A vibrant sunset over a body of water, with palm trees silhouetted against the orange and red sky. The scene is reflected in the calm water below.

**The Best of Sun City AZ**  
**2013 | 2014**

**SUN CITY**<sup>TM</sup>  
ARIZONA



DEL E. WEBB CONSTRUCTION CO.	
Job No. 3442	Date Started 7/22/59
Job Name Retirement Community	
Location Marinette, Arizona	
Date of Photo 10/5/59	No.

The corner of 107th and Grand Avenue is perhaps the most famous cross street in all of Sun City AZ; it's where it all began. Maybe even more compelling a story is how quickly the community sprang up from virtually nothing. Pictured above is a date stamped aerial taken on October 5, 1959 and clearly, there was little there other than some preliminary grading on the North Golf Course. The photo below was taken on January 3, 1960 and what a difference three months make. The vision of a "new way of life" was merely a concept until the Del E Webb Development Corporation (DEVCO) began building this remarkable community in the "middle of nowhere."



DEL E. WEBB CONSTRUCTION CO.	
Job No. 3442	Date Started 7/22/59
Job Name Sun City	
Location Marinette, Arizona	
Date of Photo 1/3/60	No. 7

# Welcome to the Best of Sun City AZ

Welcome to the first edition of what we are calling “The Best of Sun City” - an RCSC Yearbook. Whether we produce more will depend almost entirely on how you like it. Our goal is simple: To tell you what we have accomplished this year, what we are doing next year and how the community works - a Sun City AZ tutorial.

Congratulations! The fact you have chosen to live in Sun City speaks volumes about what kind of person you are. For those considering Sun City AZ, look closely, do your comparisons and most likely, you too will want to buy into this wonderful community. More information can be found at our new marketing website ([www.suncityaz.us](http://www.suncityaz.us)).

Of course the question almost immediately becomes: What kind of person am I or, if I don't live here yet, why should I? Easy answers. People who buy in Sun City AZ love value; getting the most for their money. They love a community with values; where ownership goes beyond owning their home by participating in a process of self-governance. Perhaps best of all, it is a setting where one has the freedom to do what they want, when they want and if they want.



RCSC has been the glue that has held the community together for over 50 years. Shortly after the Del E Webb Development Corporation (DEVCO) began selling homes in 1960, community leaders helped shape Sun City's direction. When DEVCO built out in 1978, we began a process of total self-reliance that often is the envy of the nation - and the world.

Over the years, literally thousands of Sun City AZ residents have run this community. It's not always been easy, but it's always worked. Differing opinions, questions of how much to charge, what to do and when to do it often brought out some strong disagreements. In the end, common sense prevailed and Sun City AZ has evolved in ways most people love.

We look at it as a work in progress. We understand there are and always will be forces outside our white walls that will impact us. Our challenge is to meet the needs of those living in Sun City AZ while still keeping an eye on the future and managing the external changes happening around us.

It's no small task, but the one given in Sun City AZ is that our residents have always risen to the challenge. There's never been a problem or task too big to deal with. Therein defines the kind of people who choose Sun City AZ; those who love a community where they can serve a purpose and give back their time, talent and expertise.

Make no mistake - Sun City AZ is so much more. Rather than telling you about what those things are, use this “yearbook” as a tool to visually grasp just how good a place Sun City AZ is to live. We strongly believe the adage “a picture is worth a thousand words” and within this magazine we will show you rather than tell you.

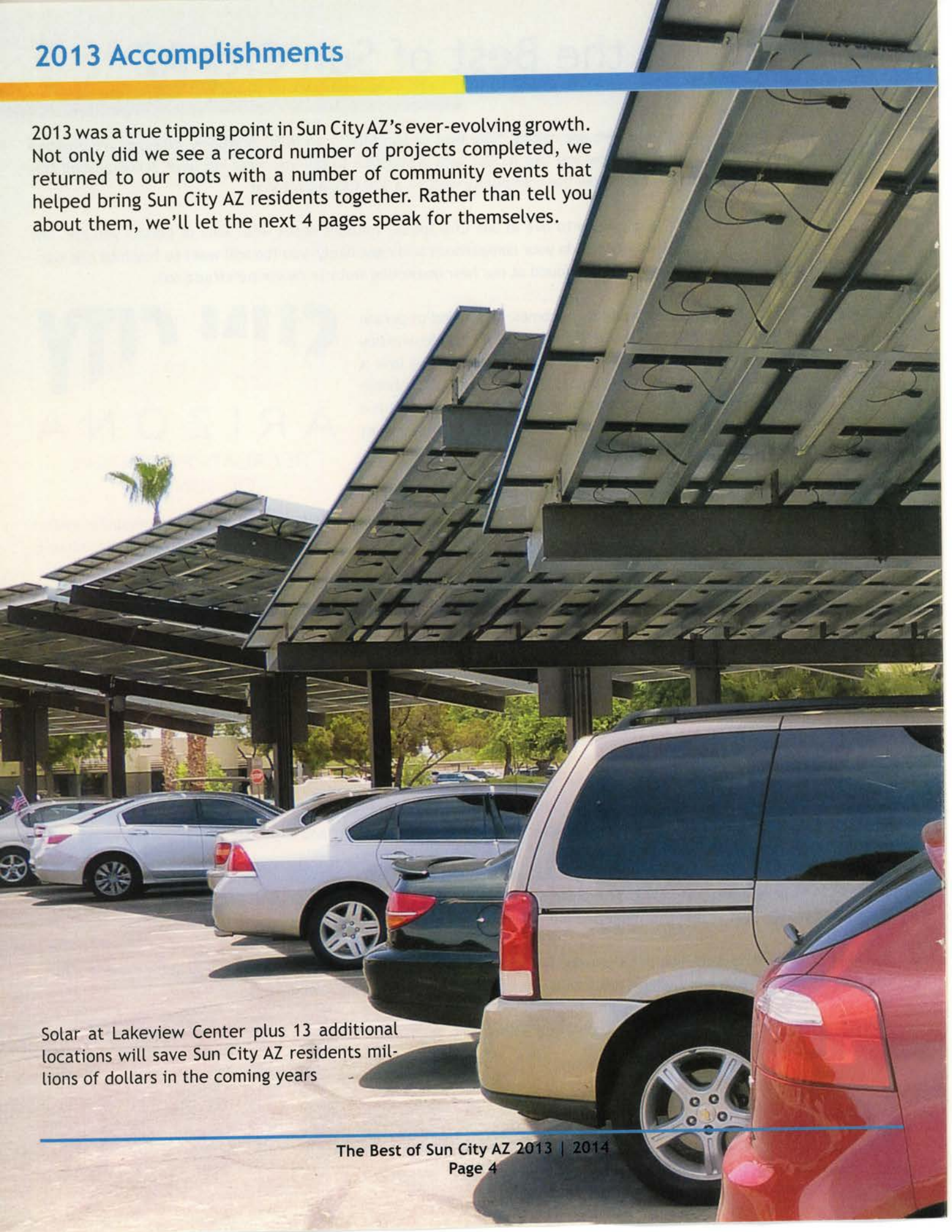
Our goal at RCSC is to help you get the most for your money. Let us know if you like what you see on these pages, whether this should become a yearly effort and what we can do to better serve you.

Thank you from the RCSC Board of Directors 2013-2014.

