anna Morrison, who is a Realtor, said it is becoming a negotiation point between the seller and buyer, but RCSCW board member Jim Young said he wasn't too concerned about the fee.

Young said the asset preservation fees "are based on what people are buying into. And if you think you can buy what we have for \$3,000, I want to see it."

On the budget, Reed said it looks like a good plan, but his concern is "that it is looked at one year at a time as opposed to over a period of time."

The budget is still in the committee process and has not been submitted to the RCSCW board for review, and there will be scheduled community forums in April on the proposed spending plan.



RCSCW makes contested shuffle

MITCHELL VANTREASE
DAILY NEWS-SUN

The Recreation Centers of Sun City West governing board approved more than \$1 million worth of capital improvement projects Thursday but not before some lengthy discussions.

Board members voted unanimously to set aside \$50,000 to remove the permanent shuffleboard courts in the Sports Pavilion and replace them with portable ones so the room could have multiple uses.

Charlie Webster, president of the shuffleboard club, said

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he felt the board ignored his group's needs and views the change as a waste of money.

"What we have now has very low maintenance and works the best for us," Webster said.

RCSCW General Manager Mike Whiting said the \$50,000 would be used mostly for the portable courts that can be removed at anytime.

Whiting said the decision was made because of the lack of shuffleboard play.

"As the community changes, there are different interests, and we want to be able to accommodate as many folks as possible," he said.

Whiting also said the room could be used for birthday parties and other social events.

But Sun City West resident and shuffleboard player Susie Scott said she doesn't understand why the board chose the portable courts.

"You're giving us a temporary solution, which isn't going to help us in the long run," Scott said.

The board also had a lengthy discussion about the approval of \$200,000 to renovate the RCSCW membership office and governing board room.

Director Patricia Tomlin said she supported the membership office renovation but remained skeptical about the governing board upgrade.

"I agree with half the issue, but I just don't think renovating the governing board room is the answer. Maybe there is another option," Tomlin said.

Board member Kenny Jordahl said officials "owe it to the community" to enlarge the board conference room, which is often cramped for visitors.

Roni Hoover, a resident and former board member, said this particular project didn't need discussion since the money was approved in the last budget.

"The money is there to move it forward and there is a maxi-

mum amount of \$200,000 to be used," Hoover said.

The funds for the renovation were approved by all RCSCW board members.

Other capital projects approved included:

- Bowling software and monitors, \$128,000.
- R.H. Johnson Lecture Hall renovation, \$100,000.
- R.H. Johnson Social Hall renovation, \$100,000.
- Palm Ridge locker room renovation, \$200,000.
- Information technology, \$152,000.
- Energy conservation, \$100,000.
- R.H. Johnson Social Hall kitchen, \$100,000.
- Palm Ridge Hall sound system, \$100,000.
- Golf carts, \$100,000.
- Palm Ridge tennis courts, \$200,000.
- R.H. Johnson parking lot No. 1, \$700,000.

Mitchell Vantrease may be reached at 623-876-2526 or mvantrease@yourwestvalley.com.

Rec board retools recall process

2-1-99

By BECKY BRACKEN
DAILY NEWS-SUN

A unanimous vote by the Governing Board of the Recreation Centers of Sun City West Thursday makes it more difficult to recall a board member.

Because of a recall effort initiated by a resident last summer against Hal Lind, the board decided to clarify and define the group's bylaws to make the recall process more representative of the entire community, members said.

"If we're going to have recalls, we want to make sure that they're serious," said Carole Hubbs, board president.

Among the changes to the bylaws is the shift of the responsibility for carrying out the recall procedures from the board's secretary to the general manager.

"We just thought that the secretary was too close to the board. We wanted someone in a more objective position," Hubbs said.

Another flaw with the previous bylaws was that it took only one person to initiate a recall, Hubbs said. The new bylaw requires 200.

"We figured that if you had to have 200 signatures to run for the board you ought to have 200 to start a recall process," said Lind, the only board member in recent history to have a recall process begun against him. In Lind's case, one member of the community was able to start the recall. That effort failed for lack of signatures.

Once the 200 signatures are compiled from registered members of the rec centers, an additional 4,500 (15 percent of the total membership) signatures will be necessary to continue the process. Those signatures must be gathered within 30 days instead of the previously allowed 60 days.

Lind said the new bylaws will help protect against any abuses of the recall option. He added that unnecessary recall elections put a burden not only on the population of the community but also on the rec centers' bank account.

Friday, Oct. 29, 1999 Daily News-Sun, Sun City, Ariz.

Family memberships banned

SCW clubs rail at policy change

BY BRUCE ELLISON
DAILY NEWS-SUN

Over the vehement objections of several club officials, governing board members at the Recreation Centers of Sun City West approved a new set of club policies that will eliminate family memberships.

The board, clubs committee chairman John Firestone and the committee as a whole had been studying revisions to the club policies manual for months.

But, they said, the prohibition stems from Internal Revenue Service rules, not from any desire of the board to eliminate family memberships.

One section of the IRS regulations concerning social clubs says: "If one membership class pays substantially lower dues than another membership

class, although both classes enjoy the same rights and privileges ... there may be a denial of the club's (tax) exemption."

There are about 100 chartered clubs in the community, but only five allow family memberships — the Computer Club, Photography West, the bicycle club, the Sportsmen's Club and the RV Club.

Spokesmen for them said the reason for family membership is that most of them are family activities — with one computer, one RV or one set of outdoor gear typically shared by a couple.

Chartered clubs operate under the centers' umbrella and use centers' space.

That means the centers ultimately has responsibility for ensuring that the clubs follow the rules. Or, as

board President Carole Hubbs explained: "When the IRS has a problem with a club, it's our property they put the lien on."

Officials of the five affected clubs strongly denounced the change and tried to persuade the board to postpone action for a month.

They only partly succeeded. Jerry Medford voted against approving the changes, saying it wasn't fair to clubs to spring the idea on them without giving members a chance to be heard.

But Firestone, the clubs committee chairman, said there had been meetings and discussions for months, and Earl Mackert, the volunteer who had researched the IRS matter, said the new policy was fair to all, a goal his group had tried to achieve.

But objectors called the new rule onerous, unnecessary and not required under the law.

It would add a paperwork burden, argued Carl Elitz of the computer and

RV clubs. The computer group has more than 3,000 members.

"We will have to put another 500 or 1,000 members in our database, bill them for dues, send them newsletters," he said after the meeting. "It's a lot of work."

Tom Murphy of Photography West said his 650-member group "has always offered family memberships, and 99 percent of our members are husband and wife."

"We strongly object," to the change, he said.

But, Mackert said, "We talked to Sun City, where there are no family memberships and to Sun City Grand, and to the Del Webb Corp., and they told us that never have they done this, never have they provided family memberships, and that having them was not the proper procedure."

Copies of the new rules are available in the R.H. Johnson Library. They also will be explained in meetings with club presidents set for next month.

Related story, A7

Daily News-Sun • Neighbors • Tuesday, Dec. 21, 1999

SCW Rec board names president

BRUCE ELLISON
DAILY NEWS-SUN

Richard Catlin, elected to the governing board at the Recreation Centers of Sun City West two years ago, was named president of the board Monday.

He will succeed Carole Hubbs, who served two non-consecutive terms as president of the 31,000-member association that operates four recreation centers and seven golf courses and whose board term ends Dec. 31.

Hal Lind, in his third year on the board, was named vice president. He had been treasurer two years ago and properties committee chairman this year.

John Firestone becomes secretary. He had been vice president this year.

Allen Young, the highest vote-getter in balloting for new board members on Dec. 14, will be treasurer.

The new officers take over Jan. 1.

They were elected by the new board in a meeting late Monday afternoon.

Unlike the Property Owners and Residents Association, outgoing Centers board members do not vote on new officers.

Four crucial issues face the board in 2000: a final resolution of water problems, including approval by the corporation commission of the plan to use Central Arizona Project water on golf courses; the prospect of an 800-acre addition to Sun City West by Del Webb Corp., which last week said it had a

tentative accord to acquire the Pleasant Valley Ranch for an age-restricted community that would be a part of the Recreation Centers; the prospect of the development of the Fitzpatrick property off Veterans Drive and its relation to the Centers; and construction of an addition to Grandview Terrace.

Expenses for repairs, renovations and maintenance also may be an issue, especially if the costs are high enough to trigger the need for reserve fund replenishment. And, as usual, there will be pressure to maintain the current annual fee in the face of rising costs, particularly a planned hike in the minimum wage.

Budget planning starts soon. A new budget is set for approval by the end of May for the fiscal year that starts July 1.

Wednesday, Sept. 30, 1998

Policy debate

SCW Rec Board reviews rule on use of facilities

By **BRUCE ELLISON**
Staff writer

Officials at the Recreation Centers of Sun City West, embarrassed that Gov. Jane Dee Hull initially was denied a chance to speak on recreation centers property, will take another look at their use-of-facilities policy.

Board President Larry Watts, in a written statement, promised a change in October.

The matter already had been brought up by Properties Committee Chairman Jerry Medford at the September board meeting, but the brouhaha over the planned

appearance of Hull — and of Secretary of State Betsey Bayless at another meeting — has made the matter more pressing, said board Vice President Carole Hubbs.

Current policy prohibits the use of centers facilities for partisan political events. For instance, although Sun City West has both Republican and Democratic clubs, they cannot use centers rooms for their meetings.

But when General Manager Vince Merenda's staff told officials at the Property Owners and Residents Association that they couldn't use the R.H.

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Johnson Social Hall for their membership meeting if Hull were the speaker, Hubbs and Watts overruled the decision, something the current policy allows.

Both Hull and Bayless are appointed Republican incumbents, seeking election in their own right on the Nov. 3 ballot. While neither apparently planned to urge her own election, both appearances could be viewed as campaigning.

Bunny Goldfarb, a Sun City West resident and Democratic candidate for the state House seat in District 15, which includes Sun City West, had objected to Hull's appearance on centers property, said PORA President Noel Willis. Goldfarb also fretted over the fact that incumbent state Sen. Ed Cirillo, also a Sun City West resident, planned to introduce the governor.

PORA last week made arrangements to shift Hull's appearance to a Sun City West church, but appealed. The American Association of University Women, which is sponsoring the Bayless talk, on women in politics in Arizona, also wasn't satisfied, since it had arranged months ago to rent the Johnson Social Hall.

In a written statement Monday, Watts said, "I vacillated on the decision to allow the governor's visit at this time because we have a policy that disallows use of our fa-

cilities for political purposes.

"After conferring with Carole Hubbs, our vice president," Watts continued, "we agreed that it is an honor to have the governor come here and very important for our residents to have a chance to meet her and hear her."

Separately, in a telephone conversation, Hubbs pointed out that some residents of Sun City West no longer drive, or prefer not to drive far, and that an appearance by the governor locally would be of value to them. She also said a check with the board's attorney turned up no legal reason why such appearances should be barred.

Hull will speak at 9 a.m. Oct. 8, in the R.H. Johnson Social Hall, 19803 R.H. Johnson Blvd.

Watts did point out that the centers aren't the sponsor of Hull's visit; rather, the governor will appear at the membership meeting of PORA, a group which merely rents the hall, and has done so regularly for years.

Watts said that at the centers next board meeting, "we will ask that our policy be debated, and reviewed and clarified."

He said the new policy likely will "allow the invitation of our political leaders to come to Sun City West and address our residents while asking restrictions on political activities such as campaigning and fund raising."

© The Arizona Republic Friday, June 12, 1998

Rec center fee hike approved

1st increase in 3 years will bring \$193,000

By Lori Baker

The Arizona Republic

SUN CITY WEST — The Recreation Centers of Sun City West board has approved increasing the annual membership fee for the first time in three years.

The new fee for the association's estimated 30,000 members will be \$133, up from \$126.50. The higher fee is for renewals after July 1. More than \$193,000 in additional revenue will be collected during the 1998-99 fiscal year. The recreation centers' budget includes \$13 million for the recreation centers, bowling and golf.

"While no one likes a fee increase, it is the board's collective judgment that the membership prefers to maintain the facilities in excellent condition and not engage in deficit financing," board President Larry Watts said. "We will continue to seek cost savings that do not sacrifice quality."

The cost of golf for members remains unchanged, although the price of range ball tokens will increase to 50 cents, up from 35 cents. A proposed \$1 increase in per round golf fees was scrapped after it was determined that the golf reserve fund was sufficient to cover expenses. The guest fee for golf will increase by \$5 per 18-hole round. The fees varies based on the season and courses.

Winter season bowling will go up by dime to \$1.45 per line for members. Guest cost will go up from \$1.75 to \$2 per line.

The fee increases are what prompted former recreation centers board member Bob Kelley to start the process to recall Lind, recreation centers' treasurer who was elected to the board in 1997. Lind, a retired scientist, had led the rec centers' election committee and was president of the Sun City West Property Owners and Residents Association.

In response to Kelley's request to start the recall process, Watts has called a special meeting for 10 a.m. June 25 at the R.H. Johnson lecture hall, 19803 R.H. Johnson Blvd. At the meeting, Kelley will present his reasons for the recall, and Lind will have a chance to respond.

Lind could not be reached for comment earlier this week.

Kelley, who has served on the board from 1994 to 1997, said he wants to recall Lind because Lind has pushed for fee increases.

"He (Lind) has always been for fee increases," Kelley said. "We have over 5,000 people in Sun City West who are below the federal poverty level and a bunch of people on food stamps. They don't need increases."

Four days after the June 25 meeting, Kelley will be able to start circulating petitions. He must obtain signatures from 15 percent — about 4,500 — of the recreation centers' members within 60 days.

SCW study results prompt budget increase

Rec Centers to add jobs, review salary structures

By **TERI CARNICELLI**
Sun Cities Independent

A recently completed study of Recreation Centers of Sun City West employee job descriptions and salaries has prompted officials to create new positions and reconsider the corporation's pay struc-

ture.

The proposed 1995-96 Rec Centers fiscal budget reflects an anticipated impact of more than \$290,000 based on the classification and compensation study's results.

The money will primarily be used for the creation of new posi-

tions and salary adjustments in all three association divisions — golf, bowling and the Rec Centers.

Results of the study, which was completed last month, have not yet been released to the public. However, both Governing Board members and association General Manager Les Hicks have received a preliminary draft.

The majority of the anticipated added expense from the study's recommendations — \$200,000 — is reflected in the proposed golf division budget. The least amount

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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 Sun City West

— \$2,500 — is budgeted in the bowling division.

The cost of the study itself is estimated at \$28,000.

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 we work with here feels liked and

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valued,” she emphasizes.

Mrs. Smith says the purpose of the study was “to help us maintain a top-quality organization.”

The study was kicked into high gear after several employees of the association, citing poor wages and

heavy work loads, walked out in January.

“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 explains.

“Primarily what (the study) will 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 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 for some additional positions,” Mr. Hicks says.

NEWCOMERS to fill five board spots

Spirit of cooperation goal for rec members

By Barbara Deters 12-21-95
Staff writer

SUN CITY WEST — It's a retirement community's version of new kids on the block.

Five of the nine members of the Sun City West Recreation Centers Governing Board set to take office Jan. 2 have lived in the retirement community two years or less.

Three of them were among the five appointed on Monday to fill the vacancies that occurred when five members resigned en masse from the board Dec. 6. The other two, Dirk Prather and Larry Watts, were elected to three-year terms in the Dec. 5 balloting.

The five appointed to the board on Monday are: Harry Acker, Jaque Jeffers, Carole Hubbs, Pat McBurnett and Al-Spanjer.

Acker has lived in Sun City West since September 1994, Jeffers since December 1994 and Hubbs since February.

The five join four others with longer time in the community: McBurnett, Spanjer, Joe Kershnik, and Bob Kelley.

McBurnett has lived in Sun City West for seven years. Kershnik, who was elected in the Dec. 5 balloting, has lived in Sun City West since 1989. Kelley, the sole remaining holdover from the previous board, has six years in the community.

Spanjer is the real veteran. He's lived in Sun City West since 1984.

But Spanjer said he doesn't think the short time spent in the community by a majority of the board will be a problem.

"I don't think we have any hidden agenda, but we all have specific viewpoints and there is a great deal of cooperation on the board."

Spanjer said he agreed to serve on the
See RECREATION, Page 8

board again because he was "fairly disillusioned with the last board," saying there were a lot of "behind-closed-door" discussions.

Spanjer admits the new board members will need a lot of education to learn how the recreation centers are operated. However, he said, "between the staff and those of us who have been around, they can get that information."

Del Webb spokesman John Waldron said he doesn't know many of the new board members, but said the company has pledged its cooperation.

"I think Del Webb and the new candidates share a common belief that everybody is working for the good of Sun City West," he said. "We've been having meetings for the last six months with the current board to help them with the transition and we are inviting the new board to the (next) meeting and supplying them with case studies and past rulings so they can get up to speed."

The five board members appointed by Kelley, Prather, Kershnik and Watts were chosen from among more than 50. The four interviewed about 15 residents before deciding. The 10 not chosen will work on committees.

"There are no rubber stamps. We've found that out already," Kelley said during a news conference to announce the names of those appointed.

In fact, Jeffers said, "I told them in my interview that I was not a person who could stifle myself."

The five members appointed

bring diversity to the board, Kelley said. And, he said, since the four handpicked the five replacements, "we will have nobody to blame" if this doesn't work.

Acker, who retired this year from Oscar Mayer, was a labor leader with the United Food and Commercial Workers International Union.

Hubbs, an attorney, has been a consumer and family law representative on a number of boards.

Jeffers, who retired in August, was an administrative assistant to 10 deans of the Sid Craig School of Business & Administrative Sciences at California State University-Fresno.

Spanjer was part of the first rec centers governing board to have residents on it. That board, formed in 1993, was designed to help transition the community from Del Webb's control to self-rule.

McBurnett, who finishes a one-year elected term at the end of the year, was appointed for a second year. He pledged that this was his last year on the board.

"The reason I'm on the board and that I have persisted in my interest is because I really care about Sun City West," he said.

The new board said the first order of business will be to develop more ways for residents to get involved in the running of the recreation centers, to develop a complete roster of residents with special expertise who could sit on committees or provide expert advice to the board and to get some fresh faces on committees.

Term ends on trying note for resigning president 12-20

By **BRUCE ELLISON**
Staff writer

SUN CITY WEST — The stress, antagonism, conflict and turmoil that has characterized the recreation centers board for months boiled over into raw emotion Tuesday morning as President Joe Schoggen twice broke down and cried as he ran his last governing board sessions.

Schoggen, along with Jack

O'Connor, Allan Grossman, Bob Reed and Paul G. Richards, resigned Dec. 6, after centers members elected Dirk Prather, Joe Kershnik and Larry Watts to the board.

The newcomers, plus five people they appointed Monday, take office Jan. 1.

As the regular business meeting of the Recreation Centers of Sun City West board began in the Palm Ridge Activity Center, Schog-

gen reported that Phillips was vacationing, and said that O'Connor "is at Scottsdale Memorial Hospital."

