



SUN CITY HOME OWNERS ASSOCIATION 2017 AUGUST NEWSLETTER

SCHOA GOVERNMENT AFFAIRS UPDATE

SCHOA's Government Affairs Committee is having a busy summer appealing the recent decision by the ACC to consolidate five EPCOR wastewater districts into one which will require Sun City residents to subsidize costs of the other four districts.

On July 18, 2017 SCHOA filed an Application for Rehearing with the Arizona Corporation Commission. The Sun City ratepayers have made it *clear* in their belief that the Commission reached an unjust, unreasonable and unwarranted conclusion when it imposed a 76 percent rate increase via their order of forced consolidation upon the residents of Sun City and Youngtown.

UTILITY RATE CASES FUND RAISER

The EPCOR Wastewater Rate Case is over with the exception of the final Administrative Law Judge's Ruling and Approvals from the Commission.

The impact of consolidating the EPCOR water districts appears to be far worse for Sun City Ratepayers than the Wastewater consolidation.

Rate cases are extremely complicated and expensive to manage; legal and ancillary costs can easily exceed \$85K per case.

The funding has to be generated by the community.

SCHOA has given its best effort to fight this rate case and is now holding a fund raiser. If Sun City was consolidated in the current wastewater case alone, each home would have a \$15/month increase (may be prorated over 3-5 years). A \$15.00 investment by Sun City ratepayers would make a lot of sense. With a majority of residents participating, Sun City could cover an appeal and the next rate case as well as any cases that may follow.

Your support is greatly appreciated. If you would like to support this fund raiser, please mail your check made out to SCHOA (indicating in the memo section: Utility Rate Cases Fund Raiser), to 10401 W. Coggins Drive, Sun City, AZ 85351.

Together, Sun City residents can fight back! Thank you for YOUR Support

SCHOA is convinced the Commission's decision was in disregard of controlling law and compelling evidence as presented in the case. The application may be viewed as filed either on the Corporation Commission or SCHOA website. The ratepayers are stepping up to fund this battle and should take a few minutes to read the application.



To emphasize the importance of this case it is of note that the Corporation Commission has also ordered EPCOR to file another Water Rate Case (last completed in late 2015), for the seemingly main purpose of consolidating EPCOR's water districts as well. Although EPCOR has not submitted their filing, word has it that the consolidated residential base rate to the Sun City and Youngtown ratepayers will go from \$17.75/month to about \$40.00/month. It is conceivable that consecutive cases may need to be managed simultaneously over the next year or so. Unfortunate, expensive, but likely necessary.

If half of Sun City residents contribute \$15 - \$20 to the Donation Fund, it will be possible to financially pursue all contingencies over the next year or so. Speak with your neighbors & friends; ask them to do the same. Donations have started off well and both Communities, Sun City and Youngtown, applaud those who have already contributed.

Donations may be made by visiting the SCHOA website, www.suncityhoa.org or by making checks payable to SCHOA with the notation: Rate Case Litigation Fund. They may be delivered or mailed to the SCHOA office at 10401 W Coggins Drive, Sun City, AZ 85351. The office hours are 9:00 a.m. – 3:00 p.m., Monday – Friday. For further information, call 623 974 4718 or email Marketing@suncityhoa.

2017 – 2018 SCHOA ELECTION

This year's SCHOA election for the Board of Directors will take place in early November. Residents are asked to share their gifts and be a candidate for the SCHOA Board. Applications for candidates are available at the SCHOA office. Applications will be accepted through October 15, 2017. Please contact 623 974 4718 for further information.



DID YOU KNOW SUN CITY HAS A NEIGHBORHOOD BLOCK WATCH PROGRAM?

There's a new dynamic duo in town and they have a message for burglars and thieves. Don't mess with the people in Sun City!!

MSgts. Toni Ashby and Jean Schmitt are the new heads of the Sun City Posse Block Watch Program. They have hit the ground running, attending meetings, talking with new Block Watch organizers and spreading the word about this valuable safety program.

The purpose of Block Watch is for neighbors to get together to exchange names, phone numbers and names of close relatives or friends who may have a key for a neighbor's house. Once a program is set up, all that a neighbor has to do is "watch." Each home is presented with a blue and white sign that alerts "bad guys" that the house is part of the Block Watch Program.