## 2013 Accomplishments

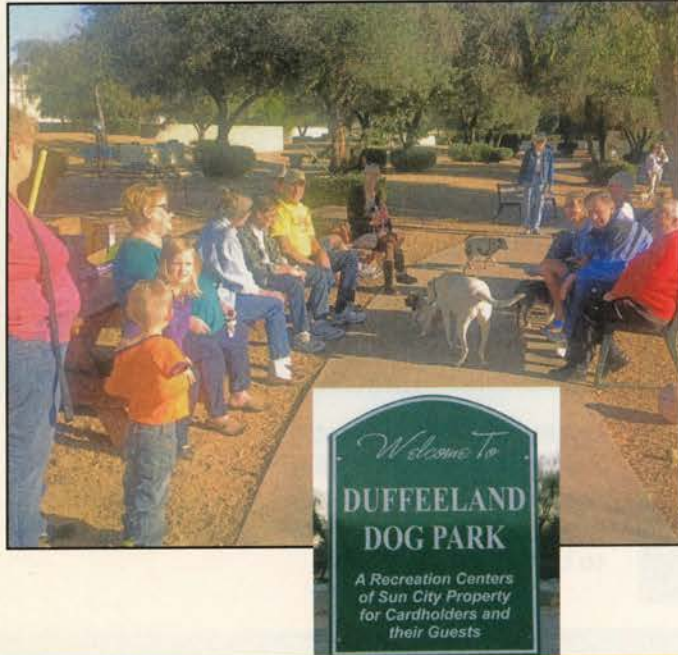
2013 was a true tipping point in Sun City AZ's ever-evolving growth. Not only did we see a record number of projects completed, we returned to our roots with a number of community events that helped bring Sun City AZ residents together. Rather than tell you about them, we'll let the next 4 pages speak for themselves.

Solar at Lakeview Center plus 13 additional locations will save Sun City AZ residents millions of dollars in the coming years



### Viewpoint Lake/ADWR Agreement

For years there has been an on-going problem with Viewpoint Lake; it has been leaking water back into the aquifer. In 2013 the issue was partially resolved when the RCSC management staff developed an aggressive water conservation plan. The Arizona Department of Water Resources (ADWR) agreed with us - which is great news for everyone.

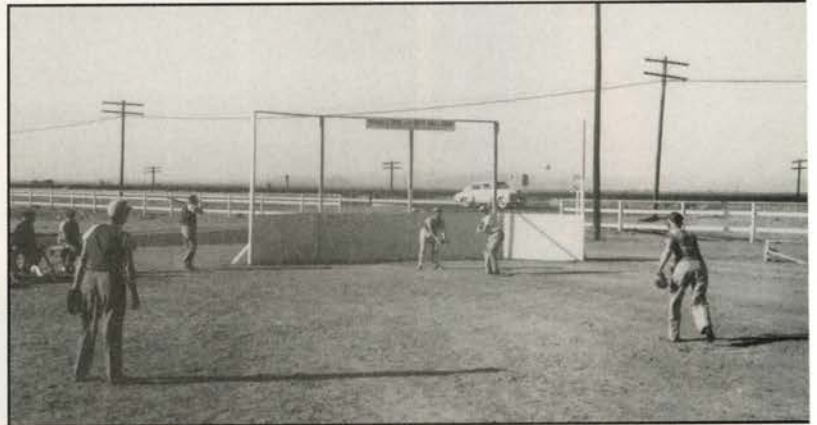
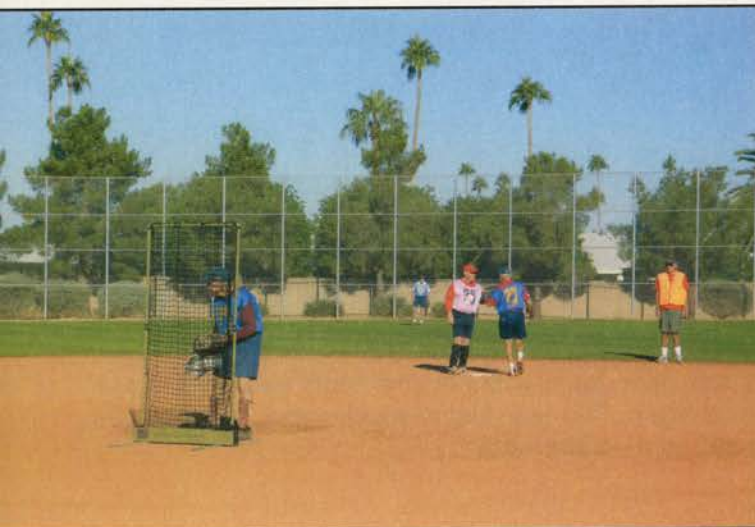


### Duffeeland Dog Park

The purchase of Duffeeland Dog Park by RCSC has been a wonderful, yet challenging, addition to our long list of amenities. It remains at this time a work in progress, but with over 5,000 dog visits in October 2013, it is clear that a dog park is a much-needed facility in our community.

### Sun Bowl Ballfield Renovation

Baseball and softball have been a part of Sun City AZ since the beginning. In 2013, the Board used PIF funds to rebuild the field behind the Sun Bowl and the players have all commented how much more fun it is not to be running up or downhill after a ball.





### Bell Metal and Woodshops Expansion

In 2013, Bell Metal and Bell Woodshops finally got the additional space they have been requesting - 2,400 square feet to be exact. It is a welcome addition and if you haven't stopped in to see them, please do so. They both have interesting items for sale and once you see it, you may well want to join them.



### Lakeview Paddleboats

Paddleboats were added to Viewpoint Lake amidst rave reviews. RCSC cardholders and their guests have all been delighted with this latest addition to our amenity package



### Exterior Paint at Bell, Sundial, Riverview Golf

New paint jobs were undertaken at most facilities (including Bell and Sundial Centers and Riverview Golf Pro Shop shown here) and once again positive comments were heard over and over again. The new color schemes give Sun City AZ a fresh and more modern look.



## Events of 2013

Events have always played an important role in the Sun City AZ lifestyle. John Meeker understood that to build a sense of community, you had to bring people together. Those early years, when Sun City AZ was struggling to establish its sense of identity, he was a master of event planning. From the watermelon wing-ding, grape festivals and the sunrise Easter services to the wildly popular Sun Bowl concert series, Sun City AZ living was a constant gathering of friends and neighbors.



In 2013, Sun City AZ returned to its roots. We began a migration back to a time when coming together was critical to creating that sense of community. It all started with the Annual Membership Meeting in January and continued with an endless stream of opportunities to be a part of something special...a lifestyle built around community. Perhaps best of all was the return of town hall style meetings to engage residents in discussions of changes and improvements under consideration.

Dancing with the Sun City Stars, Del Webb Days, Ring That Bell on the 4th of July, Sun City's Got Talent and the Holiday Celebration were just a few of the events. And, the free Sun Bowl shows drew record crowds, while indoor concert series ticket sales for shows at Sundial were brisk and well worth the price of admission.



Here are just a few pictures from some of the events that made 2013 a year to remember.



## 2014 Projects

Not to be outdone by last year's successes, the Long Range Planning Committee in conjunction with the RCSC Board of Directors and management have put together an aggressive plan of action. 2014 will bring forth several major projects that will yet again change the face of Sun City AZ and keep it looking like a community on the grow. We have taken the liberty of using some historical photos from the Del Webb Sun Cities Museum to help tell the story.