"Jack went into the hospital Monday for an angiogram," Schoggen said. "It was determined that angioplasty was required to clear two partially blocked arteries."

"The angioplasty was performed ...

But Schoggen was unable to

► See Colleagues salute, A3

■ From A1

continue, his voice choking with emotion. Twice he tried to finish the sentence, then abandoned the effort.

With his head in his hands, looking downward, he pushed his microphone and notes with a quiet sob to board Vice President Grossman, sitting next to him, who said O'Connor "is now recovering" and is expected to be out of the hospital today, "although he and his family have canceled their Christmas visit to Colorado."

Schoggen said Tuesday afternoon that "I was concerned for Jack" when he was unable to describe his colleague's medical problem. "You never know if something like that might be triggered by all the stress we (on the board) have gone through," he said.

The outgoing board president, who along with O'Connor and Grossman, was the target of a recall effort, also said that he is a person who can and does show his feelings.

"That's the way I'm built," Schoggen said. "I'm rather a sensitive person, and I do feel things deeply."

Schoggen came onto a similarly difficult moment late in the morning, during the annual general membership meeting, as he tried to describe what the governing board had accomplished during the year.

After listing the goals, and naming those which had been accomplished, those on which work had been started, and those yet to be tackled, he tried to sum up what he and his colleagues had done.

But he again was overcome by emotion, and in a suddenly hushed Summit Hall, unable to speak, he

again sat with his head in his hands and pushed the microphone to Grossman, who finished the comments for him.

Schoggen later made no apology for his sentiments, saying only of his board post that "I took it too seriously," and tried too hard to do well.

"I take things hard," the retired admiral and credit union executive said.

"When you've worked hard, very hard, and then find that you can't make progress, well ... sometimes I guess I just take it too hard."

Schoggen also joked that he had been told, "Don't take life too seriously. You'll never get out of it alive."

Schoggen was praised several times during the meeting by members of the audience of as many as 175 people, which included incoming board members and several critics.

His service may have been summed up best by Grossman, who gave the outgoing president a plaque noting his year on the board, and said:

"Joe, it's been an honor and a pleasure to serve with you."

"You've devoted over 40 hours a week to board business, as well as your service to the PRIDES every Saturday morning, and to your church. I'm sorry I haven't had a chance to hear you sing there."

"You have borne the brunt of the criticism directed at this board, and taken the flak for the actions of the board majority."

"You've answered all the letters sent to the board."

"We thank you very much."

Schoggen is a member of the choir at Desert Hills Presbyterian Church.

(over)



Among audience members at the Recreation Centers of Sun City West Governing Board's December meeting are new board members, Jacqueline Jeffers, far left, and from right, Harry Acker, Larry Watts, Carole Hubbs and Jo Kershnik. The woman second from left is not identified.

Mollie J. Hoppes/Daily News-Sun

Recall targets call effort 'destructive'

By Chris Sundheim
Staff writer

SUN CITY WEST — Members of the Sun City West Recreation Centers board stand by their 1995-96 budget decision to boost fees and warn that an effort to recall three representatives is "destructive" to the community's future.

A group of residents is pushing for a special election to oust three members of the board who, the residents say, were chief supporters of the budget, which included several fee increases and a hotly debated new tee-time system.

Organizers hope to use the special election to remove board President Joe Schoggen, Vice President Allan Grossman and Treasurer Jack O'Connor.

Board members said last week that they do not feel threatened by the recall effort because, according to the board's bylaws, a recall election would require more than 12,000 signatures. They warned that trying to remove members could make the board less effective in the future.

Among other accusations, the recall committee says the board is hiding the costs of some renovation projects and raising fees to pay for unnecessary work. Some recall supporters claim that the board is paying \$900,000 for new tee-time appointment equipment and spending \$2 million on executive offices.

"We're not concerned for ourselves," Grossman said. "There's almost no chance of a recall. We're concerned for the future, and getting competent people to serve on the board is going to be difficult."

Board member Bob Kelley initiated the recall last month and formed the committee, called Citizens for Responsible Leadership. He said Friday that recall organizers have collected about 3,000 signatures by going door to door.

"I feel very confident it's going to work," he said.

The budget included several fee increases that took effect July 1, including a jump in membership fees from \$110 to \$126.50.

The last increase in membership dues was in 1991, when fees rose from \$106 to \$110. Board members say that inflation, the costs to repair aging facilities and the gradual withdrawal of support from developer Del Webb Corp. have contributed to the fee increases.

"The irresponsible propaganda being spread by the recall committee does a great disservice to the community and the many volunteers who contribute their time and talents to assure responsible management."

Board members statement
Sun City West Recreation Centers

In addition to the fee increases, the budget includes a computerized tee-time system that would assign tee times using a "weighted" system that takes into account how often golfers play.

Computer scheduling is supposed to ease crowding on the courses and give players who golf only occasionally improved odds to receive a tee time, the board says. But frequent golfers, who prefer a random-draw lottery for tee times, are upset.

Schoggen said he is sure that most residents support him. He's concerned, however, about the cost of a recall election.

Postage for mailing announcements and election ballots alone could cost more than \$8,000. That figure doesn't include printing expenses or the cost of verifying signatures.

An August recall drive succeeded in removing the president and vice president of the Recreation Centers of Sun City. Officials estimated the cost of that election at between \$18,000 and \$20,000.

Schoggen said he would expect a recall election in Sun City West to have similar expenses.

O'Connor was unavailable for comment.

Charles Roach, general manager of Sun City West, said in a statement Friday that Del Webb Corp. supports the board members and that the higher fees are still competitive and reasonable.

"When compared to surrounding active adult communities, this new rate remains significantly less. ... The Del Webb Corp. believes the majority of residents support the board," Roach said.

In another statement issued Friday, the seven members of the

board who supported the budget stood by their spending decisions.

"The irresponsible propaganda being spread by the recall committee does a great disservice to the community and the many volunteers who contribute their time and talents to assure responsible management," they said.

"Residents will have the opportunity to decide in future elections whether they want people who

distribute such incorrect and misleading information to represent them in managing the affairs of the Recreation Centers."

Scottsdale attorney Peter Reiss, who examined the bylaws for Kelley, told him that a recall election may be organized based on a petition with at least one signature more than the number of votes each member received in the last election.

If that is correct, a recall election could take place with a petition of less than 5,000 signatures. Recall supporters are hoping to collect 6,000 with a commitment from each signer to vote to remove the members, should a special election be held.

The 6,000-vote goal would ensure that there are enough votes to remove the members in a special election because, historically, not everyone who signs the petition will cast a ballot, Kelley said.

Schoggen has said his attorney's interpretation of the bylaws requires that 5 percent of the membership call for a special election. Then a majority of the total membership (about 12,500) must vote for removal. But board members cannot be removed if they receive retaining votes that surpass the number of votes they received in the last election.

Recall Committee Not Involved in Picketing—Kelley Members of Group Among Protestors; Morton Raps Webb

By Jack Hawn

Residents for Responsible Leadership was not involved in the picketing of Del Webb's Model Home Center last week, the group's organizer said Sunday.

"They did not represent our committee," said Recreation Centers' Governing Board member Bob Kelley, who heads the recall group that is attempting to remove three of his colleagues — Pres. Joe Schoggen, Vice-Pres. Allan Grossman and Treas. Jack O'Connor.

"Our group is only concerned with the recall. We are not concerned with anything else."

Nonetheless, Cliff Morton — who also helped organize the recall committee — was, in fact, one of the picketers. Others included Earl Bush and Jo Greene, both of whom also are active in the recall movement.

The protesters targeted Webb for not exercising a veto on Governing Board issues involving the budget and weighted computerized golf tee times when it had the opportunity. Starting this month, the developer no longer is represented on the Board.

In combating the picketers, a letter was distributed to prospective home buyers by the Webb management.

Signed by Chuck Roach, senior vice president and general manager of Sun City West, the letter emphasized the community's positive side and

attempted to explain the increase in annual Rec Center dues from \$110 to \$126.50, which became effective July 1.

"We support the board in their efforts to remain fiscally responsible," the letter said, "and also support their efforts to establish fair and equitable ways to allow all members of the community access to golf facilities."

The letter also noted that the Webb Corporation "believes the majority of residents support the Board and their actions and appreciate their time and dedication."

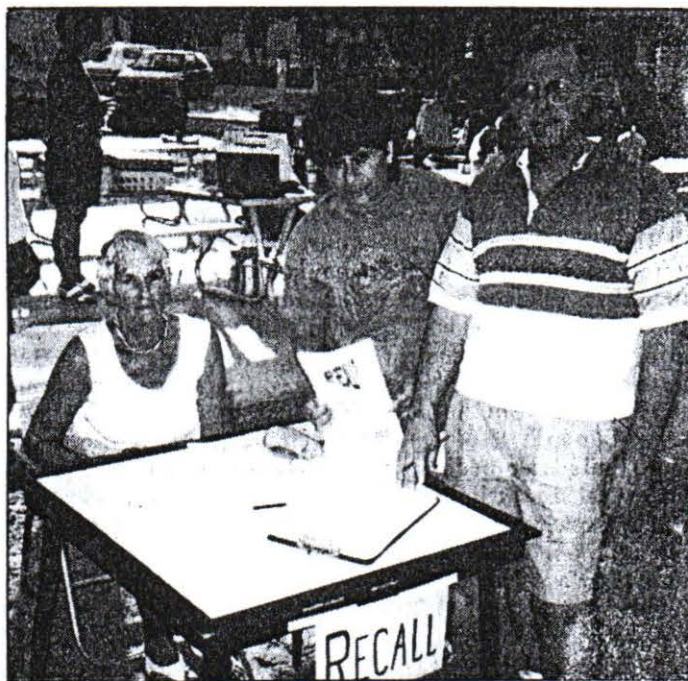
Morton indicated there would be no further picketing of the Webb center.

"Del Webb still runs this community," he said. "Del Webb has sponsored a number of members on the Board and they still have a little power — not a little, a whole lot."

Morton criticized Webb for "not telling people the whole truth" about crowded facilities, such as golf courses and the bowling alley.

"Try to get a bowling lane in winter," he said. "If you don't belong to a league, forget it. Del Webb isn't telling people that we're over capacitated with population and the use of some of the facilities."

Nonetheless, Morton isn't ready to pack up and move just yet. "I still feel it's a great place to live," he said.



Sun City West residents Douglas and Leona Botham are shown preparing to sign a recall petition as volunteer Jo Greene "mans" a table at a Beardsley Park ramada for Residents For Responsible Leadership which was reserved during the July 4 concert.

Photo, Jack Hawn



A topical "Dump the Spenders" poster was displayed on the ramada to call attention to the group's effort.

Photo, Jack Hawn

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Recall Petition workers were "heated up" in more ways than one this week in the Sundome Plaza parking lot. Jo Greene (l.) and Harriet Persinger (above) work out of a golf car. Persinger is shown (left) talking to a resident through a car window. Photo, Ruth Borchardt

Recall Group Fails to Reach 'Goal' of 6,000 Signatures

Kelley Optimistic, Says Drive Not Boggling Down

By Jack Hawn

While it might appear the drive to recall three Sun City West Recreation Centers' Governing Board members has bogged down, committee chairman Bob Kelley insists the opposite is true.

"It's picking up every day," he said Sunday during a telephone conversation. "It's easier to get signatures. People are asking where they can sign. It's developing a life of its own now."

The group, Residents for Responsible Leadership, is attempting to remove Pres. Joe Schoggen, Vice-Pres. Allan Grossman and Treas. Jack O'Connor from the Rec Centers Board.

Despite Kelley's continued optimism, another spokesman for the group, Cliff Morton, was

considerably less optimistic than he was 10 days ago, when he announced that 3,000 residents had signed recall petitions.

"Our goal is 6,000 (signatures), which we should have within another seven days," he said at the time.

Contacted Sunday, Morton was reluctant to disclose numbers. However, he finally acknowledged that he had been mistaken about the 3,000 signatures.

In fact, only about 2,500 signatures were "in hand" by last Sunday, he said, adding that the "initial" goal is 5,000 with an "ultimate" goal of 6,000.

"We're 50% home," Morton said with noticeably less enthusiasm than he expressed earlier. "I don't feel any problem, We'll get it."

Joe Kershnik, another member of the recall committee, said no one can be certain how many residents have signed petitions, "but I would stake my life on the fact there are well over 3,000

Joe Kershnik
"...I would stake my life on the fact there are well over 3,000 signatures."



signatures."

The problem, he said, is that "petitions are scattered all over. We've got to develop better organization to really tie this thing down."

Kershnik, an unsuccessful candidate for a Governing Board seat last year when he ran as an independent, estimated 500 petition sheets are either being circulated or have been returned filled with 26 signatures each.

The recall committee believes 5,000 votes would be sufficient

Recall
Continued on Page 2

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Group Fails to Reach 'Goal' of 6,000 Signatures

Continued from page 1

to remove any of the directors, based on a legal opinion that has been disputed.

"One of the problems," Kelley said, "is that people don't know where to go to sign."

Beginning last Monday, members of the committee — which has grown to about 40, Kelley estimated — began soliciting signatures in the Sundome Plaza shopping center.

"They will be there every day between 9 and 11," Kelley said. "We can't set up a table in front of Safeway, but they'll be in a golf cart or something."

Meanwhile, a group of 35 or so volunteers attended another meeting last Saturday at Morton's house, where strategy was discussed.

It became clear during the meeting that the exact recall pro-

cedure definitely is not clear.

Thus, a meeting was requested this week with Peter Reiss, an attorney who specializes in homeowner association cases.

Kelley, Morton and Kershisnik were expected to confer with Reiss at his Scottsdale office about the recall procedure and related questions.

"There's no point in going forward without knowing where we're going," Kelley said. "No one I've talked to knows exactly how this recall works."

Reiss earlier had provided an interpretation of bylaws pertaining to recall election requirements.

His interpretation differed considerably from that of the Rec Centers' attorney, James R. Hinton.

Essentially, the attorneys dis-

agree on the number of votes required to remove the directors.

"I think our attorney is correct, and I think their attorney is wrong," Schoggen said during a brief phone call last week. "It's that simple."

Morton: "It doesn't surprise us at all that Joe basically feels we're wrong, because I can't remember a time all year long when he's been anything but right."

Morton suggested more than a week ago the group might attempt to get a court injunction to freeze spending by the Rec Centers.

"I think it would be very regrettable for them to do that," Schoggen said when asked to comment. "I think the whole initiative is regrettable. It is a disservice to the community. It's

divisive, and I see no way it can benefit the members."

However, Kelley said Sunday he didn't think a court order to freeze spending was possible, "but we will ask Reiss."

Also of concern to the recall group are legal expenses.

"Is there any possibility that the Governing Board can use the Rec Centers' monies to defend this?" Kelley asked rhetorically. "Will we be able to use that money to pay our legal expenses in fighting them?"

Whatever the obstacles — legal or otherwise — Kelley is certain they will be successfully hurdled.

"Hey, if we need 12,500 votes (as Hinton has indicated), I think we can get them," Kelley said. "It just takes more time. We've got the time."

SCW directors address charges

By DEBBIE L. SKLAR
Staff writer

SUN CITY WEST — Several members of the Recreation Centers of Sun City West Governing Board met informally Friday to discuss ways to counter what they said are unfounded allegations about the board's management of community affairs.

"Basically we were preparing to write up some rebuttals for these unfounded allegations that are circulating around the community," said Joe Schoggen, governing board president.

The Residents for Responsible Leadership, spearheaded by governing board director Bob Kelley, is circulating petitions for a recall against Schoggen and board members Allan Grossman, vice president,

and Jack O'Connor, treasurer.

Last week, Schoggen asked community leader, Sandy Goldstein, last week to oversee a special meeting if the recallers efforts materialize.

"This is strictly a contingency situation," Schoggen said Sunday. "In case this recall happens, the bylaws state that we need an independent to supervise the meeting and I've asked Sandy Goldstein to do so."

Goldstein is the president of the Sun City West Foundation.

While Kelley and his committee continue working to get more and more signatures (the committee's goal is 6,000), Schoggen disputes the number of signatures needed to request a special membership meeting.

Harriet Persinger, a member of the committee, said more than 4,000 petition signatures has been collected by Friday.

"In my view the bylaws clearly state that in order to call for a special meeting, there has to be more than one half of the membership," Schoggen said. "Their attorney is totally wrong, but if that is what they choose to believe that's fine, but we will go by what the bylaws state."

Kelley's attorney Peter Reiss has told the committee it needs 6,000 signatures to request a special meeting by the membership.

Schoggen said the recall committee needs 12,501 signatures.

However, before a special meeting can be called, signatures must be submitted to Les Hicks, general manager of the recreation centers, for verification.

"If they get the number needed and make a request, then there is no choice, we have to call for a special

meeting," Schoggen said. "Honestly, I hope it won't come down to that, because it will take a lot of time and effort. If it does, there is a 60-day period it has to be done in."

Because many residents are gone for the summer months, Schoggen said the centers will have to contact the residents by proxy or in the local newspapers.

"If we have to contact them by proxy, it could cost the association a lot of money," Schoggen said.

The membership will elect three board members Dec. 5 to replace Patrick McBurnett, Virginia Smith and Caroline Nankivell, whose terms expire Dec. 31.

O'Connor's, Grossman's and Kelley's terms expire Dec. 31, 1996.

Schoggen's, Robert Reed's and Paul Richards' terms expire Dec. 31, 1997.

Recall organizers should field slate for next election

As Residents for Responsible Leadership collects petition signatures to recall three directors of the Recreation Centers of Sun City West Governing Board, we would like to suggest a more positive alternative: The petitioners should field a slate of candidates to run in December's regularly scheduled election.

True enough, the targets of the recall drive — Joe Schoggen, Allan Grossman and Jack O'Connor — aren't up for re-election in December. But if Residents for Responsible Leadership can put together a slate of candidates, those candidates will have the opportunity to tell members of the recreation centers what they stand for, and what they would do differently. If enough members are persuaded, the Residents for Responsible Leadership's slate of candidates will be elected to the Governing Board. Even in a successful recall drive, the officials targeted for removal must be replaced with someone.

As we've stated before, we're not against recalls in principle, but we have questioned in recent years the validity of the reasons behind numerous recalls in Northwest Valley communities. So far we've heard less-than-persuasive arguments for the removal of Schoggen, Grossman and O'Connor. The golf issue is one in which a minority on the board was outvoted in the exercise of representative government. But even if one believes the influence of Schoggen, Grossman and O'Connor should be countered, the more positive and direct approach to representing the views of the members is to field a slate of candidates.

Regardless of what happens with this particular recall drive, we would like to point out that the efforts of Residents for Responsible Leadership have raised some pertinent questions about the recall process for the Recreation Centers of Sun City West. Before it's all over, the questions of how many signatures are required, as well as the verification process and the conduct of a special meeting, should be resolved. We just wish the questions had been answered under different circumstances.

Attorneys' Letters Present Opposing Views on Recall Vote Requirements

By Jack Hawn

Two attorneys have expressed different interpretations of Recreation Centers of Sun City West bylaws covering the removal of Governing Board directors.