The Block Watch also has signs that are available to pet owners that can be placed in a window of your home. In the event of an emergency, this sign will alert the police and fire departments that a pet is in the

home. This sign was created by Posse secretary Annie Larson. There are also metal signs that cost \$20 that are placed on utility poles by Posse members.

For more information about the Block Watch Program or the Sun City Posse, contact 623 972 2555. The Posse office is located at 10861 Sunland Drive in Sun City.

SUN CITY RESIDENTS ACTION PROGRAM **NEW SIGNS FOR THE WALLS**

Blue signs have been strategically placed by the walls that have recently been repainted and the wording says it all. "Keeping Sun City Beautiful."

More funds are needed to keep this project on track. There is a good chance if a wall does not have a sign, they have not been repainted.

There have been six miles of walls painted; however, about twelve miles remain needing to be painted. This has been a huge undertaking and there is more to be done! This was originally a ten-year project and about \$250,000 was the expected cost. Since about 1/3 of the walls have been painted, it is now estimated the project can be completed in two years depending on donations.



Thanks to everyone who has been supportive by donating to this important Sun City project. The assistance of the Community is needed for this project to be successful. Additional funds are needed in order to continue. If you feel that you would like to participate by making a donation, please send any amount that you feel appropriate to: SCRAP: 10401 W Coggins Dr., Sun City, AZ 85351. SCRAP is a 501c3 IRS approved Non-Profit Corporation for donation purposes.



SCHOA

You Are Invited to Join

Community Organizations, Neighbors and Friends



Sun City Resource Network Expo
"Neighbor Helping Neighbor"

When: Tuesday, August 15
Where: Palmbreak Country Club
9350 W Greenway Rd, Sun City, AZ 85351

Sponsored By:

Sun City Community Fund and
Sun City Home Owners Association
Community Organizations and
Business Partners will be attending
as exhibitors to provide local resource
information to assist the needs of residents.




10:00 a.m.
Refreshments and Networking with Exhibitors

10:30 a.m.
Panel Discussion: Learn About Community Resources

Speakers:
Sun City Community Fund Board of Directors and Sun
City Home Owners Association Board and Staff.

RSVP: 623 974 4718 • Please respond by August 7 • Marketing@suncityhoa.org

Join neighbors and friends for this year's Sun City Resource Network Expo sponsored by the Sun City Community Fund and SCHOA on Tuesday, August 15, at the Palmbrook Country Club. The event will begin at 10:00 a.m. for refreshments and networking with exhibitors.

As administrator of the Sun City Community Fund, during the month of June, SCHOA assisted Sun City residents with a number of emergency needs. This Fund is managed by Gene Turiano; Gene can be contacted directly at Compl3@suncityhoa.org. This cash fund helps Sun City neighbors who are experiencing financial emergencies. Support may be needed unexpectedly based on unexpected crises. Medicine, home repairs and appliance replacement, dental work, rent and mortgage payments and car repairs are examples of assistance the Fund provides Sun City neighbors.

The only income for the Personal Needs Fund comes from Sun City residents who want to help their neighbors. And, 100% of the funds raised in Sun City remain in Sun City! More than 1,700 residents received a myriad of services last year. A great number of additional people received support. The Sun City Community Fund is Valley of the Sun United Way at work in Sun City. The SCHOA staff members administering the Personal Needs Fund have the full resources of the entire United Way organization and its more than 100 partners to complement local resources. For ways you can support the Sun City Community Fund or to learn more about the Personal Needs Fund, contact Carole Studdard, Executive Director, 623-974-4718, ext. 211.

SUN CITY PRIDES – SUMMER TREE PLANTING

Despite triple-digit temperatures, the Sun City PRIDES continue working to help keep Sun City beautiful. The PRIDES were seen planting drought-tolerant trees along 107th Avenue in Section I of Sun City.

Teaming up with the Maricopa County Department of Transportation, the PRIDES volunteers have planted 180 trees. "The Maricopa County DOT crew has been wonderful in getting the trees to us early in the morning," said Lloyd Maple, a member of the PRIDES Beautification Committee. "This enabled us to get an early start on planting."

Taking advantage of a wonderful opportunity to instill the importance and fun of community service at an early age, PRIDES member Bob Elston brought his granddaughter, Emma Frankel, with him to help to plant trees. Maricopa County DOT crews had already augered the holes.