### Oakmont Pool

The date was January 1, 1960 and while the five model homes were overrun by potential buyers, the real star power came from the newly built recreation center. On opening day (and for years to come) it was

called Community Center. Today we know it as Oakmont Recreation Center. To get to the model homes, stopping at the Community Center first was a must. In preparation of building Sun City AZ, the researchers said, "if you want to have any chance to succeed, you must have the amenities in place before you sell a home." Showcasing the Community Center as the hub of activity was key to the first year home sales.

Oakmont is clearly the smallest, without question the oldest and yet for those living near it, a place they call home. The Center has played a vital role in the community from the very beginning and any worries over its future should be dispelled this summer when we begin a significant pool rebuild. As seen in the pictures, the Community Center/Oakmont pool has always been a favorite hangout, especially on hot summer days. The remodeled pool will add a new dimension as home to the recently formed water volleyball club. There is nowhere else in Sun City AZ with as much history (other than the Del Webb Sun Cities Museum which sits right next door). While the RCSC always has an eye to the future preserving the past is important and that's why we are so excited about this upcoming project.

### North Golf Course Renovation

If one looks closely at the photo on page 2, you will notice the only thing started was the front side of the North Golf Course. Del Webb loved golf and was adamant Sun City AZ would have ample courses so residents would never have to wait. By opening day, the front 9 holes and pro shop were in place so visitors could get a good look at what the future could hold if they bought a place in Sun City AZ. The course was pretty barren, there were no bathrooms and the story goes that certain homes would leave their doors open and players in need could use them.



The reality is, things age. North Course has had as much or more play than any in the community and constant water line breaks were costing us a lot of money. Adding to the dilemma was water distribution wasn't well thought out in those early years - some areas on the course getting too much, while others got too little - or worse yet - none at all. Rather than just doing Band-Aid fixes the Board elected to take the oldest course in Sun City AZ and update it in its entirety.

The remodel began the first of December 2013 with a target date to reopen for the 2015 playing season. While we all hate to lose an amenity for an entire year, this rebuild on the North Course will serve all of Sun City AZ well for the next 50 years. Stay tuned as RCSC releases periodic updates as this project unfolds.







### Marinette Center Renovation

Many living in the southern portion of Sun City AZ may never have visited Marinette. The truth is, without the aggressive actions of those living in Phase 3 in the late 70s, this was almost the center that never was. John Meeker had well over-spent his building budget on the massive Bell Center and while DEVCO had advertised building a seventh center that would be in Phase 3, they decided against it. Residents revolted and threatened a lawsuit. Meeker saw the error of his ways and threw up a small center to resolve the problem.

Over the years, RCSC has added to the Center and made it more user-friendly, but it still never was all it could be. In 2011/2012, the Long Range Planning Committee agreed the number one priority was to undertake a major renovation. The Board agreed and Marinette will soon get a much needed \$4 million face-lift. The primary components will be a doubling of the exercise area (more than 4,000 square feet) and having 20 pickleball courts to address the growing popularity of the sport; eight of them will be covered to get players out of the sun. In addition, the indoor spa will be moved outside, the building will get a more modern look, horseshoe courts will be added for the newly formed horseshoe club and a paved walking track will circle the perimeter.

The RCSC is excited about residents in Phase 3 finally getting the center originally promised by DEVCO. And of course the real beauty is residents from across Sun City AZ can use any of the Centers, and we know with the popularity of pickleball they will be using it. Again, this is a project we will share with the community as it progresses.



### Bell Tennis Center

When the Bell Recreation Center opened in April of 1976, included were seven tennis courts that caught the interest of residents and potential buyers looking for a modern tennis facility. The sport was popular across the USA and for many coming from cold-weather climates, they played primarily indoors. The idea of playing year-round and enjoying the sunshine on quality courts was a real asset. Over the years, Bell has been the primary location (though there are other courts people love) for tennis aficionados, in part because of its size.

The courts have aged, one court has been added and there have been numerous patch jobs and partial overlays to keep the surface playable. The Long Range Planning Committee looked at the loss of two tennis courts at Marinette (to pickleball) and the fact the courts at Bell needed work and recommended the Board consider a major renovation of the tennis courts at Bell. Their recommendation was whole-heartedly agreed upon and renovations will start this spring.



This million dollar rebuild (coming from the PIF), should take four to six months. Walls will be bumped out, courts will be ripped out and the project will literally start from scratch. New lighting, great playing surfaces and 10 courts total will provide Sun City tennis lovers and potential buyers a warm and welcoming venue for both league and drop-in players alike. Look for updates as this project unfolds.

## Electronic Message Signs

Sun City AZ signage has a long and storied history. The challenge was to create a level of interest across the country and from the very beginning, DEVCO used all kinds of signs to capture visitors' imaginations. Our problems today are simple: we have so many things to do and as seniors we sometimes tend to forget. In 2013, the Board moved in a direction to help us remember what is happening and where. The new electronic message board at Sundial is up and if well received, we will move to add them across Sun City AZ. We think the new look will be inviting and informational, but we'd love to hear your thoughts on them.



Opening day visitors to Sun City AZ were greeted by a frozen feature when temperatures dipped into the upper 20s.

## Events and Entertainment

We know John Meeker progressively increased home sales in Sun City AZ from 1965 until build out in 1978 and we know he did it in part with wildly successful community events. In 2013, events became a more integral part of the Sun City AZ way of life. Rather than resting on our laurels, we will be stepping up our activities calendar and doing even more in 2014. This short piece from Theresa Cirino, Director of Member Services, says it all: "There will be 20 concerts, eight RCSC sponsored events, 16 Farmers Markets, 27 day tours and 18 overnight tours in the first six months of the year." Impressive to say the least and exactly what our residents love about their community. And what better way to show and tell exactly what, when and where it will be happening than on the brilliant new electronic marquees outside of Sundial Auditorium (and hopefully all across the community soon).



The Recreation Centers of Sun City, Inc. (RCSC) has been around (in one name or another) since April of 1960. While the Del E Webb Development Corporation (DEVCO) was wonderfully paternalistic from 1965 through build out in 1978, the first five years was more of a “hands-off” approach by the Company. That changed when John Meeker took the reins and DEVCO employees worked closely with both the Sun City Civic Association and Town Hall Association to build a more cohesive community. In 1968, the two groups consolidated and became the Sun City Community Association. In 1972 that group officially became the Recreation Centers of Sun City, Inc.

Regardless of the name changes, the goal was for the community to come together and take ownership. Meeker knew one day DEVCO would be gone and Sun City’s ultimate success would depend on those living here assuming responsibility. The very foundation of the community was built on residents taking charge and overseeing the management of the RCSC. Some 50 plus years later, that has not changed.

It was no small task. DEVCO had developed a community rich with amenities and they had paid for them by adding a small amount to every house they built. When they sold them back to us (\$10 and a cup of coffee), it looked like a truly generous offer. The reality was they had no interest in running golf courses or Recreation Centers, so it was a win/win situation. They got out from under them and the RCSC owned properties that were worth a lot of money and were the essence of the new way of life that made Sun City such an attractive value.

To this day, RCSC is the single most important organization in the community. On pages 11 and 12 you will see other groups that are vital to Sun City’s success. When you consider the scope of items the RCSC deals with, one quickly begins to grasp the enormity of running an amenity package worth well in excess of \$100 million dollars. While there is oversight by a volunteer board and volunteer committees, the day-to-day operations are performed by some 340 RCSC employees (nearly 65% of whom live within the community).