The following is an excerpt of the correspondence from James R. Hinton, the lawyer retained by the Board, to Board Pres. Joe Schoggen, dated last June 20:

"A removal of a director by the membership may only be accomplished at a duly convened special meeting of the membership. In addition, Bylaw Section 4.A.13a (i) states that '...a Director shall not be removed by the Regular Members prior to the expiration of his/her term of office if the number of votes cast against the Director's removal at a special meeting of the membership would be sufficient to elect the same Director to the Governing Board at the most recent prior election (based upon the total votes cast at that election and the votes cast for each candidate in that election).' The foregoing provision governs even if the majority of members vote to remove the director. It should also be remembered that Bylaw Section 4.A.13a (ii) requires, for a director to be removed, that 'not less than a majority of the entire membership of the Association entitled to vote is present in

person or by valid proxy' at the special membership meeting that considers the removal of the director (emphasis added)."

Schoggen made reference to Hinton's letter at the June 22 Governing Board meeting and expanded on it, noting in particular the required number of votes to recall a director.

"...a majority of all the members of the Association must vote in person or by proxy for removal of the director or directors," Schoggen said. "As of June 30, 1995, we will have approximately 25,000 members eligible to vote. Therefore, to remove a director, or directors, a majority of our 25,000 voting members, or approximately 12,501, must vote in person or by proxy, for removal. If the total number of votes cast (whether for or against removal) is less than 12,501, the director or directors are not removed."

Peter Reiss, a Scottsdale attorney who represents Residents for Responsible Leadership, organized by Board member Bob Kelley, provided a different interpretation. His letter to Kelley, dated June 26, read, in part:

"It appears that three options are provided for the removal of directors. I recommend that the option covered in 4A.13(a)i be

used. It would require that the vote for removing each of these directors be at least one vote more than was required 'to elect the same Director to the Governing Board at the most recent prior election....' There appears to be a conflict between the wording 'same Director' and the wording 'at the most recent prior election' in the case of a Director who is not elected at 'the most recent prior election.' In any event, based on the votes at the most recent election for directors, it is my opinion that it will require votes for removal in the amount of 4,090 votes to remove Director Joe Schoggen since at the most recent election he received 4,089 votes. In regard to Director Jack O'Connor, it is my opinion that it will take 3,808 votes since he received 3,807 votes at the most recent election. In the case of Director Allan Grossman, he was not elected at the most recent election but assuming that a court would interpret that to mean at the most recent election as which he was elected, the number of votes to remove him would be 4,579 votes since he received 4,578 votes when he was elected."

Reiss further noted that the bylaws stipulate that 800 "Regular Members" (in person or rep-

resented by proxy) at a meeting would constitute a quorum.

Reiss also referred to Hinton's letter to Kelley:

"Mr. Hinton's letter ties together paragraph 4A.13(a)i and ii) of the Bylaws and indicates that the quorum requirement is 'a majority of the entire membership of the Association....'. However, Mr. Hinton's interpretation is contradicted by 4A.13 (b) which states: 'In the event that any or all Directors are removed in accordance with i), ii), or iii) above....'. This explanatory paragraph clearly indicates that i), ii) and iii) are three separate methods of removing directors. If Mr. Hinton's interpretations were correct, it should have read: 'i) and ii) or iii)' but it did not. Therefore, I can only conclude that Mr. Hinton's interpretation which ties i) together with ii) is not correct.

"In conclusion, so long as more than 800 Regular Members are present at the special meeting, a quorum will be present. If a quorum is present, you still will be required to get sufficient votes for the removal of these directors which exceed the votes they received when they were elected."

Recall Drive Heating Up; 3,000 Sign to Remove Directors Group May Seek Court Order to Freeze Rec Centers' Spending

By Jack Hawn

Predicting sufficient signatures on petitions by the end of this week to "assure" the recall of three directors of the Recreation Centers of Sun City West, an organizer of the movement also said a court injunction may be sought to freeze spending.

Cliff Morton — working closely with Board member Bob Kelley and others attempting to recall Board Pres. Joe Schoggen, Vice-Pres. Allan Grossman and Treas. Jack O'Connor — said the group expects to reach its goal of obtaining 6,000 signatures by Saturday.

"We had an organizational meeting on Wednesday (June 28)," Morton said during a telephone conversation Saturday. "We had 25 people at the house. In three days we got almost 1,000 signatures."

A recall rally a week ago Monday at the R.H. Johnson Social Hall drew more than 300 SCW residents and set in motion plans to intensify efforts to collect petition signatures.

Morton, who labeled himself a coordinator of the volunteers who call themselves Residents for Responsible Leadership, estimated 50 people currently are

passing out fliers and circulating petitions in the community to force a recall election.

"They have been canvassing

*Legal Opinions Differ:
Did Rec Centers' Lawyer
Intentionally Ignore
Key Paragraph?*

the neighborhoods, hitting social clubs they belong to ... Harriet (Persinger) and her husband (Rolf) got 80 signatures at bingo last night (Friday). It's on a roll."

Morton said the volunteers

have attempted to contact large groups at various community sites, including Beardsley Park, where a ramada was reserved for the July 4th concert.

"So many people are saying, 'Where do I sign?'," Morton continued. "We can't set up a table in front of Safeway. We can't have one (particular) spot. We're trying to hit large groups of people."

"Our goal is 6,000, which we should have within another seven days. We want to push this thing before this budget really gets a chance to get activated."

Morton was referring to the

\$12.1 million 1995-96 Recreation Centers' budget approved

*"We may have
to go to court
to get a court
injunction to
stop this
budget."*

Cliff Morton



by the Board, 7-2, June 22. It became effective Saturday.

"We may have to go to court to get a court injunction to stop

this budget," he said. "This is the crux of this whole thing. They (Governing Board) don't tell us what's going on."

"The Men's Club building was supposed to cost \$167,000. Now it's over \$460,000 — the latest estimate. If we get a court injunction, they can't spend a dime until this thing is brought to court."

Asked how serious the group is about going to court, Morton softened the threat somewhat, saying, "If push comes to shove,

Recall
Continued on Page 2

Recall Drive Heating Up; 3,000 Sign to Remove Directors

Continued from Page 1

this is one of the areas we may have to cover."

Referring to a recent legal opinion obtained from Scottsdale attorney Peter Reiss, who specializes in homeowner association cases, Morton said only 800 signatures are required to call a special election.

Morton said when 6,000 signatures are obtained, "we will give the petitions to the Board, and they will have no more than 30 days to validate that the signatures are legal.

"Then they can call for a vote. By mid-August or the first of September, we can have this recall over with. We don't want this thing to drag on and on and on."

Morton's stepped-up timetable contrasts significantly with what Kelley has been advocating. Since first launching his recall drive weeks ago, Kelley has stressed that time wasn't a factor in obtaining the required number of petition signatures. Kelley was unavailable to comment on the

group's change in attitude.

Also unavailable for comments during the long holiday weekend were Board members Schoggen, Grossman and O'Connor and the Recreation Centers' attorney — James R. Hienton.

Based on a written opinion from Hienton, Schoggen reported at the June 22 Board meeting that "a majority of our 25,000 voting members, or approximately 12,501, must vote in person or by proxy, for removal."

Kelley and others then contacted Reiss and asked his opinion. Reiss said Hienton had substituted the implied word *and* for what should have been the implied word *or* in a key bylaws segment which lists three options for a director's removal.

Consequently, it is Reiss' opinion that no more than 4,579 votes would be required to remove Grossman, 4,090 to remove Schoggen and 3,808 to remove O'Connor (one vote more than each received in their most recent election).

In Hienton's letter to Schoggen, the attorney omitted reference to an explanatory paragraph which, Reiss says, "clearly indicates that i), ii), and iii) are three separate methods of removing directors."

Reiss suggested Hienton — who linked i) with ii) in his correspondence to the Governing Board president — intentionally ignored the explanatory paragraph (see accompanying story).

"He may have known about it, but just ignored it because it didn't add anything to his argument," Reiss said during a brief phone call last week. "I suspect that's it, because he's a good attorney. There's nothing deficient about him.

"If I were in his position, I wouldn't have referenced that one (paragraph) either, because it muddies his water, so to speak."

Asked if the lawyers' difference of opinion might have to be settled in court, Reiss replied, "Sometimes that happens."

Resignation Statement

This is the full text of the statement issued by five members of the Sun City West Recreation Centers' Governing Board last Wednesday, when they announced their resignations

A fundamental principle of the democratic process is that the decisions of the majority must be accepted.

Sixty-two percent of the members of the Association did not vote in this election. By not voting, these members chose to accept whatever decision was made by the majority of those who did vote.

The majority of those who did vote elected a group who have charged the current leadership of the Board with irresponsibility, incompetence, and even dishonesty. This group has done this while labelling themselves, "Residents for Responsible Leadership."

Nevertheless, we felt that we should meet with the newly elected Board members to give them a brief overview of some of the major projects and efforts that are underway and see whether a cooperative working relationship appeared possible. We released a statement to the press this morning (Dec. 6) pledging to do everything we could to establish an effective working relationship with the newly elected Board members.

We proceeded immediately to do this in a meeting earlier this afternoon with the newly elected Board members. At that meeting we were told that the newly elected Board members wanted to work in harmony, but we were presented with demands with which they would "expect compliance." In addition, at that meeting, Bob Kelley confirmed reports which appeared today in the public press that he intended to pursue the recall initiative against three of us. We do not want to subject the Association to the divisiveness and expense that opposing the recall would entail. That meeting with the newly elected Board members and Bob Kelley leaves no doubt that our continued presence comprising a majority of the Board would result in continued divisiveness within the Board and throughout the community.

The results of the election are clear. The majority of all the members have spoken and their decision must prevail. Those who have strongly supported our leadership and expressed their deep appreciation for our efforts are now, regrettably, in the minority. Those that the majority have elected should now be given free rein to provide what they consider to be "responsible leadership."

To facilitate this, those whose leadership has been rejected by the membership will step aside and let the newly elected members, together with their incumbent supporter, Bob Kelley, ap-

point whomever they choose to join them in providing "responsible leadership" until the next annual election.

The Association's bylaws provide that newly elected Board members shall take office on Jan. 1 of the year following their election. In accordance with the bylaws, we are today giving written notice of our resignations to the Governing Board to be effective Dec. 31, 1995. This should provide time for an orderly transition to the new leadership.

We express our sincere thanks to the residents who worked so hard in this election and who paid for the campaign of the candidates we supported. We also express our sincere thanks to those who have supported us all along, have expressed their appreciation for our efforts and repeatedly asked us to "hang in there." We did our best, but the majority did not consider our efforts good enough. If we "hung in there" now, we would be refusing to accept the decision of the majority. The result would be continuing dissension—something we believe the community has had enough of. We trust our supporters will understand and join us in wishing our successors well.

Signed: Joe Schoggen, Allan Grossman, Jack O'Connor, Paul G. Richards, Bob Reed.

SUN CITY WEST



McBurnett



Spanjer



Acker



Hubbs



Jeffers



McBurnett, Spanjer among 5 tapped for board service

by BRUCE ELLISON
staff writer

Dec. 19, 1995

SUN CITY WEST — Patrick McBurnett and Al Spanjer will be rejoining the Recreation Centers of Sun City West Governing Board, along with newcomers Harry Acker, Carole Hubbs and Jacquie Jeffers.

The five were selected by holdover board member Bob Kelley, and newly elected members Dirk Prather, Joe Kershnik and Larry Watts. They fill the vacancies created by the resignations of Joe Schoggen, Allan Grossman, Jack O'Connor, Bob Reed and Paul G.

Richards, all members whose terms would have continued in 1996.

The five resigned Dec. 6, the day after Prather, Kershnik and Watts were elected to the board following a hot election contest.

"I can't tell you how hard we worked to do this," said Kelley as he introduced the five at a press briefing Monday afternoon. "We talked to a ton of people — 50 or more — and had one-on-one interviews with 13" before making a choice.

Those discussions covered the last two weeks, Kelley said.

Prather called the selection process "wonderful and difficult."

"We were pretty much unanimous in who we chose," he added. "But the other good thing is that so many fine people volunteered to serve. There was nothing negative about those we didn't pick, and one of my hardest tasks was to go to those people who weren't selected, and tell them that," Prather said.

Notification was made in person, he added. "You don't just call somebody up who went through a rigorous interview and was planning to give up a year of his time to serve on the board and tell him or her that he didn't make the cut," said

► See SCW board, A3

■ From A1

Prather, a psychologist.

The five appointed board members will serve until the 1996 election.

McBurnett first ran for the governing board in 1992, but was defeated. He volunteered for the nominating committee, and the following year pushed for Kelley's nomination. After Kelley was elected, he nominated McBurnett, who won a one-year term in 1994.

Spanjer is a former president of the governing board, on which he sat for three years, two of them while the board still was mostly under developer control. His service as president came in 1993.

"I was disillusioned with the last board," Spanjer said. "There was a perception there of too much meeting behind closed doors, or doing things in secrecy. I hope that those of us on this new board can bring back openness."

All three newcomers are short-term residents of Sun City West.

Acker, from Wisconsin, is a former trade union official with the United Food and Commercial Workers Union. He served on a number of local committees and boards, including the Madison (Wis.) Board of Health, the Dane County Private Industry Council, the Wisconsin State Child Labor Council, United Way,

the Alternative Revenue Sources Committee and a Blue Collar Task Force.

He moved to the community in 1994.

Acker said he never thought he would "be on a committee like this," but believes his negotiating skills will help him at the job.

Hubbs, who had been an Arizona resident for years before moving to California, came to Sun City West a year ago.

A lawyer, she served on the board of the Orange County (Calif.) Fair Housing Council; was a consumer representative on several state agricultural marketing boards; managed the election campaign in a California legislative race; was herself a candidate for the Orange County College board of trustees; a member of the President's Executive Board at California State University at Fullerton, and a family law representative with the Orange County Family Violence Council.

She became involved in Sun City West affairs when she and her neighbors learned of plans to build a gas station/convenience store at R.H. Johnson Boulevard and Grand Avenue. She's been investigating how those plans could be stalled, she said, and apparently did so well as an activist that "my neighbors turned me in to the governing board selec-

tion committee and here I am."

Jeffers, who moved to Sun City West Dec. 5, 1994, spent 10 years with Pacific Telephone before leaving to raise a family. She returned to work in the California state university system at Fresno, and was an administrative assistant to 10 deans of the school of business there.

"I never had time to be on a governing committee," she said. "I was thrilled when we moved here, but then I heard rumblings of things that might not be right, and I found I got involved."

None of the newcomers plans to be a rubber-stamp for those who appointed them, Kelley said.

"They aren't. They have their own opinions and we've heard what they are. They won't keep their views to themselves."

Jeffers added that "I warned them during my interview that I would not be able to stifle myself" when it came to discussions.

Prather, Kershnik and Watts said that's just what they were looking for — open discussion of the issues before the board.

Among the first tasks of the new board is selecting officers — something that the association bylaws say has to be done within 15 days of the election, or by Wednesday.

The board plans to announce its officers today.

Also on the immediate agenda, Spanjer said, is the creation of a mission statement with a list of goals.

All of the newcomers, plus Kelley and McBurnett, also will participate in a public signing of the Kershnik-Prather-Watts "Contract with Sun City West Residents," that was a part of the election campaign.

In it, the newly elected board members pledged to take eight steps to improve centers operations and board openness, and promised to resign if they couldn't keep the promises.

The new board also must appoint committee members and committee chairs, and Kelley promised "a lot of new faces" in the process.

"We're going to stop recycling the same old faces," he said.

Kelley, somewhat ebullient now that he and McBurnett have a board almost entirely to their liking, also was somber as the meeting broke up.

"You know what the downside of this is, don't you?" he asked reporters.

"We will now have nobody to blame but ourselves if we can't make this thing work."

"We're all hand-picked, we have no opposition, and we're headed in the same direction. So there's no one to blame but us."

Community

Recall drive picks up steam

Petitioners' slate to be revealed in fall

By DEBBIE L. SKLAR
Staff writer

SUN CITY WEST — Bob Kelley and his recall committee may have 3,000 signatures by Saturday, enough to request a recall election of three Recreation Centers of Sun City West governing board directors, but the petitioners won't stop there.

"I'm told we've probably got 3,000 signatures, but we want 6,000," said Kelley, a governing board director.

The Residents for Responsible Leadership will count petitions Saturday. A member of the committee said it has five potential candidates for its own slate, but would not announce them until September.

Petition gatherers "were out there at the July 4th celebration at Beard-sley and got 70 signatures in an hour," Kelley said Wednesday.

Meanwhile, recall supporters picketed the Del Webb Model Home Center late Wednesday afternoon, said the Rev. Charles Schmitz of Sun City West. He witnessed four to five picketers and a Sheriff's Posse of

Sun City West official observing the demonstration. No altercations were reported.

The committee, which sponsored a rally two weeks ago, has been working to remove Joe Schoggen, president; Allan Grossman, vice president; and Jack O'Connor, treasurer.

James R. Heinton, the centers' attorney, told Schoggen a majority of 25,000 voting members or more than 12,500 must vote in person or by proxy, for removal.

The leadership committee has obtained its legal opinion from Peter Reiss, who specializes in homeowner cases. It is Reiss's opinion that 800 signatures are required to call a special election. He also said no more than 4,579 votes would be required to remove Grossman, 4,090 to remove Schoggen and 3,808 to remove O'Connor — basically one more vote than each received in their most recent election.

"We've got petitioners all over and we gave out a lot at the rally," said Harriet Persinger, a recall committee member. "There really is no limit to the number of petitions we have out there and we haven't asked for them all to be turned in on a certain date. We've got enough to ask

for a recall election now, but we want enough so the voters will be able to vote for our slate."

Persinger relates the petition gathering to the domino effect.

"I've gathered around 250 myself when I went to the bingo night and line dancing classes last week," Persinger said. "Our people are not just going door to door, they're going to clubs and organizations."

While many in the community are in favor of the recall, others are opposed to the plan, Persinger said.

The way the governing board operates is against the Declaration of Independence, Persinger said.

"Like the Declaration of Independence, the people in that time didn't want to be governed," she said. "They didn't want the power over them from the people that didn't represent them."

Every recall is another Declaration of Independence, Persinger said.

"We're not going away," she said. "We all live here and it's just a matter of time before we get this thing done."



Kim Bryan, left, and Ethel Nikkel sign a petition in R.H. Johnson Recreation Center Wednesday for the recall of three Recreation Centers of Sun City West Governing Board members.

SCW recall effort hits streets

Signatures mount against directors

By DEBBIE L. SKLAR
Staff writer

SUN CITY WEST — Members of Residents for Responsible Leadership said they have more than 3,000 signatures — more than enough to assemble a recall election to remove three Recreation Centers of Sun City West Governing Board members.

About 25 committee members met Saturday at member Cliff Morton's home to get a tally of the petitions that have been circulating throughout the community. The group — which has more than 100 members — is trying to remove Joe Schoggen, Allan Grossman and Jack O'Connor from the board because of what it believes to be an inflated budget, increased centers dues and golf-course greens fees.

Over the last two weeks, the committee has picketed various locations throughout the community seeking support from members. On Monday, the committee set up shop in the parking lot of the Sundome Plaza at Camino del Sol and R.H. Johnson Boulevard. The group will meet Monday through Saturday from 8 to 11 a.m.

"Just Monday morning we gathered 97 signatures," said Harriet Persinger, a member of the recall committee. "We decided to make the parking lot our headquarters because people didn't know what to do with the petitions after they were signed."

The committee is not meeting in stores located in the plaza, but it is in the vicinity.

"We're giving people a clipboard with the petitions on it to sign when they pull up to us in their cars beckoning us," Persinger said.

Members of the committee brave high temperatures for the cause, Persinger said.

"We're older, and face it: it's hot out there," she said. "But we're doing this for the survival of the community."

The group is trying to "put down a lie" that has been circulating throughout the community, Persinger said.

"We're trying to show that the majority of the people are not content with the status quo that exists in this community," she said. "The lie is that the majority of people here are happy, but that's really the minority. Those people who say they are happy with what's going on here, represent a small disillusioned group of people."

The committee may have the signatures it needs to organize an election, but Persinger said it will not stop until it has doubled the amount it now has.

"What we're doing is cushioning ourselves because the rec centers attorney said we need some crazy number like 12,000 signatures," she said. "We just want to get more than we need so we can draw our own slate."

Attorneys for both the recreation centers and Residents for Responsible Leadership have different views on the number needed to remove the three board members. About 1,500 signatures are needed to call for a recall election.

The recreation centers attorney Jim Heinton said a special meeting must first be called for the purpose of removing the director or directors. There are three ways in which such a special membership meeting may be called:

- The president of the board may call such a meeting.

- The board, by majority vote, may call such a meeting.

- Such a meeting must be scheduled by the governing board in response to a written request for the meeting signed by regular members of record of the association as of the end of the preceding fiscal year. At the moment, this would be about 1,300 members requesting that the special membership meeting be called.

Resignations shock incoming directors

By BRUCE ELLISON
Staff writer

SUN CITY WEST — Five members of the governing board of the Recreation Centers of Sun City West resigned Wednesday afternoon, clearing the way for newly elected board members to appoint successors. The action was unprecedented in the community's 17-year history.

In a nutshell:

■ Quitting as of Dec. 31 are: Board President Joe Schoggen and members Jack O'Connor, Robert Reed, Allan Grossman and Paul G. Richards.

O'Connor is association treasurer; Grossman is chairman of the golf committee; Richards, the secretary, leads the properties committee; Reed is legal affairs chairman.

■ Incoming board members Dirk Prather, Joe Kershnik and Larry Watts — top vote-getters in Tuesday's election — plus incumbent Bob Kelley — will appoint five new members, giving the newcomers total control over the board.

■ Prather, Kershnik and Watts already have met with centers General Manager Les Hicks to tell him he has their support, and they want him to stay on the job. Hicks told them, in turn, that he has no in-

Express Yourself!



What do you think of the changes occurring on the governing board at the Recreation Centers of Sun City West?

Let us know. Call the Daily News-Sun Hotline at 876-3697 with your views. Please include

your name and telephone number.

tention of resigning.

■ The newly elected members have begun a search for potential board candidates, and for 30 or 40 volunteers to serve on board committees.

■ No decision has been made by the newcomers on a board president.

■ Once the resignations are effective, Kelley plans to discontinue his efforts for a recall of three of the four.

The resignations came less than four hours after the board majority — which had supported the three losing candidates in Tuesday's elec-

► See Newcomers face, A7

Newcomers face challenges

■ From A1

tion — pledged its cooperation with the new members.

The five resigned shortly after meeting with three board members-elect who won seats in Tuesday's balloting — Prather, Kershnik and Watts.

At a press briefing at 4 p.m. Wednesday, the five who quit said that at that meeting, they "heard expressions of a desire to work in harmony, but we were presented with demands with which they would 'expect compliance.'"

Among the demands, said Schoggen: certain committee chairmanships and memberships, and a halt to plans for a computerized management information system and the proposed expansion of the administrative offices.

At that same meeting, the five said, Kelley confirmed that he planned to continue efforts to recall Schoggen, Grossman and O'Connor.

"We do not want to subject the association to the divisiveness and expense that opposing the recall would entail," they said in a two-page written letter of explaining their resignations.

By stepping aside, the five said, "newly elected members, along with their incumbent supporter, Bob Kelley, (can) appoint whomever they choose to join them in providing responsible leadership until the next annual election."

That is a reference to the group that supported Prather, Kershnik and Watts — Residents for Responsible Leadership — the same group that is pushing the recall effort.

Kelley had declared before Tuesday's election that he would continue to push the recall even if Prather, Kershnik and Watts were elected, and he repeated that pledge Wednesday after they had won seats.

This morning, Kelley said the recall effort would end Jan. 1 "if they actually go."

Asked at the press briefing if they had planned to resign all along, the five said no. "We expected to win," Schoggen said. "We thought all the residents would support us in a campaign which was more like three (Prather, Kershnik and Watts) against the board than the three against the other three."

The other three candidates — Becky Figgins, Birt Kellam and Robert Strausser — were supported by the board majority and by Del Webb Corp.

Chuck Roach, general manager of Del Webb's Sun City West, had written all 15,000 households supporting the losing side. Roach could not be reached for comment this morning on the turn of events.

The resignations surprised the newcomers, said board member Robert Reed.

"We didn't expect to do this, and they didn't expect it either. I'd say they were totally shocked. They were also disappointed," Reed said.

For their part, the three board members-elect now face a daunting task.

They must find — in three weeks — five new board members, and probably 30 or 40 committee members as well.

They also must learn much more about recreation centers operations than they know now, Kershnik said this morning.

"In view of these resignations, we three, ... to do our job in establishing policies, replacing the resigned members, and enabling the general

manager to do a good job, must go in and observe the entire recreation centers operations," Kershnik said.

The group has asked General Manager Hicks for access to all of the association's records and papers, so it can decide what to do when it takes over Jan. 1.

"We need some feel for how things function," he said. "We need to be aware of what's what, what's going on. We want a table of organization, some idea of how many employees the centers have. ..."

They also have begun a search for new board members, with only one logical candidate immediately in sight: Patrick McBurnett, whose appointed term expires Dec. 31.

McBurnett, who often joined with Kelley in criticizing the board majority, could serve an additional year on the board under the bylaws.

"We've talked about that," said Kershnik, who has become a spokesman for the three. "We've talked to Pat. There is some good reason to maintain continuity, but no decisions have been made."

Friday, Aug. 6, 1993 Daily News-Sun, Sun City, Ariz.

Disabled laud local lifestyle

By ROSA De SIMONE
Daily News-Sun staff

The Sun Cities are billed as "active adult communities."

There are golf, tennis, swimming and clubs dedicated to every kind of hobby.

But how active and enjoyable are communities like Sun City and Sun City West if you're among the hundreds in the area who are physically disabled?

"Anyone in a wheelchair can participate in any activity in Sun City West if they have the energy — and I know they have the time," said Sam Baressi, a 12-year resident of Sun City West.

Baressi has adjusted to life in a wheelchair since losing both legs at age 19, while fighting at Iwo Jima during World War II.

Much has changed since then to secure equal rights for those with disabilities, he said.

But when he's out in the community, his disabled peers are nowhere to be seen, he added.

Although the Sun Cities offer their disabled residents plenty of activities, Baressi thinks many don't take advantage of them because of the stigma they may feel about their disabilities.

There are some residents who "bury themselves in their homes" because of their handicaps, Baressi said.

"I don't know that they (recreation
See More changes, A6

More changes needed, advise area residents

—From A1

centers) could provide us anything else than what's already here," he said.

Baressi's own activities in Sun City West are an example, he said.

There, he golfs and bowls and uses the community's pools — "but I never see anybody else trying it," he said.

But Susan Webb of the Arizona Bridge to Independent Living stresses that all disabled residents of the community may not feel as confident or satisfied as someone like Baressi.

"Disability is a very individual thing," Webb said. "If the disabled people are out, they clearly don't have a problem. But there may be people who are not out because they have a difficulty."

Some with disabilities may feel unaccepted by their peers, Webb and Baressi agreed.

"I think, honestly, that this particular generation had a mind set which said a disability was something to be ashamed of and hidden," Webb said.

Baressi, however, has been able to enjoy recreational opportunities because of some innovative ideas that make activities like golf hassle-free.

For example, one of his friends helped design a permanent back seat near a

wheelchair in the back of Baressi's golf cart, enabling him to get on and off the cart much easier.

"The facilities are here for disabled people — I think this is the greatest place where a person with a disability could live," said Baressi's wife Shirley.

Her husband can be assured that no matter where he goes, there will be ramps, wide enough bathroom stalls, and other necessary accommodations, she said.

Shirley is the president of the Handi-Capables Club of Sun City West, which Baressi founded in 1984 to offer activities specifically for people with permanent physical impairments.

"I started it to get everybody who is disabled interested and involved in some type of mind- and body-building activity," Baressi said.

The Handi-Capable's 165 members meet three times a week for water therapy. They also work together in finding ways to improve facilities in the community for disabled patrons.

Sun City also has a Handi-Capables Club.

Life for disabled residents of Sun City is comparable to those in Sun City West, said Rose Rito, a three-year resident.

"Overall, I give Sun City, on

a scale from one to 10, a 9," said Rito, who has multiple sclerosis and uses a walker and sometimes a wheelchair.

Although recreation centers in Sun City "are fine," some area restaurants are not, Rito said.

Getting into some restaurants' restrooms, or even in the front door, is often difficult when in a wheelchair, Rito said.

"We would readily accommodate any reasonable request for a modification," said Steve O'Donnell, general manager for the Recreation Centers of Sun City West.

O'Donnell said that while the needs of the association's disabled are kept in mind when developing new facilities and programs, sometimes "problems (come up) you just don't think about."

Despite the fact that there could still be some adjustments made to help disabled residents in Sun City and Sun City West, the retirement communities remain ideal places to live, said Sun City West resident Jim Moran.

Moran, who is wheelchair bound, recently lobbied Recreation Centers of Sun City West management to redesign a portion of the R.H. Johnson Recreation Center parking lot, to be in compliance with the federal Americans with Disabilities Act.



Stephen Chernek/Daily News-Sun

Shirley Baressi, left, watches her husband Sam line up a pool shot in the R.H. Johnson Sports Pavilion.

"Sun City West is starting to open its eyes and clean up its act," he said. "The Sun Cities are a good retirement golfing community, but they still have a ways to go to where the handicapped residents are on an even keel."

Despite small inconveniences, Moran said he has been able to be an active member of the retirement community and is welcomed by others.

"The clubs have been good to me," he said. "I belong to

lapidary and silvercraft. Within two days of joining lapidary, they set up a bench for people that you can just wheel under."

Moran, a six-year resident, said he is pleased that Del Webb's expansion project north of existing Sun City West will be in compliance with ADA.

"It's an educational issue," O'Donnell said. "These things that are going to occur everyday as we go forward."

Moran agrees that unless the disabled are involved, able-bodied officials will be unable to identify areas that need upgrading.

"There are a lot of little things that they wouldn't notice that the handicapped people will notice," Moran said.

Representatives of ABIL are working with Del Webb Corp. in developing user-friendly homes and the new recreation center in Sun City West's expansion area, Webb said.

SCW board set for transition

ROSA De SIMONE
Daily News-Sun staff

SUN CITY WEST — The Recreation Centers of Sun City West Inc. Advisory Board met for the final time Tuesday. Board members worked out final details and set a date for their first meeting as the Recreation Centers of Sun City West Inc. Governing Board.

Jan. 1 the board will become the sole governing body of the recreation centers.

The Governing Board's first meeting will be at 1 p.m. Jan. 5 in the R.H. Johnson Recreation Center lecture hall, 19803 R.H. Johnson Blvd.

Officers will be elected during that meeting.

The Governing Board's regular meetings will be at 2 p.m.

the third Thursday of each month, beginning Jan. 21, in the lecture hall.

In other action Tuesday:

■ The board accepted a memorandum of understanding from Del Webb Corp.

The two-page document turns over Webb's rights to the community's effluent to the board once Webb relinquishes management of the community on Jan. 1.

Effluent is used to water the rec centers' golf courses.

Webb has negotiated the agreement to give the rec centers free use of the effluent. Rec centers will have to pay for the project's pumps and the maintenance of the pumps, said board member Al Spanjer.

The memorandum of understanding was accepted on

a 6 to 2 vote. Spanjer and Harry Spence voted against the motion, wanting instead to withhold approval until Webb signed its agreement regarding the effluent with Citizens Utilities.

■ The board agreed, with a vote of 6 to 2, to recommend to the Governing Board the formation of a rec centers Water Resources Task Force.

Spanjer and Spence voted against it.

Keith Hook of Sun City West was recommended to serve as the task force's chairman. The board will also be made up of one Governing Board member, one representative from Briarwood, one representative from Hillcrest (Del Webb Corp.), one representative from the Property Owners and Residents Association, and

five rec centers members at-large.

■ In a report to the board, Steve O'Donnell, rec centers general manager, said a four-week project to resurface the tennis courts at R.H. Johnson Recreation Center will begin in early January. Work on the courts will be done in sections to avoid shutting them all down at once, he said.

O'Donnell also made a plea for contributions to the rec centers annual Toys for Tots project.

Anyone who would like to donate a new toy for area children may do so at the Women's Social Club in the R.H. Johnson rec center. The toys will be given to the Salvation Army Dec. 14 for distribution.

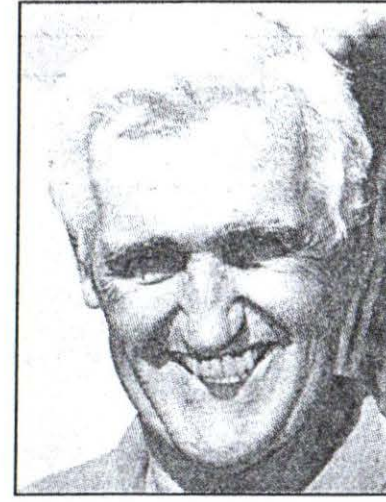
SCW
RECREATION CENTERS
VF



Kershisnik



Prather



Watts

ELECTION RESULTS

	Votes
✓ Dirk Prather	5,159
✓ Joe Kershisnik	5,147
✓ Larry Watts	5,005
Birt Kellam	4,966
Bob Strausser	4,853
Becky Figgins	4,715

Voters spurn Webb platform

Prather, Kershisnik, Watts edge 3 foes

by BRUCE ELLISON
staff writer

Dirk Prather, Joe Kershisnik and Larry Watts were the top vote-getters in Tuesday's balloting for governing board members of the Recreation Centers of Sun City West.

Absent any challenge to the vote, they will take office for three-year terms on Jan. 1, after certification of the results by the centers' elections committee.

They succeed retiring incumbents Patrick McBurnett, Caroline Nankivell and Virginia Smith.

The three winners, who campaigned for changes in the way the board operates, outpolled Birt Kellam, Bob Strausser and Becky Figgins, the three candidates who were endorsed by the Del Webb Corp., developer of Sun City West.

There were 10,072 ballots cast in the election, a record.

Early in the campaign, the six candidates split into two camps, each with a support organization. Each slate tried hard to distinguish itself from the other.

Webb's endorsement itself became a campaign issue, with those who didn't get the

support saying the developer had no business sticking its head into the election.

Members of the winning slate early on signed a "pledge" with residents to work for eight specific changes in how the board works, and vowed to resign if they didn't keep their promises.

Tuesday night and this morning, the victors again repeated that pledge, while the losers said they'd be watching to see how well the winners kept to the promises.

Webb spokesman John Waldron said the company

► See SCW winners, A3



Steve Chernek/Daily News-Sun

Ed Penney, right, a member of the Recreation Centers of Sun City West election committee staff, hands a box of ballots to Bob Sysum of the Sheriff's Posse of Sun City West.

(OVER)

■ From A1

and its general manager, Chuck Roach, "look forward to working with the new board members."

"We have every reason to believe these candidates will find Webb and its people a helpful resource as the recreation centers transition to the departure of Webb from the community," he said.

"I believe the remainder of the board will work hard to help the newcomers take their place, and I think those elected will try hard to do the best they can for residents," he said.

Seven of the nine incumbent board members publicly supported the losing slate. Only

member Bob Kelley, who will remain on the board, and McBurnett supported the Prather-Kershnik-Watts camp.

In a written statement this morning, governing board President Joe Schoggen said the board majority "is disappointed" that candidates it supported were not elected.

However, Schoggen pledged that "we will do everything we can to establish an effective working relationship with the newly elected board members.

"We welcome their ideas and their points of view, and trust that they, like we, will accept the decisions of the majority on all issues," the statement said.

Prather, a semi-retired psychologist, who, with 5,159 votes took the top spot, said late Tuesday that "everything went well."

"We thought we ran a good campaign. A lot of people were supporting us, and we thank them for that."

"Turnout was very high. We identified some issues that made people come out, and I'm glad the voters thought those issues were important to them."

Kershnik, who narrowly missed a board seat last year, was jubilant.

"The people won," he said. "Be sure to say that: It wasn't us that won, it was the people, the residents, who won."

Residents wanted board members who would truly represent their interests, Kershnik said.

Watts, a retired anesthesiologist, said he was pleased that a group that ran against Webb had won.

"Webb-endorsed candidates had never before lost," he said. "I know some people thought you couldn't successfully challenge them, and initially I shared some of that feeling."

Watts said the victors would meet today to see what to do next. "We are concerned about the new management information system, which they say is a \$300,000 project, and which we don't think is

needed."

That, and a planned expansion of the member services building, were cited as examples of wasteful or unnecessary spending by the insurgent group.

Kellam, who came in fourth and missed a governing board seat by 39 votes, said Tuesday night that "I think I'd prefer to sleep on it rather than talk about it now."

But, he added, "I don't think this vote was so much against us (who didn't win) as it was against the current board."

Strausser said he thought the high turnout "would have favored us."

"We did some phone surveys of as many as 4,000 peo-

ple that suggested we were likely to win," he said.

"I fear the turmoil that might now result" from a fractionated board, Strausser said.

Figgins, who was vacationing in Sedona, said she was very sorry her slate didn't win, but was glad the turnout was high.

"The majority of voters, I think, were responding to promises the winning side made about rec center operations," she said. "I wish them luck."

"They pledged to resign if they can't hold to their promises," Figgins said. "We'll have to see how they do."

Wednesday, June 29, 1994

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+ Rec facilities will expand in Sun City West

By Lori Baker
Staff writer

SUN CITY WEST — About \$380,000 will be spent to expand the Sun City West Woodworking Club's quarters and construct a building to house the Metal Club and golf maintenance.