*Uniforms for all RCSC employees were issued in 2013.*

With an annual operating budget of nearly \$20 million, the challenges of addressing the needs, wants and expectations of 40,000 plus residents is no small task. There are currently 126 chartered clubs, a dozen committees and recreation centers and golf courses that are open 7 days a week; one quickly begins to understand how challenging a job it is. It truly is a community effort to keep it all running. Without volunteers, it shuts down; without paid staff and management, it is impossible to keep it all going. It truly is a concert of combined energies that makes Sun City AZ so special.

Virtually every age restricted community has some sort of lot assessment or recreation fee. On page 21 you will find a comparison chart of other popular Sun City locations. Once you begin to compare the cost of living in other Sun Cities around the country, it’s easy to see why the original is such a great value. Led by General Manager Jan Ek, we have been able to contain costs while still adding value by enhancing our amenities. There are yearly increases, but the board works hard to keep them consistent with the cost of inflation (and sometimes less). In 2014, the yearly fee will increase .50 cents a month; raising it to \$456 per property.

Like all organizations in Sun City AZ, the RCSC is looking for volunteers. Whether serving on committees, becoming part of the club structure or even running for the board, we are a community where taking ownership is part of Sun City’s legacy. We encourage residents to explore what level they want to be involved and are hopeful this Yearbook will help you sort out where and what you can do to keep Sun City AZ a great place to live.

# How Sun City Works - or the Organizations that Make it Happen

For most people moving to Sun City AZ, they find themselves wondering how the community works. There is no mayor, no city council, and in fact, find it is unlike anywhere they have ever lived. "Unique" is the best singular descriptor.

Someone once wrote Sun City AZ has a "horizontal organizational table." He further went on to explain virtually all of us come from vertical structures where top down is just the way it is. Sun City AZ was built on a concept of self-governance and located in an unincorporated plot of land in Maricopa County. We aren't a city and we literally run ourselves.

Odd as that may sound, we have done very nicely for over 50 years. On page 11, we see the RCSC is the glue that holds the community together. Here you will find 8 other organizations that act in concert to preserve both the value and values of Sun City AZ. There are dozens more within our walls but lack of space prevents us from listing them.

To find out what makes Sun City AZ so unique, visit our marketing website at [www.suncityaz.us](http://www.suncityaz.us).

## Sunshine Service

Perhaps no other organization embodies the true spirit of the Sun City way of life. Sunshine Service began in the early 60s and their original role to help Sun City residents with financial assistance. Their role in the community changed when it became apparent there was a more important niche to fill and in doing so, has become one of the most vital and stable organizations in Sun City. The building at 9980 Santa Fe Drive contains a massive inventory of medical equipment and necessities for those having visitors. Daybeds, high chairs, child seats and the like have supplemented the ever present need for wheel chairs, walkers, hospital beds and a dozen other items for those medical issues. What makes it all so remarkable is there is no charge, only a requirement you be a Sun City resident. Donations are appreciated and accepted.



## Sun City Community Assistance Network

The Sun City Community Assistance Network is yet another in the long line of incredible organizations formed by residents who understood the importance of reaching out to those who needed help. While their list of services provided is long, one of their primary roles comes during the tax season. They do free tax preparation for Sun City seniors and while doing so, they also are able to help them find services and programs available to help reduce their cost of living. The benefits check-up has helped countless seniors, and SCCAN's efforts have assisted all too many who would have otherwise been left in harm's way. For more information, visit their website at [suncitycan.org](http://suncitycan.org).



## Sun City Foundation

Founded in 1986, this organization was formed with an eye to the future. The directors understood the challenges they would face in coming years as the community aged. The primary function of the Sun City Foundation is to assist residents who have outlived their resources and need a hand paying their lot assessment fees. In the recent past, the Foundation has also tried to provide some limited transportation assistance. As we are moving forward, we are enhancing our role as a 501(c)3 by accepting donations to be used on targeted projects by residents who love the community and want to name us in their will or add the Foundation to their estate planning. For more information, visit the Foundation website at [www.suncityfoundation.org](http://www.suncityfoundation.org).



## Sun City Prides

Their name perfectly fits their mission, and this hardy group of volunteers has been doing a yeoman's job keeping Sun City spotless for years. The one comment heard most often around Sun City is how good the community looks. Visitors and residents alike are quickly taken in by the wonderful work done by the Prides. Volunteers are assigned small sections to care for on the highly traveled roadways and this groups almost invisible efforts are always appreciated by those of us living here. Like all groups, the Prides are looking for volunteers and if you are too busy, donations are appreciated as well.



## Sun City Sheriff's Posse

Sun City is patrolled by the Maricopa County Sheriff's Department. There is no "city" police force, and the county does a great job protecting the community; our low crime rates show it. Years ago those living here felt it would be a good idea to have a local presence and, working in concert with Maricopa County, the POSSE was formed. They assist the Sheriff whenever needed and provide valuable services to Sun City AZ residents on several levels. Perhaps none more obvious is the vacation watch they perform when residents leave town for an extended period. The volunteers stop by these homes and the mere fact they are in Sheriff's cars and uniform often acts as a deterrent. Those interested in volunteering receive extensive training and are a true asset to the community.



## Sun City Visitors Center

This incredible organization began in the late 80s when a group of business-minded people saw a need to market Sun City. While that mission has never wavered, under the leadership of Paul Herrmann, the Visitor Center has morphed into so much more. Thousands of Sun City AZ residents, their guests and visitors to the community stop by the Visitor Center each year for information on things to do. Located directly across from the Maricopa Library at Bell Center, this small space is large on items that help people orient themselves to Sun City and the West Valley. Newly added this year is a really cool bus to take visitors around Sun City AZ and show them all the community has to offer. Like all these organizations, the Visitor Center is free standing and relies on donations to exist.



## Del Webb Sun Cities Webb Museum

Sun City's history is simply spectacular. This first of its kind active retirement, age restricted community was built in the middle of nowhere (at the time) from nothing other than a concept that experts said would fail. The experts were nearly right in that by the end of 1964, Sun City was on the ropes. John Meeker was brought in by Del Webb in 1965 and a most astounding



journey began that is still the envy and the model for communities around the country. That is exactly why every Sun City resident, their guests and visitors should stop by the Sun Cities Museum. The rich traditions and dramatic success story of this fabled community are wonderfully preserved in what was the first model home at 10801 Oakmont Drive. Winter hours are Monday, Wednesday and Friday 1 pm to 4 pm. You can visit their website at [delwebbsuncitiesmuseum.org](http://delwebbsuncitiesmuseum.org) for more information or to schedule a private tour.

## Sun City Home Owners Association

SCHOA is one of the oldest organizations in the community; they play a vital role in keeping Sun City AZ as special as it is. Enforcing the CC&Rs (covenants, conditions and restrictions) is their primary charge. While that may seem daunting, because our CC&Rs are so reasonable, it is a job they do well. Membership in SCHOA is voluntary, while with the CC&Rs is all home owners. to SCHOA are only and along with they also provide services including in SCHOA is compliance mandatory for Dues to belong \$20 per year enforcement, an array of vendor referrals. SCHOA also runs programs that help residents unable to afford to clean up properties and are always looking for volunteers to join them in that effort. Learn more about SCHOA at [www.suncityhoa.org](http://www.suncityhoa.org).