The Recreation Centers of Sun City West board approved the construction plans Thursday. The new building will be constructed on a one-acre site donated by Del Webb Corp. The site is on Camino del Sol Boulevard near the Property Owners and Residents Association building. There will be 4,000 square feet for the metal

shop and 2,000 square feet for golf maintenance.

Board member Allen Grossman said the wood shop will have a dust-collection system.

In other business, the board approved a budget for the 1994-95 fiscal year that includes \$3,442,011 in expenses and \$3,513,951 in projected revenue. A copy of the budget will be available at the R.H. Johnson Recreation Center library in July.

The board also postponed discussions of a proposal by board member Bob Kelley involving the golf asset replacement fund. Kelley proposed that the golfers' input no

longer be obtained before decisions are made about spending money from the fund. Kelley also proposed that no notification be made to rec centers members before expenditures are made from the fund.

Leo Wunsch, president of the Sun City West Golf Association, which represents all Sun City West chartered golf clubs, said he opposes Kelley's suggestion.

"The golfing community would have no input as to the distribution of funds from the Golf Reserve Fund, which has been in effect for five years and now totals over \$2 million," Wunsch said.

See BOARD, Page 7

"This fund has been paid by the golfing community, and their input is vital before any expenditures are made from this fund."

The association's board is composed of presidents of the chartered golf clubs and two individuals who are not affiliated with a chartered golf club.

Board members are expected to discuss Kelley's proposal at a workshop session at 8 a.m. July

11 in the R.H. Johnson Recreation Center's lecture hall.

Vice President Pat Duros said board members would ask certain golfers to comment on the proposal, but there would not be general discussion from the public. Public comments will be allowed during the regular board meeting at 9 a.m. July 28, at which time the board is slated to vote on the proposal.

over

Renovations set at rec centers

SUN CITY WEST — Construction workers will renovate Recreation Centers of Sun City West facilities this summer.

After Monday, maintenance crews will remodel the pool at the Beardsley Park Recreation Center.

"We hope to start immediately after the long weekend holiday, and we intend to have the pool finished by the first of September," said Ron Randles, director of + maintenance for the rec centers.

The pool will be shut down during the renovations, which include replastering the pool, painting the pool's interior to give it an epoxy surface and reapplying an epoxy surface to the pool deck. The locker rooms will be refurbished, and the poolside lounge area will be recarpeted.

Other projects at Beardsley include the installation of another handrail on the east stairway and new carpet around the atrium area.

Maintenance crews also are working on various club rooms at Beardsley Park.

"What was once the Computer Club room will be expanded and then used by the Clay Club," Randles said.

Additionally, the China Painting Club will be moved into the room vacated by the Stained Glass Club when it relocated to the new Palm Ridge Recreation Center.

The Video Club, which is a

branch of the Photography Club, will move into the old China Painting Club room so it will be closer to the photography facilities.

The heating and cooling system in the Beardsley pool complex also will be renovated.

"It's a complicated system, and we want to bring the system up to par," Randles said. "We also plan to install additional exhaust and dehumidifiers in the locker rooms."

The Beardsley Mini Golf Course will be closed down through the end of August to undergo major renovations to enhance the playability on most of the holes.

Future projects at other recreation centers will include:

■ Enlarging the Women's Club Room at the Kuentz Recreation

Center.

■ Building a small addition onto Theatre West to serve as a storage room for props and set construction materials.

■ Building a stand-alone Men's Club building at the R.H. Johnson Recreation Center.

■ Enlarging the R.H. Johnson Recreation Center's table tennis room.

Once the Men's Club has been moved into the stand-alone building, the card rooms at Beardsley Park will be expanded, Randles said.

"Association members will notice many incredible positive changes when they come back and use the club room and recreation facilities at Beardsley Park in the fall," he said.

Friday, June 17, 1994

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Rec centers board repeals fee increase

Action was premature, some members say

By Lori Baker
Staff writer

SUN CITY WEST — The Recreation Centers of Sun City West board has repealed a previously approved increase in membership fees.

The fees were scheduled to go up to \$115 from \$110 starting July 1. But during a special meeting Monday, the majority of the board decided to rescind the increase that had been approved May 26.

Board member Pat Duros requested that the board reconsider the increase, saying there was confusion before the May 26 vote.

Board members Bob Kelley and Allan Grossman said they believe that the extra \$5 in membership fees is needed to help replenish the asset replacement fund. The two who opposed rescinding the fee increase, said they wanted to ensure that enough money would be available to make the building



■ ROACH

may or may not be necessary."

improvements needed to serve members.

But Chuck Roach, general manager of Del Webb's Sun City West, said he believes that it is premature to increase the fees without more information.

"This board has seen nothing with respect to numbers that would put them in the position of making a rational decision," Roach said. "A rapid buildup in the fund

Roach serves on the board as a nonvoting member, but he may veto decisions that would negatively affect Webb's ability to market homes in the community.

Other board members agreed with Roach that more information was needed before an increase in fees should be considered.

Board member Virginia Smith, who was absent during the May 26 vote, said the budget and finance committee discussed the proposed increase and did not recommend it.

"I'm not against raising the fee. It should be a careful decision," Smith said.

Manager plants feet on grounds

By TRACY CHARUHAS
Daily News-Sun staff

SUN CITY WEST — He's only been on the job a week, but recreation centers General Manager Les Hicks said he's already got his feet on the ground.

"I feel like I've absorbed quite a lot in a short period of time," Hicks said. "I've spent most of my time in meetings with staff members and out at the recreation centers getting acquainted with Sun City West residents."

Hicks, the director of the Parks and Recreation Department in Sparks, Nev., for 17 years, was offered the job on April 18 and accepted the position the next day.

The 51-year-old was among a group of 128 applicants for the post vacated in February when Steve O'Donnell resigned to take a job with Del Webb Corp.

Hicks has had 25 years' experience managing recreation facilities.

"It was a tough decision. All the applicants were qualified, but Les Hicks turned out to be the very best applicant," said Virginia Smith, board secretary.

Smith introduced Hicks to the 200 residents at Thursday's joint meeting between PORA and officials from the city of Surprise.

"I'm looking forward to working

for the people of Sun City West," Hicks said. "From what I've seen so far, it's a great community."

"I see a lot of community pride in Sun City West. It's an active community and people have a strong commitment to a good quality of life and I want to be a part of that," Hicks said.

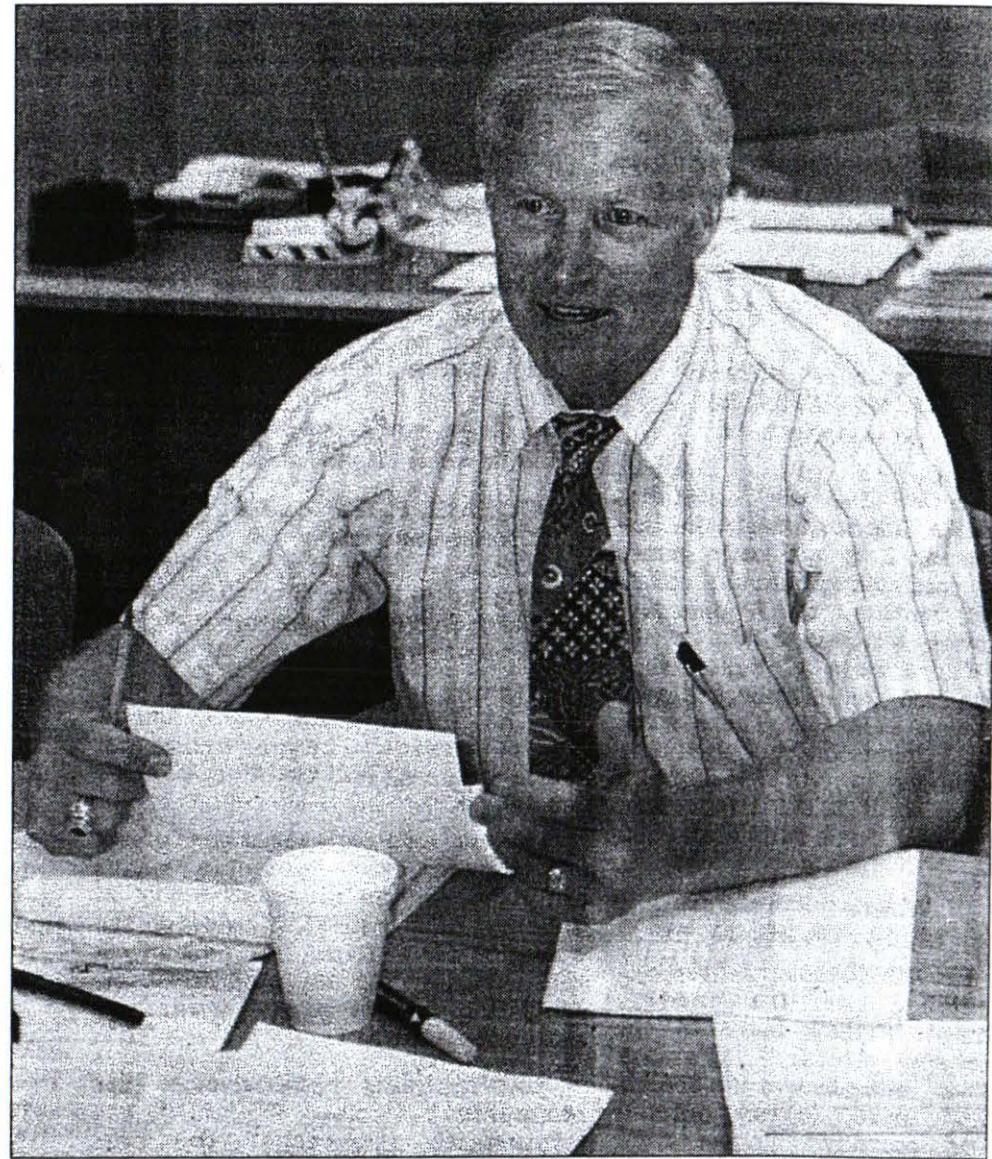
Bill Woodyard, general manager from 1979 to 1989, has been serving as interim general manager.

"It's been a very interesting experience," Woodyard said. "It was nice to be wanted, but now I'm going to spend most of my time on the golf course."

"He's seen all of the golf courses and bowling alleys and has met with employees from all departments. This week, we're just introducing him to the community," Woodyard said.

"I got right down to work on day one and have been working ever since," Hicks said.

John McMillen, president of the Recreation Centers of Sun City West governing board, said the new general manager's salary is "just above \$70,000 a year." The four executive officers of the board, Pat Duros, Dick Gray, McMillen and Smith, determined the salary.



Tracey Charuhas/Daily News-Sun

Les Hicks, new Recreation Centers of Sun City West general manager, gets back to his desk after touring the community's golf courses.

Rec Centers' New General Manager 'Thrilled'

Hicks Scheduled to Attend Board Meeting Today

By Jack Hawn

It may not have been as exciting as hitting a lottery jackpot, but for Leslie Hicks, Jr., being appointed the Recreation Centers of Sun City West's new general manager was, admittedly, a surprise and a thrill.

"Sure, I was surprised," he

said during a phone conversation the other day from his home in Sparks, Nev., "because I knew they (Rec Centers' Search Committee) went nationwide on this through the national Parks and Recreation Assn. and a lot of other sources."

Headed by Rec Centers'

Governing Board Vice Pres. Pat Duros, the committee received 128 resumes from around the country.

After a three-month search, the six-member team narrowed the field to three — Hicks, the No. 1 choice, and applicants from Grand Junction, Colo., and

Salem, Ore. — who were flown to Sun City West for interviews several weeks ago.

Before announcing the selection, Duros said the committee found all three "extremely qualified." Duros telephoned Hicks April 18 to officially offer him the position and the media was

notified of his acceptance three days later.

"I was thrilled and my wife was thrilled," said Hicks, a 51-year-old veteran of recreation and parks management. "We're really looking forward to it."

No stranger to Arizona, Hicks said his sister and brother-

in-law live in the Valley and currently are building a home in the Apache Junction area. Hicks said he and his wife have visited them several times.

"It's an area we've always enjoyed," he said, "and we felt like we wanted to be there and relocate."

Although not yet old enough to purchase a home in Sun City

New G.M.

Continued on Page 2

Rec Centers' New G.M. Thrilled

Continued from Page 1

West, Hicks said his mother may consider moving here. He and his wife hope to buy a home in the Valley. They planned to go house-hunting this week.

Director of Parks and Recreation for the City of Sparks since 1977, Hicks said "well over 1 million people go through the parks and recreation system (there) every year." The city's population, he said, is about 60,000.

Hicks will fill the vacancy created by the Feb. 11 resignation of Steve O'Donnell. Bill Woodyard, the Rec Center's original general manager, has been serving in the interim.

Hicks, who said he is being hired on a year-to-year basis, declined to reveal his salary other than to say "It is within the range for the general manager's position."

Earlier, Governing Board Pres. John McMillen had said the figure offered him was "in the \$70,000 level, pretty close to what O'Donnell got."

Hicks, who is scheduled to be introduced at today's Governing Board meeting at the R.H. Johnson Social Hall, will assume his new duties starting the first week of June.

"I'm in the midst of all our budgets here (in Sparks), and I have a couple of federal grant programs going on," he said. "We've got some big sub-divisions going in that I'd like to get out of the way before I leave."

Woodyard will remain with

the Rec Centers until the end of May and said he will make himself available to the new general manager as he becomes familiar with the job.

Hicks and his wife Ella have two sons — Chad, 24, who graduated from Arizona State University last December; and Lance, 22, who is attending the University of Nevada Reno.

Hicks' background in recreational management is extensive.

Between 1972 and 1977, he was Director of Parks, Recreation and Public Property for the City of Council Bluffs, Iowa, and served in a similar capacity for the City of Grandview, Mo. Earlier, he was a community center director and recreation supervisor in Stockton, Calif.

A graduate of San Jose State University in California, Hicks holds a Bachelor of Arts degree in Recreation Administration. He is affiliated with a long list of recreational organizations.

Not surprisingly, he enjoys most outdoor sports activities, including golf, hiking, jogging and swimming. He also lists reading and landscaping among his hobbies.

Members of the Governing Board, particularly Duros, and her Search Committee colleagues were pleased by the final choice.

"It required a lot of work to narrow the candidates down," Duros said, "and I think the Rec Centers is going to have a very fine and competent new general manager."

Manager to make planning a priority

By Lori Baker
Staff writer

SUN CITY WEST — Looking at the future needs of the Recreation Centers of Sun City West is at the top of Leslie Hicks' list as the new general manager.

"We need to get a handle on what we'll be facing in the future," said Hicks, who attended Tuesday's recreation centers board meeting.

"We need a long-range capital improvement plan to make sure we maintain the quality of life here."

Hicks, 51, has been the director of parks and recreation for Sparks, Nev., since 1977. He will begin his new job in Sun City West during

the first week of June.

He was selected from 128 applicants from across the nation. He replaces Steve O'Donnell, who resigned Feb. 11 to take a job with the Del Webb Corp.

With about 450 people attending the board meeting, Hicks said he is impressed with the participation of residents.

"It's great. It shows there is community pride," Hicks said.

Many people who attended the meeting came to talk about Del Webb Corp.'s proposal to give \$200,000 to the Recreation Centers in exchange for a letter of support from the board for Webb's plans to rezone 50 acres of commercial land so that small houses could be built



"We need a long-range capital improvement plan to make sure we maintain the quality of life here."

Leslie Hicks
General manager
Sun City West Recreation centers

there.

Webb is considering buying back land in Sun City West's commercial core so it can build 300 casitas on property near R.H. Johnson and Camino del Sol boulevards. The county Board of Supervisors has not considered the rezoning proposal yet.

See MANAGER, Page 4

MANAGER

From Page 1

Board President John McMillen said the board was not prepared to vote on the proposal but he asked for residents' comments.

John Mullen said he thinks Webb should provide \$1 million instead of \$200,000 to the recreation centers.

"To offer us \$200,000 is not equitable," Mullen said.

Another resident, John Webb, said he doesn't think even \$1 million would be sufficient compensation for the increase in population caused by 300 more homes.

Several residents questioned whether Webb can legally build more homes in Sun City West without the approval of existing property owners.

Martha Moyer, Webb spokeswoman, said the master agreement approved last year by the recreation centers board and Webb permits Webb to build up to 17,340 homes in Sun City West without adding amenities beyond those mentioned in the agreement. Even with the addition of the 300 new lots, the projected number of households

would be under 17,000.

Arve Dahl, president of the Property Owners and Residents Association board, said he believes a continuing care facility or a grocery store would better serve the community than more houses would.

"We don't have a long-range plan for Sun City West so we would know about what our community's future needs will be," Dahl said.

Sun Health Corp. and Freedom Plaza officials are discussing the possibility of having an extended care facility on the campus of Del E. Webb Memorial Hospital.

However, some residents said they believe there is a need for more than one long-term care facility.

"I'm 12 years older than when I moved here and my prospect for the future is a life-care facility," resident Phil Vision said.

A community meeting to review Webb's plan will be at 1:30 p.m. Thursday at the R.H. Johnson Recreation Center.

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Rec center expansion is advocated

By Lori Baker
Staff writer

2-16-94

SUN CITY WEST — Expansion and renovation of the Beardsley Park and Kuentz recreation centers should be top priorities, a community leader says.

Meanwhile, additions to other Sun City West facilities continue to be studied.

Allan Grossman, chairman of the properties committee for the Recreation Centers of Sun City West, told the rec centers board that more space is needed at Beardsley Park Recreation Center, 12755 Beardsley Drive, and Fred P. Kuentz Recreation Center, 14401 R.H. Johnson Blvd.

At Beardsley Park, the greatest needs are card rooms, Sun City West Men's Club area and an additional meeting room.

Also, some clubs could move into larger rooms vacated by other clubs that are moving to the new Palm Ridge Recreation Center near 135th Avenue and Deer Valley Drive.

The Clay Club could take over space vacated by Computers West. China painters could move into the room vacated by the Sun City West Stained Glass Club. The Video Club could then move into the room formerly used by the china painters.

The Kuentz center needs more room to accommodate the Sun City West Women's Social Club and the woodworking club.

Grossman said that Del Webb Corp., Sun City West's developer, will be asked to help pay for the additions.

Martha Moyer, spokeswoman for Webb, said it is premature for the developer to make a financial commitment for expansion of facilities.

"After a thorough analysis and after talking to the residents, we will discuss this in more detail," Moyer said.

Clubs were surveyed about their needs

See EXPAND, Page 3

based on the expansion of Sun City West, where 6,000 new residents will live.

Harry Spence, a former member of the recreation centers board, had prepared a report in late 1993 that said more than \$1 million in expansions were needed.

But Grossman said no cost estimate has been made for the additions to Beardsley Park and Kuentz centers.

Additionally, Theater West wants permission to expand its building at Kuentz center to allow more space for stage instruction and storage. But the theater company would pay its own costs.

Several other expansion proposals are still being considered by the properties committee.

"We're not rejecting them," Grossman said. "We just want more information."

At the R.H. Johnson Recreation Center, 19803 R.H. Johnson Blvd., requests have been made for sewing, lapidary, the village store, administration offices and the governing board office.

At the Kuentz center, the metal shop and weavers club want more space.

Also, there were requests for more basketball, volleyball, bocce and pingpong facilities.

2/16/94

Del Webb action irks residents

Election involvement termed inappropriate

By Lori Baker
Staff writer

SUN CITY WEST — Del Webb Corp. has been accused of interfering with the upcoming board election for the Recreation Centers of Sun City West.

Webb hired Western Research Poll to conduct a random survey of 350 Sun City West residents this month to determine attitudes toward candidates in the Dec. 7 board election. The rec centers have 23,000 members.

"I think it's unconscionable," said rec centers board President Al Spanjer, who was one of the residents surveyed.

Spanjer said it is wrong for Webb to get involved in the election but wonders what anyone can do about it.

"Going against Webb is like going against a 2,000-pound gorilla," Spanjer said.

Board candidate Dick Egan withdrew from the race, citing a survey of residents regarding candidates running for the rec centers as his reason.

Egan refused to say whether the survey to which he was referring was the same as the one Webb conducted.

Board member Harry Spence said he does not think Webb should be involved in the election.

"Webb was supposed to turn over

control of the rec centers on Jan. 1, 1993," Spence said. "For them to get involved and spend money like this, there has to be some kind of motive behind it."

Del Webb spokeswoman Martha Moyer defended the developer's right to conduct a survey regarding the upcoming board election, during which seven people will compete for three seats.

"Del Webb has a legal right overall and an ethical and moral obligation as the creators of this lifestyle to support the candidates who we believe will maintain that lifestyle," Moyer said.

Webb next year will pay about \$600,000 in membership dues to the rec centers for unsold lots in Sun City West.

"We're going to be paying membership fees, so of course, we're interested in who is elected to the board," Moyer said. "We want people who will be fiscally responsible and willing to work as a team."

Moyer said her company does surveys periodically to gauge Sun City West residents' attitudes toward different issues.

The survey has been completed, but Webb will not make the findings public.

But Moyer provided a copy of the survey questions to Northwest Community.

The poll asked people's impression of national and state elected officials as well as the rec centers candidates. It also singles out board member John Scolastico.

"I find it curious that John is the only existing board member that the survey mentions," Spanjer said.

Scolastico was unavailable for comment. He is a harsh critic of Del Webb and has gotten into heated disputes during board meetings with Chuck Roach, general manager of Del Webb's Sun City West.

The poll also asks people whether they would support candidates if they were endorsed by the Citizens Alert Group, the Sun City West Homeowners for Responsible Leadership, Del Webb Corp. or the Sun City Republican Club.

Webb has not made public which candidates it endorses, Moyer said.

The Sun City West Homeowners for Responsible Leadership is a new organization co-chaired by residents Jack O'Connor and Keith Hook. The group has endorsed board candidates Allan Grossman, Robert Kelley and John McMillan, Moyer said.

Webb has provided "support" to the Sun City West Homeowners for Responsible Leadership, Moyer said: "We've provided printing and other services to the group."

Sun City West resident Phil Vision said he believes Webb has the right to conduct a survey.

"I think it shows the developer's concern with the way the governing board has conducted its affairs during the past year, and Webb is concerned about the future of its development," Vision said.

Smoking ban considered in SC West

Proposed policy would prohibit smoking in SC West recreation centers

By ANNE RYMAN
Sun Cities Independent

A proposed policy would snuff out smoking inside Sun City West recreation buildings.

If adopted by the Recreation Centers of Sun City West, smoking would be prohibited beginning July 1, 1993 by members, guests and employees inside all buildings owned by the association.

The Rec Centers own and operate R.H.

Johnson, Beardsley Park and Fred Kuentz recreation centers as well as the library and five golf courses. Del Webb Corp. plans to build another recreation center and golf course in a 1,320-acre expansion to the community.

An open forum on the subject will be 9 a.m. Dec. 5 in the lecture hall of the R.H. Johnson Recreation Center. Residents are invited to come to the meeting, ask questions and comment on the proposed policy, says Cass Ruhlman, Advisory Board president.

Board members have received many phone calls and letters from residents about the topic of smoking inside buildings, says Al Spanjer, board secretary.

"There has been a great difference of opinions, particularly in the sports pavilion," he says.

Current policy allows smoking in some areas and complies with the Maricopa County Smoking and Pollution Control Ordinance adopted by the board of supervisors in 1988.

In designated club areas, organizations may determine their own smoking policy. Smoking is not allowed in social halls, fitness centers, the library, golf pro shops, rest rooms or meeting rooms.

In the sports pavilion, smoking is permitted on the main concourse but not allowed in bowling, shuffleboard or billiard areas. In snack shops, a minimum of 60 percent seating is set aside for non-smokers.

See ■ SMOKING, Page 3

■ SMOKING

From Page 1

The new proposal would prohibit smoking inside all buildings.

Sun City Recreation Centers has banned smoking inside buildings since 1984. The decision ignited controversy and opposition at the

time from an organized citizen group called Equal Rights for Sun Citians. The smoking ban was brought to a membership vote twice, each time passing by a narrow margin.

"Some people had said they wouldn't pay their assessment fees if they couldn't smoke," remembers Mae Rabenius, supervisor of membership services for Sun City Recreation Centers.

Bylaws' approval sets new course for Westers

By ROSA De SIMONE

Daily News-Sun staff

11-22-92

SUN CITY WEST — It's official.

After months of revisions, the Recreation Centers of Sun City West's amended bylaws and articles of incorporation have been approved.

Although a membership vote is not required to amend centers bylaws, the governing board mailed out ballots to residents, asking them to cast votes.

The membership approved the bylaws 5,886 votes to 1,308 votes.

Of the 7,338 votes cast, 144 were declared invalid by the election committee. Invalid ballots included those which had both "yes" and "no" boxes checked or those with improper identification.

The governing board, meeting after the membership balloting Thursday, unanimously voted to accept the amended bylaws, said Martha Moyer, a governing board member and manager of public and community relations for Del Webb Corp.

Expansion of Sun City West by 1,300 acres required an amendment to the community's bylaws and articles of incorporation.

The amended documents will go into effect in January.

The new articles of incorporation were approved, 5,463 to 1,033 (662 of the total votes cast were ruled invalid).

The amended articles establish new boundaries for Sun City West, including the expansion area north of Deer Valley Road, and state that

these boundaries cannot be modified again without approval from association members.

Now that the bylaws have been approved, the recreation centers' advisory board will become the governing board.

Elections for the advisory board will be Dec. 1, and the new board will become the governing board in January.

Eleven Sun City West residents are vying for the four vacancies on the board.

The new governing board will consist of nine elected members and one member appointed by Del Webb. That appointed member will not be a voting member, but will have the right to veto the board's actions on financial issues.

Among the most noteworthy amendments are:

■ The bylaws can be amended only in one of two ways: by a unanimous vote of the governing board or by a two-thirds vote of the members voting.

■ There must be at least 800 members, either present or represented by proxy, in order to constitute a quorum and permit any business transactions at membership meetings.

An earlier draft had required there to be at least 5 percent of the members present, but concern expressed by members in a public hearing motivated the drafters to reduce the quorum requirement.

Bylaw changes put control of rec centers in hands of residents

Citizens take over Governing Board from Webb Corp.

By ANNE RYMAN
Sun Cities Independent

The Sun City West Governing Board has approved new bylaws which will bring an end to Del Webb's 14-year control over the Recreation Centers of Sun City West, Inc. and allow the residents to make future decisions.

Under new bylaws that take affect Jan. 1, the resident-elected Advisory Board will become the Governing Board.

Currently, the nine-member Advisory Board offers recommendations to a Governing Board consisting of five Del Webb Corp. officials and four appointed Advisory Board members. The Governing Board has authority over policies and operations at three recreation centers and five golf courses.

The change in structure of the board continues the gradual transition of power from Del Webb to residents that began two years ago

by involving resident-elected representatives in the Governing Board, says Chuck Roach, Del Webb Corp. vice president and Sun City West general manager.

Before 1990, the Governing Board consisted solely of three Del Webb officials.

Under new bylaws, one Del Webb official will be a non-voting member but will have veto power over financial matters and issues affecting the company's ability to sell homes.

Some residents have objected to this veto power, claiming the membership will have no more power than before because Del Webb controls the purse strings of the association.

Some residents have said they foresee problems in the future between the Del Webb official and the Governing Board because of this veto power.

Mr. Roach says it wouldn't make sense, however, for Del Webb to walk away from the organization the company built and has run since 1978.

"The recreation association is very complex. For us to walk away

■ CONTROL

and turn it over doesn't benefit the membership.

In this next phase, we're still in the position to be an adviser and provide continuity and a historical link. And if they go in the wrong direction, we do have the ability to get their attention."

He says the transition of power from Del Webb to residents has been successful so far, and he believes it will continue to be successful in the future.

"This is clearly demonstrated because in no situations in the last two years have the Advisory Board or Governing Board and Webb been at odds on an issue. There's never been a split along party lines. What that says is we'll work together as a team."

According to the new bylaws, Del Webb's control will end following the year when 80 percent

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of its 17,340 master planned residential lots are sold and transferred.

Other bylaw changes limit the boundaries of Sun City West and the number of lots unless Del Webb gets membership approval. Current bylaws do not contain these provisions.

New bylaws also require Del Webb to pay annual Rec Center membership fees for the number of planned residential lots not yet transferred to homeowners.

The changes to the bylaws were approved by a vote of 5,886 to 1,308.

Elections Chairman Allen Powell says 144 votes were invalid because some were turned in blank, some members voted both 'yes' and 'no' and some made additional marks on the ballot.

Although bylaws did not require

a membership vote, they were brought before the membership in the form of a "non-binding advisory vote."

Governing Board members, who have the authority to approve bylaw changes, had said they would abide by the wishes of members.

Members also voted 5,468-1,033 in favor of amending the articles of incorporation with 662 invalid ballots. The articles outline the structure and powers of the Rec Centers.

The articles were streamlined and made compatible with the new bylaws, but no major changes were made.

Both the bylaws and Articles of Incorporation needed to be changed to include a new recreation center and golf course in Del Webb's 1,320-acre expansion to the community.

See ■ CONTROL, Page 3

SCW residents debate future structure of Governing Board

By ANNE RYMAN
Sun Cities Independent

The proposed structure of the new Governing Board would allow the Del Webb Corporation to continue its control of the Recreation Centers, say some residents who attended a public hearing last week.

The board's organization would include nine resident-elected members and one Del Webb official, the company developing Sun City West.

Under the proposal, the Webb official would not have voting rights, but he or she would have veto power over financial matters and actions that would affect the company's ability to sell homes.

This veto power would allow Webb to perpetuate control of the Recreation Centers, Sun City West resident John Scolastico contended at a meeting attended by about 60 residents.

Now, the nine-member, resident-

elected Advisory Board makes suggestions to a Governing Board, comprised of five Del Webb officials and four appointed Advisory Board members. Some

See ■ BOARD, Page 3

Meeting set to discuss bylaws

The first-ever joint meeting between the Sun City West Governing Board and Advisory Board will be held 9 a.m. Oct. 13 in the R.H. Johnson Lecture Hall.

Revisions to the Recreation Centers of Sun City West, Inc. bylaws will be discussed. If the final draft of the proposed bylaws

is accepted, the Governing Board will ask that members vote by ballot and indicate whether they accept or reject the proposed amendments.

Only the Governing Board can approve amendments to the bylaws. Members of the

See ■ BYLAWS, Page 3

■ BYLAWS

From Page 1

Governing Board have indicated they will vote according to the wishes of the members casting ballots.

There have been 13 draft revisions to the current bylaws since the reviewing process began over a year ago. Copies of the proposed bylaws are available at the Recreation Center office and may also be read at the Johnson Library.

The current articles of incorp-

oration must also be amended to include the new boundaries of the expansion area and conform to the proposed bylaws.

Only members can amend the articles. A special membership meeting has been scheduled for 8 a.m. Nov. 19 in the Johnson Social Hall.

Proxy ballots on the articles, along with ballots to vote on the bylaws, will be mailed to all voting members Oct. 19.

Rec centers sports million-dollar look

By MIKE GARRETT
Daily News-Sun staff

SUN CITY WEST — Most of the summer construction projects at Sun City West recreation centers are on schedule and expected to be completed by mid-September.

There will be some inconveniences, but most of the finishing touches will be completed by October, said Kathleen Bade, community relations specialist for Recreation Centers of Sun City West Inc.

The construction projects are being coordinated and paid for by the rec centers and Del Webb Corp. as part of Webb's Sun City West expansion plans. Construction costs total \$1.04 million with Webb paying \$706,000 and the rec centers paying \$335,000.

"It hasn't been too bad. We're on schedule," Project Manager Kevin Van Der Molen said Tuesday. "We've encountered some typical remodeling surprises, minor things here and there — plumbing and electrical fixtures not being where they should be — but we've been able to take care of them."

Projects involve expanding the Sports Pavilion by six bowling lanes and adding 400 to 600 new lockers; renovating the Lecture Hall; enlarging the Sun City West Library and Silvercraft building; and adding four new bocce courts, all at the R.H. Johnson Recreation Center, 19803 R.H. Johnson Blvd.

The Stardust Theatre in the Kuentz Recreation Center, 14401 R.H. Johnson Blvd., also is getting a new backstage area.

Bade said the 1,300 square-foot Silvercraft building addition is nearly complete.

Most work at the Silvercraft addition should be finished by this weekend, Bade said, including the exterior painting and installation of three new kilns and cabinetry.

"The floors will be acid-washed and painted with two coats Thursday and Friday," Van Der Molen said. "We've worked closely with Silvercraft Club members to do what they've asked, mainly on the electrical items."

The 2,100 square-foot library addition is scheduled to open Sept. 8, Bade said. Framing for the new reading room is up; new carpeting is scheduled to be installed today; and the tile ceiling is going in this week. The new video library will be last addition to be completed in early 1993.

Framing for the 1,800 square-foot Stardust Theater's backstage addition is up but the exterior concrete finish isn't done. The new dressing tables and makeup lighting are on order.

The theater will reopen Sept. 8 but the backstage area won't be completed until mid to late October," Van Der Molen said.

The wallpaper, painting and decor is almost finished on the Lecture Hall. New carpeting will be installed after the library is completed, Bade said.

New theater-style seating will accommodate 139 and a new 50-inch stereo monitor television with VCR and stage enlargement round out Lecture Hall renovations. The hall and stage area will also be handicap accessible.

The rec centers advisory board meeting will be held as scheduled Sept. 15 in the Lecture Hall with temporary seating.

The Sports Pavilion has 12 bowling lanes and four shuffleboard courts operating despite all the interior construction. The fifth (out of the original 10) shuffleboard court not torn down to make way for the new lockers and billiards tables will be added at a later date.

The remaining 12 bowling lanes are scheduled to reopen by Sept. 8. All 24 lane approaches will be refinished and upgraded.

They (Sun City West bowling leagues) have opted to delay their regular early September openings until the first week in October, said Sports Pavilion Manager Jerry Michael.

Michael had given the leagues three options on when to start. Bade said the leagues decided to wait until after the new automatic scoring machines and ball returns become fully operational in the early part of October, rather than use hand score sheets.

New bocce "bumpers" and carpeting are being installed this week on the four new handicap-accessible bocce courts, Bade said.

The new coffee shop is scheduled to open Sept. 14 with a new counter configuration and menu items, Bade said.

Van Der Molen said residents have been curious about all the construction activity. "But they have pretty much stayed out of the way. We have no problem stopping and talking to them to tell them what's going on."

Landscape project cuts grass, spares green

By DAVE REUTER
Daily News-Sun staff

SUN CITY WEST — Ron Randall sees a different shade of green than most people when he gazes at the grassy areas around R.H. Johnson Recreation Center and the nearby Johnson Library.

"What I see is the color of greenbacks being spent to maintain lush grassy areas in the middle of the desert," said Randall, the SCW Recreation Centers director of maintenance, as he stood in front of the R.H. Johnson Sports Pavilion looking across the parking lot toward the library. "This isn't upstate New York. Grass is as out of place here as desert landscaping would be there."

Randall, along with Harry Spence and Dick DeFranco, over the past couple of years have quietly begun eliminating turf areas around Johnson rec center. And when they finish with Johnson, they will set their sights on Beardsley Recreation Center.

The Johnson rec center is at 19803 R.H. Johnson Blvd. Beardsley rec center is at 12755 Beardsley Drive.

Spence and DeFranco, both Sun City West residents, are members of the Recreation Centers of Sun City West Advisory Board's Properties Committee. Spence is the 1992 chairman.

"What we're talking here is money — big money," Spence said as he walked along a sidewalk in front of Johnson rec center pointing out the areas where grass has been eliminated. "Since we got started with this in the fall of 1989 we've seen savings of \$13,000 a year in water pumping charges, \$15,000 a year in labor savings and \$10,000 a year in reduced water costs."

In 1992 more than 72,000 square feet of turf have been removed from various areas around Johnson rec center, Randall said. "Next year we're looking at removing 53,900 square feet from Beardsley rec center."

Toward the end of next year the only turf areas remaining at Beardsley and Johnson will be athletic fields. The grass at Beardsley Park will also remain, Randall said.

The Fred P. Kuentz Recreation Center, 14401 R.H. Johnson Blvd., is already surrounded by desert landscaping.

"This whole thing began when we began to notice problems with moisture at several areas around the Johnson center," DeFranco said. "We had problems with runoff from the sprinklers. Water was finding its way up through the floors. Sidewalks and parking areas were also damaged. After spending more than \$100,000 on replacing the dance floor at the social hall we saw other problems all relating to water, the citrus trees and the grass."

"The Properties Committee got together with Ron Randall and talked about the situation and what we could do to not only eliminate the moisture problems, but also look at saving water and reducing costs," Spence said.

"There's really no formal game plan or timeline to the turf elimination project," Randall said. "As something comes up we'll do it. For example, when the work began this summer on the Sports Pavilion we took the opportunity to tear out the turf and convert the landscaping."

"It looks pretty good, don't you think?" said Spence. "It's all done in-house. Ron designs the

landscape and then his crews get it done."

It cost the rec centers about \$10,000 to make the turf conversions to date and officials are expecting to spend \$10,000 more to complete the work at Johnson and Beardsley.