## Banner Boswell Hospital

We often talk about how unique Sun City AZ is and without question, the fact we have a hospital that is ranked as one of the "top 100 heart hospitals" in the country is merely icing on the cake. Funding came from the Boswell family and donations from residents who understood the importance of having a first-class medical facility close at hand. It opened in 1970 and has been a staple in the community ever since. Over the years, thousands of Sun City AZ residents have served as volunteers and to this day there are still hundreds of them helping keep costs down and the quality of service up. Banner Boswell Hospital is a remarkable addition that adds to the quality of life in our remarkable community.

## RCSC Chartered Clubs

Clubs are what many consider the backbone of the Sun City AZ way of life. From the community's earliest existence, clubs were formed by the residents to help bring people together. It is interesting to note with DEVCO's policy of non-involvement in the early 60s, attendance was spotty at best until John Meeker stepped in and blew life into them. The story goes, shortly after he arrived, he showed up at a scantily attended club function. The 10 members there were stunned when he had a drawing for the largest color television set he could buy. Like Sun Citians do, word spread fast and in the coming months, attendance blossomed. In his memoirs, Meeker reported that while continuing to have small give-a-ways, residents found something far better: camaraderie, friendship and like-minded people all engaged in making Sun City a great place to live.

Now, a half a century later, clubs are still Sun City AZ's lifeblood. With 126 chartered clubs (and many non-chartered) residents find them to be like a home away from home. One of the aspects of club life is how members take ownership. They elect their own officers each year and provide monitors where needed; they write their own rules and regulations and hold their own meetings. In 2012, the RCSC Board rewrote Board Policy 12, all with an eye to giving clubs more freedom to shape them in ways that worked better for the members. It was with an understanding that boomers were more willing to participate if they could structure the club to better fit their own needs and expectations.

Like all of Sun City AZ, clubs are also in an evolutionary process. Some fade off into extinction, and new ones are formed by residents who have common interests. To become a club, 25 members (or more), need to get together and begin the process with the clubs offices. Dedicated space is a touch more challenging and perhaps one of the largest hurdles facing the RCSC in the coming years. As always, we'll get through it, simply because that is what we do in Sun City AZ...find solutions to our own problems.

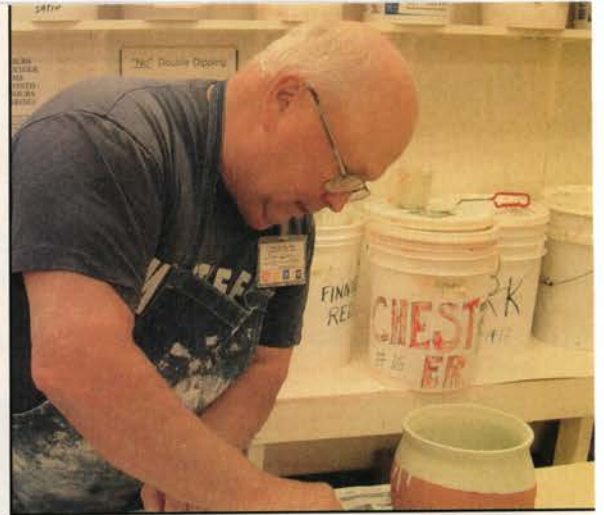
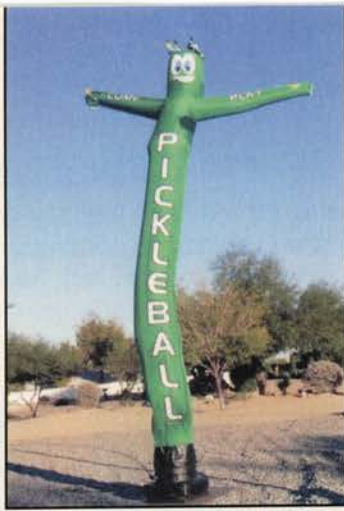
A full list of RCSC Chartered Clubs you may wish to join can be found at [www.sunaz.com](http://www.sunaz.com).

Shown here are just a handful of the clubs that currently exist in Sun City AZ.

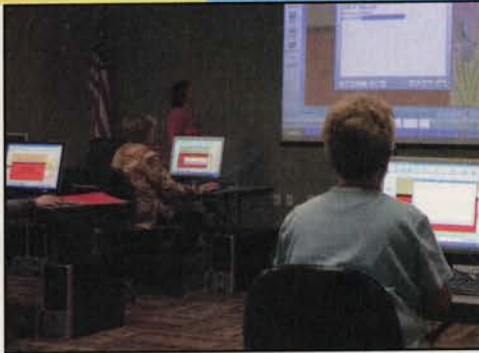


*Clubs run the gamut of interests, from sporting clubs that cause folks to sweat to the more cerebral that make one think. RCSC Club options are almost limitless. One of the joys of being a newcomer to Sun City AZ is exploring which ones are right for you.*





Weaving, pickleball or pottery - we've got you covered!



Dance clubs, musical groups, a dog club, and lifelong learning classes are just a few of the reasons buyers are flocking to Sun City AZ; and the cost to join is within almost anyone's budget.



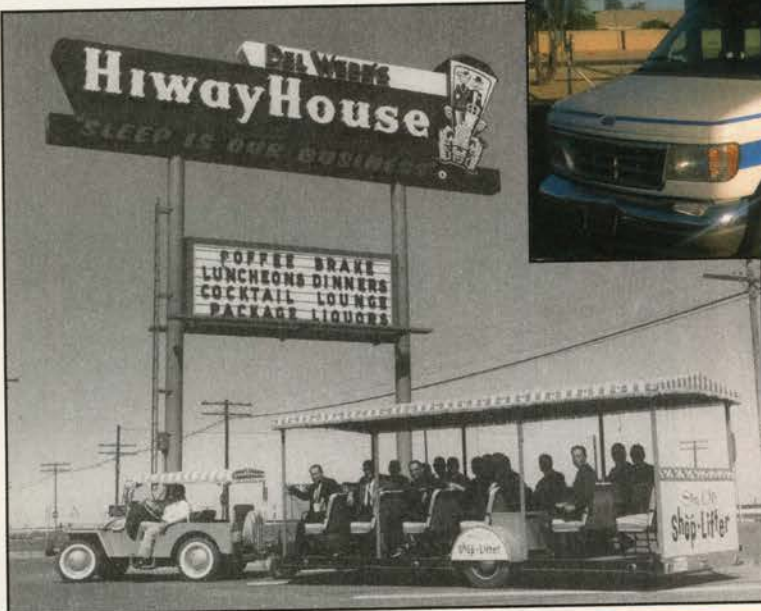
# Then and Now...

It's easy to get lost in Sun City AZ's history. Being carved from literally the middle of nothing and with no blueprint of how to build an age-restricted community, the story behind it is nothing short of captivating. There are plenty of options for garnering the history, so in this magazine, we felt a pictorial look back was every bit as engaging as long narratives and delightful stories. Better yet, we have elected on this page to use the duplicity of a then and now construct that allows for a sensory overload that is both fun and fascinating. The only real question is, are we better off now than we were then?



*Gas prices have changed over the years and so has the way newcomers tour Sun City AZ*

*From bicycles to backyard BBQs, the fun never stops in Sun City AZ*







Golf carts vs. street buggies



Palm trees to cell towers



Pick up Pepsi please!