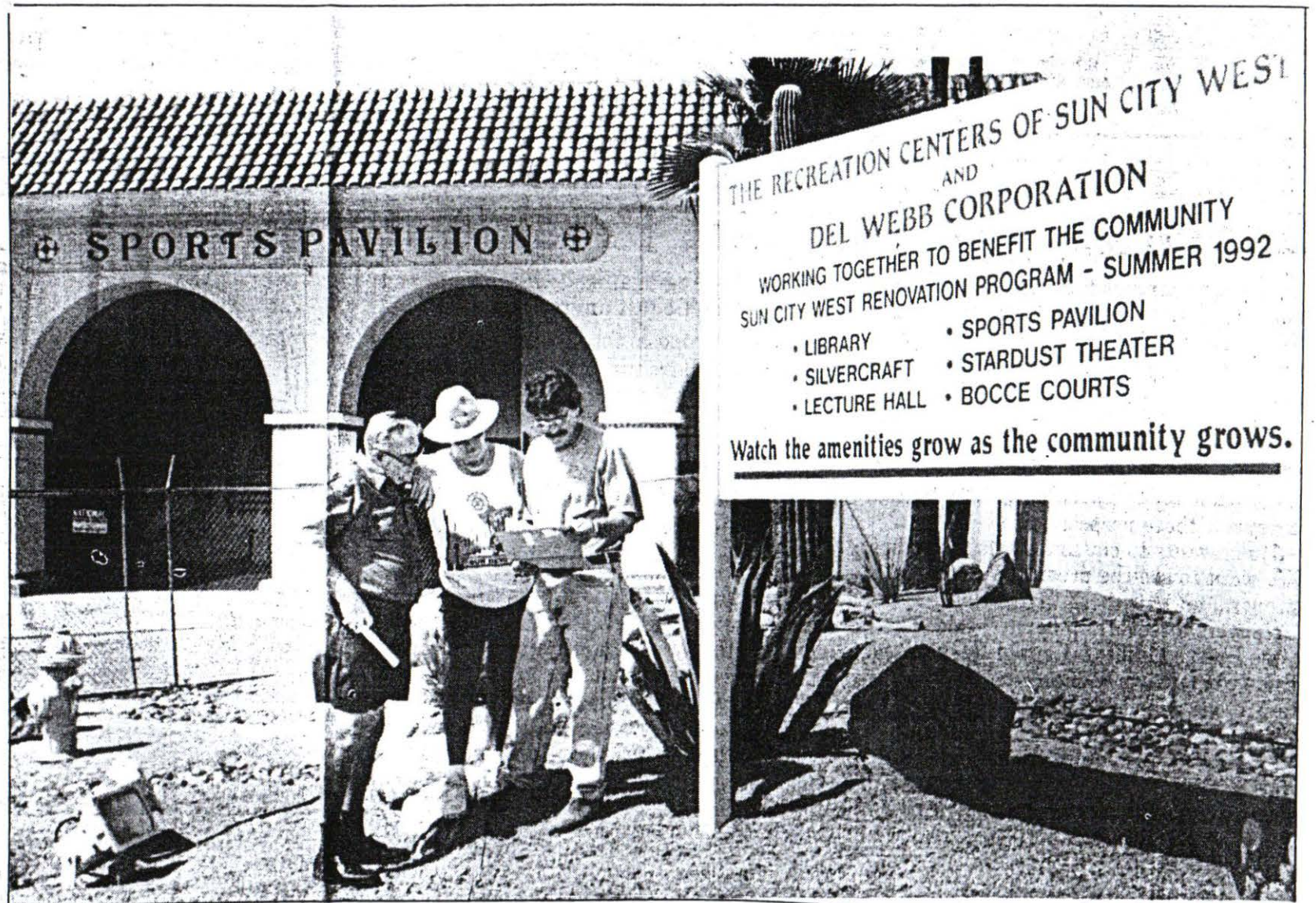
Reaction from residents has been nil, the three agreed.

"It's been happening so slowly that a lot of people probably haven't even noticed," Spence said. "I know I haven't had a single call about it."

DeFranco, too, said he'd heard no complaints.

"It's just been done quietly without a lot of fanfare. Sometimes, you know, you can get more done with less noise," DeFranco said.

"I just think everyone out here (in Sun City West) is more used to the desert landscaping. It's all you see. It's not like some of the earlier sections of Sun City where a lot of grass still exists," Randall said, as he bent down to double-check a capped off sprinkler head.



Properties Committee Chairman Harry Spence, left, is joined by Dick DeFranco, center, and Ron Randall on a new desert-landscaped area in front of the R.H. Johnson Sports Pavilion.

Dave Reuter/Daily News-Sun

Renovations under way at SCW rec centers

Webb shares \$1.5 million bill

By **MIKE GARRETT**
Daily News-Sun staff

SUN CITY WEST — The sounds of saws and drills should be still by fall, just in time for the return of vacationing Sun City West residents.

Renovations are well under way at the Sports Pavilion, Sun City West Library, Lecture Hall and Silvercraft Room at the R.H. Johnson Recreation Center at 19802 R.H. Johnson Blvd. and at the Stardust Theater in the Fred Kuentz Recreation Center, 14401 R.H. Johnson Blvd.

Residents remaining in Sun City West this summer will be unable to use some of the recreational facilities for the next month or two.

Four bocce courts are being built at the R.H. Johnson Recreation Center, but officials said they anticipate little disruption in play.

The combined cost to Webb and the recreation centers for the construction of the projects is \$1.54 million.

Members of Citizens Alert Group asked for a breakdown of the funding for the renovation and expansion during a meeting last week of the Recreation Centers of Sun City West Advisory Board.

Webb is paying for the facilities that are being expanded, said Barbara Gerould, advisory board vice president.

"The (renovation) costs that we're incurring we would have incurred anyway at some point in time," said Daryl Milius, advisory board treasurer. "Some of the changes have been moved ahead about a year from when they were originally planned in order to put all the construction in the same time frame."

The centers' five-year financial forecast incorporating all renovations is under review and should be ready to present to the advisory board's budget and finance committee in late August.

The following list of improvements was provided by Martha Moyer, Del Webb man-

ager of public and community relations, and Kathleen Bade, recreation centers community relations specialist.

SPORTS PAVILION

■ Six bowling lanes will be added.

■ 400 to 600 bowling lockers will be added.

■ Bowling lane approach areas will be resurfaced.

■ Bowling equipment, including color monitors and ball returns, will be added.

■ Five pool tables will be added.

■ The coffee shop will be remodeled.

■ Carpet, countertops and seat covers will be installed.

Construction is scheduled for completion in October. The Sports Pavilion's south entrance will be closed until then, but the north entrance will remain open.

Bowling lanes one and two will be closed through September. Beginning in August, four additional lanes will be shut down on a rotating basis until all 24 lanes have been upgraded.

The coffee shop will be closed during August.

Six indoor shuffleboard courts will be cordoned off during the renovation but four courts will be usable throughout the summer with a fifth reopening in the fall.

The total cost is \$1.04 million. Del Webb will pay \$706,000 and the recreation centers will pay \$335,000.

STARDUST THEATER

■ A 1,800 square-foot backstage addition, including a dressing room, storage and a multi-purpose area will be built.

■ Dressing tables and makeup lighting, courtesy of Theatre West, will be added.

■ Thursday night movies in the theater will continue through July. Movies will cease Aug. 1 through Sept. 17. The theater is closed to other activities. The renovation will be

completed in mid-October.

Del Webb is paying the entire \$140,000.

LIBRARY

■ A 2,100 square-foot addition includes a reading area, video library section, children's reading room and an administrative area.

■ Carpeting and shelving will be installed.

The library will be closed during August to install the carpet and shelving. It will reopen in September.

Webb is paying \$140,000 of the renovation and the recreation centers are paying \$76,500.

LECTURE HALL

■ Theater-style seating will accommodate a total of 139 people will be added.

■ A 50-inch stereo monitor TV with VCR will be installed.

■ Carpet and wallpaper will be installed.

■ The stage will be enlarged.

The Lecture Hall will be closed the remainder of July and August and reopen in September. Webb is paying the \$50,000 renovation cost.

SILVERCRAFT

■ A total of 1,300 square feet will be added.

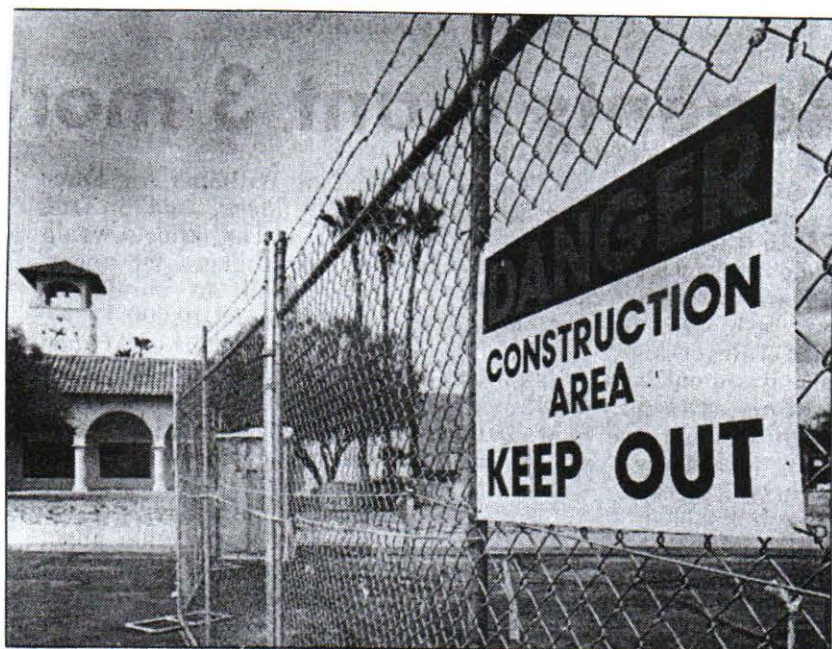
■ Three kilns and cabinetry, courtesy of the Silvercraft Club, will be added.

Renovation is expected to be completed by September. Webb is paying the \$70,000 cost.

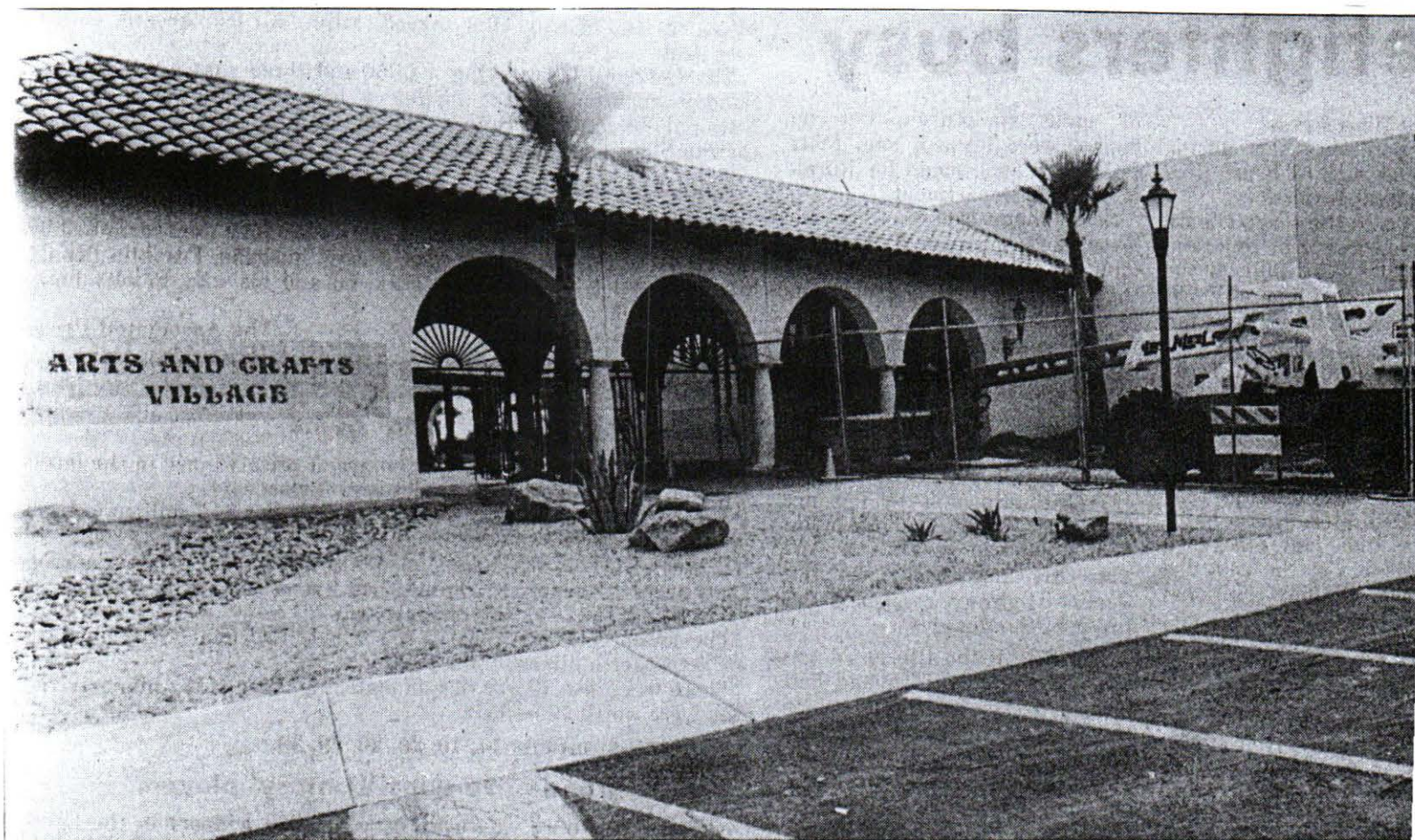
BOCCE

■ In addition to the four courts, court bumpers will be replaced. The new courts will be available for play in September.

Webb is paying the \$30,000 cost.



A sign warns residents of danger during renovation at the R.H. Johnson Recreation Center.



Mollie J. Hoppes/Daily

A forklift holds building materials for the remodeling project at the R.H. Johnson Recreation Center. Construction will curtail activities at several rec center sites, including Sports Pavilion, library, Lecture Hall and Silvercraft R.

SCW rec centers adopt harassment policies

MIKE GARRETT

Daily News-Sun staff

SUN CITY WEST — The Recreation Centers of Sun City West Advisory Board adopted new policies on personnel information disclosure and employee harassment during Tuesday's monthly meeting.

Advisory Board Human Resources Committee Chairwoman Duros said the new policies were needed by a growing corporation with a rapidly expanding work force.

"We felt it was imperative to have the new policies in place to handle problems when they arise rather than put them out there when they arose," Duros said.

Two harassment policies, which were passed unanimously,

deal specifically with suggestive sexual, racial or religious advances or remarks.

The sexual harassment policy states that "any uninvited sexual advances and unwelcome hugs, pats, leering glances and gestures, to include sexually oriented jokes, pictures and comments, requests for sexual favors and other verbal or physical conduct of a sexual nature made explicitly or implicitly a term or condition of employment; used as a basis for employment decisions; or has the purpose or effect of interfering with work performance and creating an otherwise offensive working environment is defined as sexual harassment and will not be tolerated."

The harassment prohibition policy states: "Any suggestive remarks, racial or religious slurs, physical or visual conduct of a racial, ethnic or other type, which in the employee's opinion impairs the ability to perform his or her job is considered harassment and will not be tolerated."

"Any formal complaint will be reported to the Human Resource Department and handled with confidentiality."

The Personnel Information Disclosure Policy was passed 6-2, with board members Al Spanjer and Kathie Knoop objecting to certain provisions.

The policy states that the rec centers "association is committed to providing equal op-

portunity in all phases of employment to individuals but that individual salary information is considered 'confidential' and will not be released without a written request approved by the general manager on a need-to-know basis and with full knowledge of the individual. Access to personnel files is limited to those who have a legitimate need to know and written authorization from the employee. Anyone who discloses confidential employee information without authorization may be subject to termination of employment."

Spanjer felt certain information like employees' salaries, benefits and perks should not be released to the public under any circumstances.

Panel endorses budget

Daily News-Sun staff

The Recreation Centers of Sun City West Advisory Board approved its proposed fiscal 1992-93 budget at Tuesday's monthly meeting in the R.H. Johnson Lecture Hall.

The budget now goes to the rec centers Governing Board for approval later this month.

Advisory Board Treasurer Daryl Milius said the fiscal year budget, which begins July 1, calls for total revenues of \$7,465,843 and total expenses of \$7,498,865 or a \$33,000 deficit. The deficit will again be covered by Del Webb Corp's annual subsidy to the rec centers, which has been increased for another year.

Milius said there would be no increases in rec card, golf and bowling fees. The centers' renter and transfer fee (of rec cards) is being increased from \$35 to \$50.

He said the rec centers capital expenditure budget for fiscal 1992-93 is proposed at \$700,810.

Citizens group questions Webb, rec centers pact

By MIKE GARRETT
Daily News-Sun staff

SUN CITY WEST — The proposed Master Agreement between the Recreation Centers of Sun City West and Del Webb Corp. is intended to protect the centers financially in key areas and restrict Webb's future expansion.

But nearly 200 Sun City West residents, many of whom are members of the new Citizens Alert Group, are concerned that the agreement is not restrictive enough.

Questions on the agreement set the tone Friday at a public hearing in the R.H. Johnson Social Hall.

Residents asked the Advisory Board and Webb Vice President Chuck Roach more than 40 questions directly and indirectly related to Master Agreement changes. And the Citizens Alert Group distributed its own fact sheet outside the Social Hall listing 20 of its concerns with Webb's expansion plans.

The prime concern is the tax liabilities of residents living in and using facilities located in the expansion area, part of which is in the Peoria Unified School District.

The Master Agreement describes the rec centers association's responsibility to accept and maintain the golf courses and recreational facilities built by Del Webb and conveyed to the association. The agreement also sets forth Del Webb's financial commitment to the association for those recreational amenities.

The Master Agreement is being amended and rewritten to include the new golf course and recreation center in Del Webb's proposed expansion of Sun City West north of Deer Valley Road between 135th and 151st avenues.

The agreement also allows Del Webb to modify existing recreation facilities to accommodate the expected 6,000 to 7,000 residents in the expansion area.

Advisory Board of Sun City West members indicated that many resident concerns and recommendations are valid and could change the wording in some Master Agreement provisions. The board may vote on the agreement at Tuesday's open meeting at 9 a.m. in the Lecture Hall.

It would then be the responsibility of the association governing board to accept or reject the agreement at its May 28 meeting.

Advisory Board President Cass Ruhlman and Treasurer Daryl Milius outlined agreement highlights and described the vast amount of work that went into its revision.

They said the Advisory Board and Del Webb had to ensure that the agreement is a legal and proper document and effectively transfers governing control of the association from Webb to the residents.

Milius said the amended Master Agreement

"went through eight drafts, lots of time and discussion and we had to change Chuck Roach's mind several times along the way."

The transfer of power will occur Jan. 1, when the Advisory Board becomes the Governing Board. Webb will retain one seat on the board at that time.

"That will still allow Webb to successfully market homes in Sun City West to the agreement and satisfaction of both parties," Milius said.

Other agreement highlights:

- Sun City West cannot be expanded beyond the geographic boundaries shown in Webb's latest expansion area map. Without resident approval, Webb is barred from adding land outside the 367 state-owned acres it will bid on at a June 30 public auction.

- The number of homes in the total expanded Sun City West cannot exceed 17,340.

- Existing rec facility renovations are to be completed by March 31, 1993, the new recreation center by March 31, 1994, and Webb is required to commit a minimum of \$6 million to these facilities.