Aloha from Sun City AZ!

Sunbeam or Starbucks?

One wall down turns a galley kitchen into wide-open entertaining space!



# Golf in Sun City AZ

Imagine living in a community where you can slip into your golf car and play a different course every day of the week. Imagine playing 36 holes every day, 7 days a week and paying less than \$1,500 per year. Imagine living on a golf course lot and having every foursome stop by for a cocktail, coffee or friendly greeting. Okay, so maybe we're getting carried away, but for many who have chosen Sun City AZ as their new home, golf is a way of life. The opportunity to play as much golf as they want at incredible prices is no stretch of the imagination...it is reality. And while stopping by for a cold one while playing any one of Sun City AZ's eight courses could happen, slow play would drive even teetotalers to drink.

What isn't far from the truth is that golf course living has always been one of Sun City AZ's best attractions. Every course has homes lining the tees, fairways and greens. Living large on the patio (except on those really hot summer days) and watching the passing groups has been, is and always will be a Sun City AZ mainstay for years to come. The courses are deed restricted to remain just that and the green space of golf courses outside a kitchen window makes for great viewing and a touch cooler temperature. It's no surprise the \$1,200 lot add-on during the DEVCO build-out has increased golf course home prices over the years (at one point a golf course home added as much as \$25,000 in value).

That being said, golf course living is nice but the real value of purchasing a home in Sun City AZ is more about the golf. Our courses were designed for seniors. While some of the really expensive courses with mountains, oceans and sand traps the size of Rhode Island are impressive, they aren't what most of us want to play on a daily basis. While it's not uncommon for Sun City AZ residents to venture out occasionally to some of the spectacular courses in Arizona, the reality is the vast majority of Sun City AZ golfers enjoy the variety and character that comes with the courses we have right here. And for some, playing one of the three private country club courses now and then is an added bonus.

## Sun City AZ Golf Course Statistics

Course	Acres	Par	Date Opened
North - Closed for renovation in 2014	154	72	January 1960 - 1st 9 August 1960 - 2nd 9
South	206	72	December 1962
Lakes West	142	72	October 1969
Lakes East **	60	60	September 1970
Riverview	145	72	November 1970
Willowbrook **	90	60	December 1973
Willowcreek	147	72	December 1973
Quail Run (9-Hole)	54	31	April 1979

\*\* Executive

To learn more about the golf lifestyle in Sun City AZ visit [www.suncitygolfing.com](http://www.suncitygolfing.com)

Golfers can now sign up for tee times by logging onto the RCSC Web Portal at [www.sunaz.com](http://www.sunaz.com)

## 2014 Sun City AZ Golf Fees

Annual resident golf card \$1,475 - Unlimited play  
Resident card with Surcharge \$755

Winter Fees - November 1 through April 30

Regulation	9 hole	18 hole	Twilight
Cardholder	\$16.00	\$27.00	\$18.25
Guest/Public*	\$19.75	\$36.00	\$21.75
Executive			
Cardholder	\$14.00	\$22.00	\$16.00
Guest/Public*	\$16.00	\$31.00	\$19.00

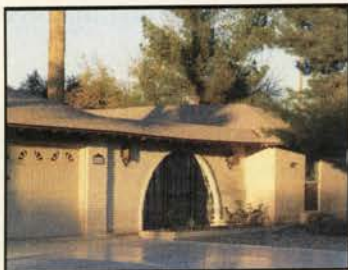
Summer Fees - May 1 through October 31

Regulation	9 hole	18 hole	Twilight
Cardholder	\$11.50	\$17.00	\$13.50
Guest/Public*	\$12.75	\$20.00	\$14.75
Executive			
Cardholder	\$8.50	\$15.00	\$11.00
Guest/Public*	\$10.00	\$17.00	\$13.00



# Home Styles Abound in Sun City AZ

We say it repeatedly, Sun City AZ is unique. There are countless examples of how and why, but perhaps none more obvious than the wide variety of home options available within the 27,000+ rooftops in Sun City AZ. Build-out took 18 years, and you can well imagine how homes changed over that time period. The company (DEVCO), obviously had a lot to do with it. The first five



years saw a philosophy of smaller, less costly styles, with the last 13 years being all about nicer homes with more square footage. The oddity was that change came directly from the mouths of those living in the community. Every two or three years a new series of model homes would open and the residents would be invited to preview them and their thoughts were solicited. The constant comments were all about building bigger and better models.



That small piece of history bodes well for current and potential buyers, because there's literally a home style for everyone. The community was built in what is called phases. Phase 1 is south of Grand; Phase 2 is between Grand and Bell Road; Phase 3 is north of Bell Road and Phase 4 is in the south/east section and at one time was the DEVCO storage and construction area. There is also an interesting plot of land called Rancho Estates, originally created with one- to five-acre plots of land for horses and located in the south/west corner of Sun City AZ.



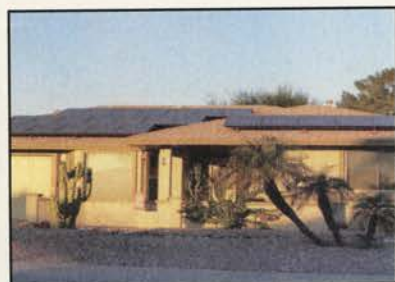
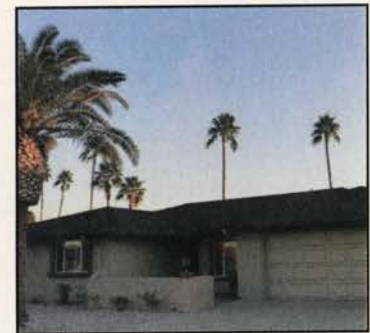
While the homes are built around two basic concepts, attached and detached homes, the choices literally explode from there. Roughly two-thirds of the homes are single family with the remainder being attached. The quote from John Meeker below amplifies why Sun City AZ is unique. The community isn't divided into high price and low price homes being segregated,



but integrated. Throughout Sun City AZ are quads (4 plexes), garden court apartments (almost row-like houses), twin homes (duplexes) and single-family homes of all shapes, sizes and colors. And just to spice things up are several wonderful

curiosities: the Patio Homes, the awesome properties that surround the two man-made lakes, the Fairway Court Apartments, the always impressive horse properties and Villa Del Sol across from the Sun Bowl.

All in all, Sun City AZ is a home shopper's paradise with a virtual cornucopia of choices. Prices range from some of the more vintage 60's 900-square foot garden court apartments selling for \$30,000 in 2013 to a handful of ranch properties topping the \$600,000 mark. There is literally a home style for every budget and taste. Perhaps best of all is the ever-present remodeling of homes as new owners buy right and then place their stamp on the property by remodeling to fit their needs or wants. Without question, the attraction is in the great value of buying into a community where there is no debt and a constant updating of amenities with incredibly reasonable fees to help all of us living on fixed incomes.



*"There was no separation of better homes and little homes. The little home was in there with the big homes. That was unique – that wasn't done. In a regular community you don't build \$100,000 homes along side \$500,000 homes. There was that much of a disparity. Webb has changed that up a little bit and that is OK but we had no class separation "*

John Meeker interview March 6, 1996

# Preservation & Improvement Fee/Funds

The charming look back on pages 16 and 17 (Then and Now...) is a great lead-in to why the creation of the PIF in 1999 was such an important benchmark in the Sun City AZ timeline. Shown below is original Town Hall (now Fairway Recreation Center) depicting a time when centers were elegant and attractive. Like most things, time takes its toll and leaves us with problems larger than life. The amenity package DEVCO "sold" us was truly spectacular. The reality was taking ownership would leave us with potential white elephants that outlived their usefulness and were a bigger burden than the benefit they were intended to be.

The challenge was that lot assessments (rec fees) have always been a bone of contention within Sun City AZ. The yearly fee paid by property owners has been the source of much infighting over the years. Too much or too little has created rifts between friends and neighbors. The problem was, no matter which way the RCSC turned, someone would always be unhappy with the decision. Of greater concern, with the aging golf courses and recreation centers, the worst was yet to come. The potential cost to renovate, remodel or rebuild would leave Sun City AZ property owners having to pick and choose where money would be spent and how to assess those living here to do it.

That is why 1999 was such a critical point for Sun City AZ. With an eye to the future, the RCSC Board of Directors took an action that wasn't popular with all of the residents. Amidst their critics' complaints, they passed a \$700 Preservation and Improvement Fee (PIF). New homeowners would pay into this fund that could only be used for projects of more than \$300,000 and with a 15 year life span. It was and still is the catalyst for a constant and continuing effort to maintain the amenities and to be competitive in the ever growing age-restricted marketplace.

Over the years, Boards have increased that point of sale fee to the current \$3,000. Again, the increases weren't always well received, but the beauty of the hikes is it has allowed us the budget to make the much needed improvements. Given the current rate of home sales in Sun City AZ, a pretty safe projection for the first 25 years in existence (1999-2024) Sun City AZ, the RCSC and its residents will invest \$100 million in rebuilding the community. Best of all, we are doing it without burdening those who can least afford it. How does it get better than that?



Total PIF Collected in 2013 = \$6,627,540  
Total Home Sales in 2013 = 1,907  
Total Home Transfers in 2013 = 588



# FAQs and Comparables

**Isn't Sun City AZ just a place where old people go to die?** From the beginning, that has been the perception, but nothing could be further from the truth. For almost everyone that has come to Sun City AZ thinking that, they have left in wonder at how awesome a community it is. For most of us, Sun City AZ is the place we came to live out the remainder of our lives being active and excited about each day and the joy it brings.

**How come Sun City AZ taxes are so low?** Great question, and one that involves a bit of history. Sun City AZ has no schools and back in the 70s we were part of the Peoria school district. Bond issues were tough to pass and they invited us to leave and we did, becoming a community with no local school taxes. Further, as a community we always vote in large numbers and politicians understand the importance of helping seniors being able to live affordably.

**Aren't the rec centers old and dumpy after all these years?** With seven recreation centers and eight golf courses, one would expect the amenities to be aging. The reality is, the community leaders saw the handwriting on the wall and passed the Preservation and Improvement Fund and our amenity package is being updated on an on-going basis. Visitors are stunned at how new and nice we are, and in the next 10 years, we will invest \$50-60 million into our infrastructure.

**How do you survive the heat of the summer?** I guess we could use that old line about it being a "dry heat," but it does get hot in the summer. Much like cold weather climates, we learn to adapt; get up earlier, or do things later in the evening. We also become quite comfortable in t-shirts and shorts and when you think about it, what a nice way to live.

**What are home prices in Sun City AZ?** That's one of the great features of Sun City AZ; there's a price point for almost every pocketbook. The average size home is around 1,500 square feet and the average price is usually well below \$100 a square foot. Much depends on what has been done to the home and the lot itself (golf course or lake setting). For those interested in remodeling, bargains are sure to be found. Home prices in Sun City AZ have always been a great value because you're not just buying a house, but a way of life.

**How much are rec/lot assessment fees?** There have been 1000s of age-restricted communities built since Sun City AZ; almost all are more glitzy and glamorous. When touring them, it's easy to get caught up in that grandeur and developers rely on it. It isn't until one looks closely at the cost to maintain such a community: gorgeous (and expensive) water features, utility bills on 30-foot ceiling buildings and elaborate gardens to realize it all comes at a price. Sun City AZ was built for people from all walks of life, with no emphasis on status or class. When we update our facilities and golf courses, we aren't doing it by adding costs to those who live here. We know residents are on fixed budgets and try and maintain both the great value and the wonderful values built into the original Sun City AZ. In 2014, our per property assessment is \$456. That's less than \$40 per month while other communities run two to three times that amount. Sun City AZ has the most amenities at the least cost anywhere in the country. And let's not forget, we do it all with no debt.



*"Sun City, AZ is simply the best value around! I would be paying this amount for a gym membership alone if I lived in Phoenix."*

Paul Herrmann, Sun City Resident

To learn more about what makes Sun City AZ such a great value, visit [www.suncityaz.us](http://www.suncityaz.us)

## 2014 RCSC Calendar of Events

2nd Monday	Board/Member Exchange - Lakeview Social Hall #3
Last Thursday	Board of Directors Meeting - Sundial Center Auditorium
January 25, 2014	Annual Membership Meeting - Sundial Center Auditorium
February 5, 2014	Sun City Orientation - Sundial Center Auditorium
March 1, 2014	Del Webb Days - Sundial Center Auditorium **
March 16, 2014	Sun Bowl Spring Concert Series Begins **
April 19, 2014	Easter Egg Hunt - Sun Bowl Amphitheater **
April 20, 2014	Easter Sunrise Service - Sun Bowl Amphitheater **
May 11, 2014	Mother's Day Brunch - Lakeview Center Social Halls
June 15, 2014	Father's Day Breakfast - Lakeview Center Social Halls
July 4, 2014	Ring That Bell and 4th of July Picnic - Bell Center **
August 2, 2014	Melon Festival - Mountain View Center **
September 6, 2014	Dive In Movie - Mountain View Center **
September 28, 2014	Sun Bowl Fall Concert Series Begins **
October 4, 2014	Heritage Days - Sundial Auditorium **
November 11, 2014	Veterans Program - Sun Bowl Amphitheater **
December 9, 2014	Christmas Concert - Sundial Center Auditorium **
December 12, 2014	Sun City Holiday Celebration - Lakeview Center **

**\*\* Free to RCSC Cardholders and their invited guests only**

**For a complete list of events and times, visit [www.sunaz.com](http://www.sunaz.com)  
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**2014 COMPARABLE COMMUNITY FEES**  
annual per-property for 2-person household