- The expansion area golf course should be completed and conveyed to the association on or before March 31, 1994, after Webb has committed a minimum of \$6.5 million for its construction.

- If Webb adds the state-owned land to the expansion area, the company may increase its amenities sum to \$14.6 million with the possibility of adding another nine-hole golf course. A resident Friday urged Webb to make that an executive course.

- Webb is required to continue its subsidy payments to the association for 1991-92 and the 1992-93 fiscal years.

- Upon completion of the new rec center, Webb is required to pay the association the sum of the total number of unsold lots in the expansion area times 1.86 (the average number of residents living in each Sun City West home) times the \$110 annual membership fee paid by all members.

Milius said that could mean \$650,000 to \$700,000 in Webb payments to the association up front. "That will greatly ease our budgetary problems and will help in the consideration of adding a second golf course if the state land is included in the expansion area."

Webb will continue to pay an annual sum based on its unsold lots within 20 days of the anniversary date of the original transfer date.

- Upon completion and transfer of the new golf course to the association, Webb will subsidize the Golf Division for two years.

- In the event any disagreement should occur between the association and Webb, a provision requiring arbitration has been implemented. The elected Advisory Board will be signatory to the agreement.

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Proposal puts Advisory Board in charge of SCW Rec Centers

Proposed changes to the Recreation Centers of Sun City West, Inc. bylaws would make the resident-elected advisory board the governing board.

"Your facilities and the operation of the recreation association will officially become in the hands of the advisory board, the elected representatives of the community," says Chuck Roach, Del Webb Corporation vice president and Sun City West general manager.

If approved by community vote, the advisory board would become the governing board Jan. 1, 1993.

Several residents have criticized the governing board in the past, comprised of five Del Webb officials and four advisory board members, saying the board is a "rubber stamp" of approval for Del Webb.

Under the proposed changes, Del

Webb would retain one seat on the governing board with a veto over financial matters of the association and any matter that affects the company's ability to construct and market homes in Sun City West.

When the expanded Sun City West is 80 percent complete, Del Webb's veto over budgetary items would cease, but it would still maintain veto on matters affecting the company's ability to develop and market homes.

The boards have been working on bylaw changes since September and Mr. Roach expects a draft will be available for community comment by May 1.

Residents will vote on the changes later this year, but no date has been set.

Perhaps the most controversial area of the bylaws is deed enforcement, an area that has yet to be agreed upon, Mr. Roach says.

Del Webb originally established gave the recreation association the responsibility of enforcing deed restrictions.

Over the years, however, the Property Owners and Residents Association has investigated and arbitrated disputes. If a dispute could not be resolved, it was turned over to Del Webb.

"We strongly believe it's in the best interest of the community to re-establish the recreation association as the body that handles deed enforcement," Mr. Roach says.

"We believe it's important for your home values."

Recreation proposal slammed

Facilities debated in Sun City West

By Lori Baker
Staff writer

SUN CITY WEST — To make room for more bowling lanes and pool tables, five indoor shuffleboard courts will be eliminated in the R.H. Johnson Center, to the chagrin of shuffleboard enthusiasts.

That decision and plans for added recreational facilities and a golf course to accommodate new Sun City West residents were unveiled Tuesday at a public forum that drew more than 1,100 people.

About \$12.5 million worth of recreation facilities will be built to accommodate the expansion of Sun City West north of Deer Valley Road between 135th and 151st avenues. The expansion will add about 6,000 residents, bringing the community's population to 31,000. More details about Del Webb Corp.'s plans for expansion will be discussed at a 9:30 a.m. meeting April 7 in the Sundome Center for Performing Arts.

Jack O'Connor, chairman of the expansion committee of the Sun City West Recreation Center Advisory Board, said his panel tried to reach a compromise to accommodate bowlers, pool players and shuffleboard players. Five of the 10 indoor shuffleboard courts will remain.

If there is a need for more shuffleboard courts, O'Connor said, some may be built outside.

"This decision has been made and it is going to stick," O'Connor said. "We can't please everybody. We're trying to serve the majority of Recreation Center members."

Clifford Stewart, immediate past president of the shuffleboard court club, said players do not want any indoor courts moved outdoors because hot weather

See CENTER, Page 3

CENTER

would hinder summer play.

Some shuffleboard players said the indoor shuffleboard courts are what attracted them to Sun City West, and they cannot play golf or bowl because of arthritis and other disabilities.

Advisory board secretary Al Spanjer said the five indoor courts will serve 80 people daily, which he said would be sufficient. He said Sun City, which is larger than Sun City West, has 18 indoor courts, but they only accommodate 72 people daily.

Six bowling lanes will be added and six new pool tables will be installed in an expanded billiards area.

Other features

Additional renovations that are planned include a 1,171-square-foot addition for the silversmith work area; a 2,000-square-foot addition to the Sun City West Library on the Meeker Boulevard side; and a 1,720-square-foot addition to the rear of the Stardust Theatre.

The advisory board also has made some decisions regarding the use of the new recreation center.

There will be at least six rooms ranging from 1,400 to 2,200 square feet each for meetings and crafts; and the computer club and stained glass club will relocate from the Beardsley Park Recreation Center into the new building. The clay club will expand into the vacated computer space and the card clubs will take over the former stained glass space.

It also has been decided that there will be an indoor swimming pool, spa and physical fitness center in the new recreation center. But the shape and size of the pool are under negotiation. A pool measuring 80 by 80 feet with a depth of 3½ to 4½ feet was

**There would be
eight lakes, with the
largest being 2.5
acres, scaling down
to small ponds.**

recommended.

Other plans for the new recreation center that have not yet been approved include the size of the social hall, which will have a wood floor; and the number of lighted, above-ground tennis courts. Six courts were recommended. Relocating the Rhythm Tappers from the Stardust Theatre to the new facility is also being considered.

Plans for a new 18-hole championship golf course, construction of which is expected to start July 1, also were discussed at the meeting. The course will be on both sides of Deer Valley Drive, which will be the main route through the expansion area.

The course will be about 6,425

yards from the blue tees, and Par 4s will average in range of 325 to 360 yards. There will be four Par 3s, each ranging from 150 to 190 yards. Par 5s will range from 460 to 510 yards.

There would be eight lakes, with the largest being 2.5 acres, scaling down to small ponds. Pumps will be used on larger lakes to irrigate the course.

A county ordinance requires that effluent be used to irrigate the new golf course.

But because of concerns about effluent plugging the golf course's sprinkler systems, recreation center officials are requesting that effluent not be directly applied to the new golf course.

Instead, Webb has applied to the state Department of Water Resources for permission to allow effluent water — treated sewage — to percolate through the ground in large fields until it filters down to the aquifer. The amount of effluent that is "recharged" could be used as credit toward water being pumped from wells for the new course.

Board president addresses growth, recreation center

By Christine Wolfe
Special to Community

1-17-92

SUN CITY WEST — As new president of the Sun City West Recreation Centers Advisory Board, Cass Ruhlman said, he would like to put two issues to rest: the planned expansion by Del Webb Corp. north of Deer Valley Road, and the revision of bylaws that govern the board and recreation centers.

Ruhlman took over as president at Tuesday's meeting of the board, at which four new members were welcomed. Harry Spence, Daryl Milius and Dick Gray were elected in November to serve on the board. Pat Duros finishes out the one-year term of Ben Gray, who resigned Jan. 1.

Ruhlman's term begins during a year that could see the ties between Webb and the advisory board severed. He and other board members could become responsible for the entire operation of the recreation centers, budget and policies.

Does that scare him?

"We are a pretty capable board," Ruhlman said. "We don't all think alike, but we are responsible enough and can work together to get things done. We are all pretty level-headed."

Serving as officers with Ruhlman are Barbara Gerould as vice president, Al Spanjer as secretary and Daryl Milius as treasurer.

Several residents aired their concern about the issues Ruhlman would like to see resolved.

William Ashburn of Sun City West said he is worried that overcrowding will occur if Webb's expansion shares facilities with Sun City West residents.

"I am really concerned about this expansion," Ashburn said. "There are about 21,000 people here already, and the facilities are getting crowded."

Webb has closed escrow on 895 acres north of Deer Valley Drive enough for 2,400 homes — and

is negotiating to acquire an additional 130 acres for about 500 homes, said Chuck Roach, general manager of Webb's Sun City West.

To accommodate the additional residents, Webb has agreed to build a new recreation center that will have a swimming pool and therapy spa, a social hall, six multipurpose rooms and a parking lot. There also will be an 18-hole miniature golf course.

Also, Webb will build an 18-hole championship golf course. In addition, Webb will add eight lanes to the R.H. Johnson bowling center, and add storage and dressing room space at the Stardust Theater.

Resident committees are helping Webb plan the new facilities.

The rewriting of the bylaws was another issue members of the audience touched on. Milius reported that the board was ready to send back to Webb a set of revised bylaws so that further changes can be made. Although the final review is months away, Ruhlman said he will be happy when the new bylaws are in place.

"I just want to see the matter settled," Ruhlman said. "Unfortunately, I don't know if this or the expansion matter can just be settled. It's just not that simple of an issue."

Golf committee Chairman Bill McCutcheon reported that kids' week Dec. 27-30 was a success. More than 120 children took advantage of free golf lessons during that time, and 88 participated in the mini-golf sessions at the Beardsley and R.H. Johnson golf facilities, he said.

In addition, McCutcheon reported that the committee is looking into the computerization of tee times at the Sun City West golf courses. He said only one program has been investigated, but two others will be looked at to find the one most suitable for the recreation centers facilities.

Rec board reduces SC green fees

3-23-90

By JACQUE PAPPAS
Daily News-Sun staff

SUN CITY — The Recreation Centers of Sun City voted Thursday to slice golf fees about 8 percent, over objections from some who said the move would put the centers in a financial sand trap.

The board also voted to prohibit guests from participating in local bowling leagues and to keep bowling fees at the present rate.

Directors voted 4-3, with one abstention, to use the lower golf fees for a one-year trial period.

As of May 1, golfers will be teeing off to reduced fees on annual prepaid permits. Annual golf car fees and winter guest passes also will cost less.

Board members who supported the measure said reducing the golf fees would encourage more people to buy annual prepaid permits.

"I hope this will generate more interest in golf. I think we should try ideas like this and give it a chance. It's just an experiment," director Carl Anderson said. "We hope to get more golfers playing golf. If after a year it doesn't work then we are going to try something else."

Anderson voted for the measure, along with Jo Ann Cooper, Helen White and Norm Schuette.

Directors Donald Rees, Ray Danford and James Hawks voted against the measure, while board President Bruce Norris did not vote. Board

Treasurer Phil Spalding abstained.

Annual prepaid permits for all courses were reduced to \$595 from \$650, annual prepaid permits for two courses are now \$560 from \$610, annual prepaid permits for three executive courses are \$480 from \$530, annual golf car fees are \$125 from \$150 and a winter guest pass for six rounds will be \$75.

But directors who voted against the measure said it will take 300 new golfers to compensate for the loss the division would suffer from the fee reduction.

"It's not likely that we will get the 300 people needed to break even. The money to subsidize golf will come in from increased rec center membership dues. I would suspect dues would raise about 25 to 30 percent with this," Danford said. "I don't think it's right for the members at large to pay for someone else's pleasures. The majority of the board represents the golf community."

Under the approved reduction, golfers who buy full annual permits and play twice a week would pay about \$6 per round, Danford said.

Although he abstained from voting on the measure, Spalding agreed, saying the golf division could lose \$100,000 by reducing the fees now in place.

Since 1981, the number of prepaid annual permits has decreased, Hawks said.

"The assumption is that it See Rec board, A5

—From A1

costs too much. But I think something other than price is entering the picture," Hawks said. "The price is not going to have the impact that we would like it to have."

Norris, who does not vote unless there is a tie or a unanimous measure, said he would have supported the golf fee reduction.

"We do not know what we would gain and if it does not work than the fees in about a year could be higher than what they are now. We are taking a risk," Norris said.

In other business, the board voted 5-3 to prohibit guests from playing in bowling leagues because it is a form of open play for non-residents.

White said she took a poll of bowlers and found that the majority wanted to limit league participation to recreation center members.

"Not having all Sun City residents in the league is in conflict of the Articles of Incorporation," White said.

But some directors said the articles are subject to interpretation.

"I think it's a mistake to approve this motion. A number of churches and country clubs have leagues and they both have people outside of Sun City," Rees said. "These people help fill out the leagues. I think the leagues were a friendly gesture that helped the centers."

Directors White, Schuette, Spalding, Cooper and Anderson supported the measure while directors Rees, Danford and Hawks opposed it.

The board unanimously voted to reject the budget and finance committee's recommendation to increase bowling fees by about 10 percent.

White proposed the motion to keep fees at \$1 for members and \$1.25 for guests.

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JANUARY 20, 1990

SCW charts transition outline

By JENNIFER ARP
Daily News-Sun staff

SUN CITY WEST — Recreation centers officials have formally set a course for the management transition that will put residents in charge of \$40 million in facilities by a January 1994 deadline.

In a joint meeting Thursday afternoon, the residents advisory board and the governing board of directors endorsed a four-year master plan outlining the steps necessary to bring about the management transition.

"We're on our way," advisory board president Thomas Cunningham said after the meeting.

The master plan, drafted by recreation centers manager Steve O'Donnell, will guide the existing management team of three Del Webb Corp. executives and nine resident advisors along the path to the transition. Del Webb Communities Inc. is the developer of Sun City West.

"It's just a start," Cunningham said of the 37-page document. "It's not something you can cast in concrete without ever looking at it and revising it."

Ken Parker, a Webb vice president who serves as president of the governing board, agreed the master plan is a good starting point.

"As with all master plans, it doesn't mean it won't be adjusted," Parker said. "But at least all the areas of concern are identified."

Parker said his biggest concern as the transition unfolds is the planned gradual shift of management responsibilities to the residents "so they will feel comfortable with them."

Webb is slated to depart the retirement community when every parcel of property has been sold. An estimated 25,000 residents will inhabit the community at the development's See Transition, A3

Transition outlined

— From, A1
completion expected by 1994.

According to O'Donnell, formal endorsement of the master plan means a copy soon will be placed in the R.H. Johnson Recreation Center Library, 19803 N. R.H. Johnson Blvd., for residents' review.

The endorsement also means resident advisers and Webb ex-

ecutives must begin taking actions outlined in a master plan transition timeline.

Topping the action list is the appointment by the advisory board of a transition committee. The panel, to be composed of advisory board members, will develop subcommittees to address specific aspects of the management switch.

A transition committee is to be named within the next several weeks. Cunningham said he intends to join the committee along with 1989 advisory board President Virginia Ritson.

Ritson said members of the transition committee should be well-versed on the workings of the recreation centers.

Webb vote looms

Rec center control will be decided

By CHRISTINE SELIGA
News-Sun staff

SUN CITY WEST — On Dec. 6 voting members of the Sun City West Recreation Centers Association will decide whether to retain DelWebb Communities Inc. as recreation centers manager.

The voting will be conducted through a mail-in ballot. Steve O'Donnell, assistant manager of the recreation centers said the last ballots for those eligible to vote were mailed out to association members Saturday. Voting members must return the ballots by Dec. 6 and any ballots postmarked after midnight Dec. 6 will not be counted.

O'Donnell said with a mail-in ballot, personal contact is made with each association member.

"All the people have to do is vote yes or no and put them in the envelope," he said.

There are two votes per residential unit so each ballot package will include two ballots, instructions, proxy forms and a stamped return envelope.

People can proxy their vote. A proxy vote must be notarized, filed with the mail-in ballots and identify the name and recreation center membership card number of the person being given the proxy vote.

Owners of residential homes may proxy their votes to Sun City West residents. Owners of apartment complexes may proxy their votes to Sun City West residents and tenants residing in their apartment complexes.

All unopened mail-in ballots will be put in sealed election boxes once they are received. The Bridge Council will tabulate the votes, O'Donnell said, and results tentatively are scheduled to be announced Dec. 9.

The vote is required by the bylaws of the association and the master agreement between Del Webb Corp. and the association.

Webb Corp. is the developer of Sun City West and still maintains control of the recreation centers in the unincorporated community. If the association votes to dismiss Webb, the developer's control will end 60 days after the vote. At that time the governing board would resign and the advisory board would take its place.

Webb's subsidy to the recreation centers would end. Webb also would have to pay one
See Ballots, A4

Ballots due Dec. 6

—From A1
homeowner fee each year for each residential subdivided lot it still owns and would get one association vote per lot.

Last Tuesday, the Recreation Centers Advisory Board voted to recommend keeping Webb as the manager of the recreation centers.

Jesse Hall, advisory board member in charge of public relations, said this morning the board voted to support Webb because Webb has done a good job of managing the recreation centers.

He said losing Webb would mean losing approximately \$500,000 in the annual subsidy Webb gives the recreation centers. This would come at a time when the third recreation center, the Kuentz Recreation Center, and the seventh golf course, Trail Ridge, are still being built.

"If Webb is allowed to leave then there's no subsidy and there's going to be a lot of extra cost," Hall said.

Hall said he has talked to residents and they have all said they would vote to retain Webb.

"I think there will be very few people who will vote not to retain Webb," he said.

Anyone who has questions about the vote can call the recreation centers administration office at 584-2050 or 584-2052.

Golf links may open to public

By Brent Whiting
The Arizona Republic

For the first time in Sun City West's 21 years, its seven golf courses and a bowling alley may be opened to use by the general public.

The Recreation Centers of Sun City West, which operates the facilities, is considering the move to meet a projected \$150,000 budget shortfall.

"We are faced with the choice of raising member fees or opening up to outside play during off hours," said John Orr, vice president of the nine-member Recreation Centers Board and chairman of the golf committee.

In Sun City, the Recreation Centers of Sun City, when faced with the same dilemma in 1992, opted for outside play by non-residents during limited hours to raise money.

Orr said Tuesday that the Sun City West board will meet at 8 a.m. Thursday and decide whether to embark on a formal study into the possibility of outside play.

The meeting will be in the Lecture Hall, 19803 R. H.

Johnson Blvd. If the go-ahead is given, a final decision would be expected in about a month.

In Sun City West, residents may pay \$725 a year for golf

course membership and a surcharge of \$5 a round or they can forgo membership and pay \$25 a round.

The guest fee is \$40 a round during the prime season of Jan. 1 through March 31. The expected fee for outside use may be as much as \$45 for 18 holes.

Members will always have priority, but non-residents would be allowed to fill open tee times on weekends, the off time for usage, Orr said.

Greens fees at many Valley golf courses range from \$50 to \$150, so use of the seven

courses in Sun City West would be at a bargain rate, he said.

For bowling, residents pay \$1.55 a line at the 30-lane Sport Pavilion, 19883 R.H. Johnson Blvd., while guests pay \$2.05. The possible fee for non-residents has yet to be decided, Orr said.

He said board members are asking for input from members on whether outside play should be allowed.

Reach the reporter at
brent.whiting@arizonarepublic.com
or (602) 444-6925.