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## Recreation Centers

**Bell** | 623-876-3040  
16820 N 99th Ave

**Fairway** | 623-876-3044  
10600 W Peoria Ave

**Lakeview** | 623-561-4675  
10626 W Thunderbird Blvd

**Marinette** | 623-876-3054  
9860 W Union Hills Drive

**Mountain View** | 623-876-3042  
9749 N 107th Ave

**Oakmont** | 623-876-3046  
10725 W Oakmont Drive

**Sundial** | 623-876-3048  
14801 N 103rd Ave

**Sun Bowl** | 623-972-6014 (Recording)  
10220 N 107th Ave

## Golf Courses

**Lakes East/West** | 623-876-3023/3020  
10433 W Talisman Road

**North** | 623-876-3010  
12650 N 107th Ave

**Quail Run** | 623-876-3035  
9774 W Alabama Ave

**Riverview** | 623-876-3025  
16401 N Del Webb Blvd

**South** | 623-876-3015  
11000 N 103rd Ave

**Willowbrook/creek** | 623-876-3033/3030  
10600 N Boswell Blvd

## Bowling Centers

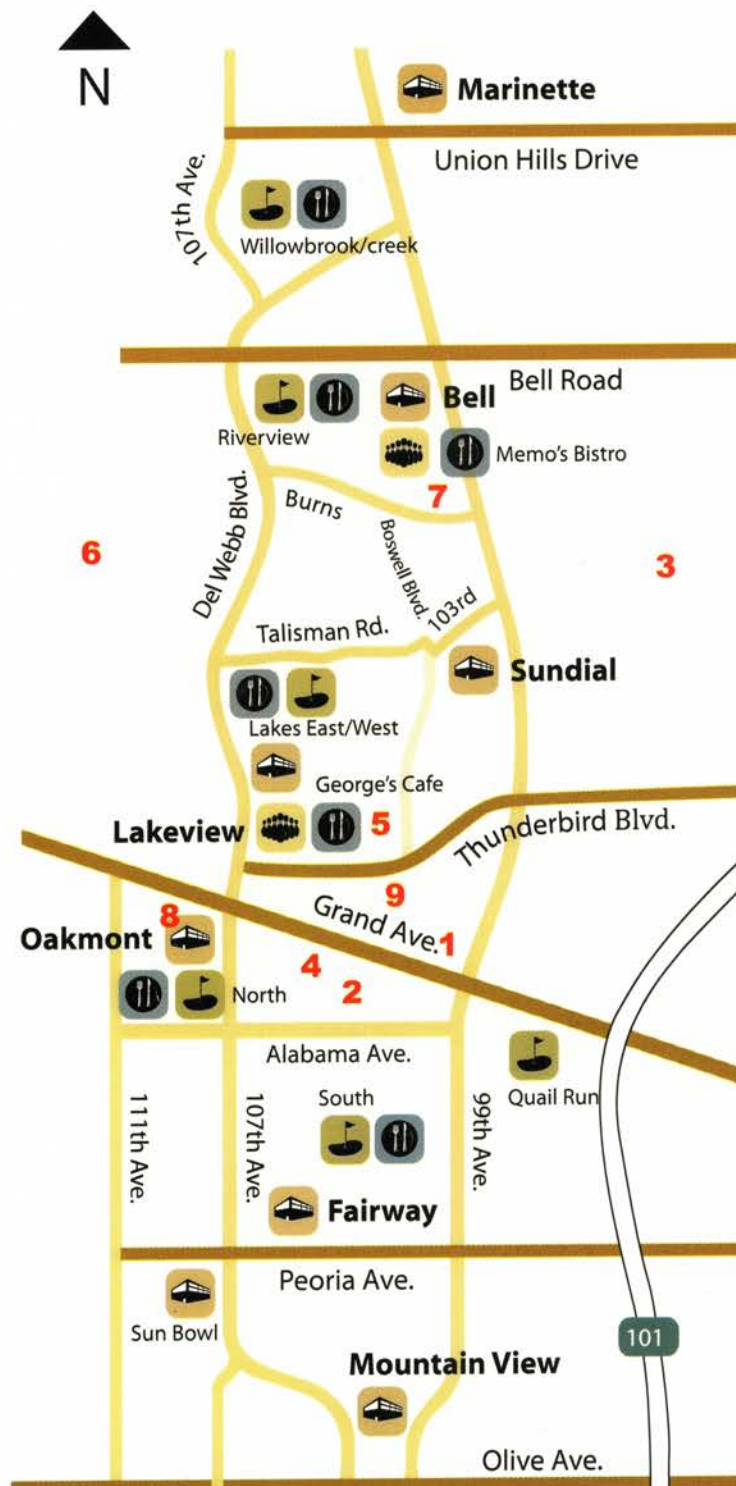
**Bell Lanes** | 623-876-3050  
16810 N 99th Ave

**Lakeview Lanes** | 623-876-3055  
10502 W Thunderbird Blvd

## Restaurants

**George's Lakeview Cafe** | 623-876-3057  
10502 W Thunderbird Blvd

**Memo's Bistro** | 623-933-8261  
16820 N 99th Ave



## Community Organizations

1. Sunshine Service | 9980 W Santa Fe | 623-974-2561
2. Sun City Home Owners Association | 10401 W Coggins | 623-974-4718
3. Sun City Prides | 10848 W Crosby | 623-972-6558
4. SC Community Assistance Network | 10195 W Coggins | 623-933-7530
5. Sun City Foundation | 10626 W Thunderbird Blvd | 623-561-4600
6. Sun City Sheriff's Posse | 10861 W Sunland | 623-972-2555
7. Sun City Visitors Center | 16824 N 99th Ave | 623-977-5000
8. Del Webb Sun Cities Museum | 10801 W Oakmont | 623-974-2568
9. Banner Boswell Hospital | 10401 W Thunderbird Blvd | 623-832-4000

## Is the Sun Setting on Sun City AZ?

Above is a question I am asked often by media people. Coupled with these facts: people are working later in life, Sun City AZ is the oldest age restricted community in the country and there are 1000s of senior communities competing for that niche market, the question is well warranted.

My answer never waivers when asked and perhaps the question itself is one of the key reasons for producing this magazine. We all know talk is cheap, and on the previous 23 pages we have taken you on a visual journey of Sun City AZ; past, present and future. Does it look like we are dying?

The history of the community speaks for itself. It is steeped in tradition, value and values. From its beginnings we know it was all about seniors coming here to play their lives away. Calvin Trillin wrote in the April 1964 issue of the *New Yorker* the one problem he foresaw was seniors would get weary of a life filled with nothing but leisure.

He was right. What he didn't see was the community coming together to take ownership of a process of self-governance. One that would create a setting where those living here would give back millions of hours of service a year; where life was as much about playing as it was about building a sense of community that would set us apart from the countless others that tried to replicate us.

Having read any number of the oral histories at the Del Webb Sun Cities Museum, there is one theme repeated again and again in those interviews: "I love Sun City." Consequently when those moving here are asked about how they feel about the community, the answer most often is, "what's not to love?" After 53 years it's still that same love affair.

Sun City AZ is that kind of a place. The magic of what makes us special isn't one thing; it is the combination of hundreds of things. The RSCS's role/goal is to help maintain a lifestyle that residents love. At times it is daunting but as long as people are willing to participate in our governance, Sun City AZ will remain a great place to live. While we will always have those awesome sunsets as witnessed on this page, we will never see the sun set on this community; those living here won't let it happen.

The Best of Sun City AZ 2013 | 2014 is a tribute to each and every one of you who were smart enough to buy in what we see as the best value in age-restricted communities across the country.

Congratulations for buying here and helping keep Sun City AZ a special place with a very special way of life.

On behalf of the RCSC Board of Directors and Management,

Bill Pearson

This magazine was a collective effort by so many and a brief word of recognition is in order: The Communication Committee for their recommendation to the Board to produce it and their input on content; to Julie at the Del Webb Sun Cities Museum for incredible photos from their archive; the 2013 RCSC Board of Directors for the wisdom to agree to produce it; the management staff for allocating staff time and last and certainly not least to Joelyn Higgins who without her countless hours of layout, design, picture taking and listening to my sometimes crazy ideas, this magazine would never have happened. Kudos to all.

**SUN CITY**<sup>TM</sup>  
ARIZONA