Trees were purchased from Linden Tree Nursery of Sun City, that included Red Push Pistache and Chinese Elm. These varieties, requiring less water were selected to replace the high-maintenance ornamental orange trees that were planted during Sun City's development. The new trees are located in the median of 107th Avenue, south of Alabama Avenue.

To learn more about the Sun City PRIDES and how you can become a member, please visit www.suncityprides.com

RESALE/TRANSFER FEE


If you are about to buy or sell your home or if you are a realtor or title company, SCHOA is able to provide information regarding the property to be assured there are no current violations and/or fees owed. The transfer fee for this service is \$200. For more information, contact 623-974-4781.



**AREA AGENCY ON AGING
REGION ONE, INCORPORATED**

Become an **AmeriCorps Member**

Help your neighbors in need by building caring circles and providing education to help prevent medication misuse.




The Area Agency on Aging is offering exciting new opportunities to become an AmeriCorps Member and help isolated, homebound older adults improve their well-being, and stay safe and healthy in their own homes.

For more information
602-280-1056
CaringCircles@aaaphx.org
www.aaaphx.org

The Area Agency on Aging's AmeriCorps program is looking for positive, energetic adults age 55+ who are willing to build circles of care around older adults in need and provide education about medication misuse.

Benefits include:

- Monthly stipend
- Education award (transferable)
- Training
- Professional development



Become an AmeriCorps member

SCHOA BOARD AND COMMITTEE MEETINGS

The SCHOA Board of Directors and committees will not be meeting during August. The SCHOA Board meetings will resume on Tuesday, September 26; The Roads and Safety Committee will resume monthly meetings on Wednesday, September 20. These meetings are open to the community; residents are invited to attend

RED CROSS BLOOD DRIVE

Due to the success and requests from residents, the next opportunity to be a Red Cross donor will be Friday, October 20, between 9:00 a.m. and 2:00 p.m. at the SCHOA office. Reservations may be made by visiting www.redcrossblooddrive.org.

SMOKE DETECTORS SAVE LIVES

Sun City Fire and Medical Department – Resident Smoke Detector Program

If you don't have a working smoke detector, contact the SCFD at 623 974 2321 or

smokedetector@sunictyfire.com

A smoke detector will be installed at "No Charge."

FREE LOCK BOX PROGRAM

The Sun City Fire Department has a program that installs lock boxes on Sun City residences. The boxes are installed adjacent to the front door. Inside the box is a key to the front door which will allow Fire Department personnel to enter the residence in an emergency when the occupant is incapacitated. Otherwise, there would have to be a forced entry with resulting property damage. Normally the cost of installing a lock box is \$65, but Sun City Community Assistance Network (Sun City CAN) has a program

that provides lock boxes at no cost to certain low income residents. The program is currently only available to persons who live alone since they are the most vulnerable.

If you are interested and would like to apply for a free lock box, call Sun City CAN at 623-933-7530 and make an appointment to meet with a Benefits Assistance Counselor.

COMPLIANCE CORNER - There are four compliance officers who address CC&R concerns that have

been brought to the attention of SCHOA. Sun City covers 14-1/2 square miles. Due to the size of the Community, the Compliance Department appreciates the assistance of residents who report concerns to the office. All reports are addressed and the names of residents who bring their concerns to SCHOA are always kept confidential.

During the first six months of 2017, the Compliance Department opened 2,406 incidents and closed 2,458. The highest number of incidents involve Condition of Property, Vehicle violations and animal restrictions.

To learn more about the CC&R's, join neighbors and friends on **Tuesday, October 17**, beginning at 10:00 a.m. for a fall CC&R workshop sponsored by SCHOA and COA (Condominium Owners Association). Attending will be representatives from SCHOA and COA, Maricopa County Planning and Development, the Registrar of Contractors, as well as a local real estate broker. The workshop will take place at the Fairway Center, 10600 W Peoria Avenue.

This is an excellent opportunity to learn more about the CC&Rs that protect the property values for all Sun City residents. If you are planning to have any remodeling done, you won't want to miss this opportunity. For further information, contact the SCHOA office at 623 974 4718.

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showroom for details, expires 5/31/2017

Do You Know What SCHOA Can Do For YOU?

It's hard to believe that the Sun City Home Owners Association has been protecting property values for over 55 years in the original Sun City. From its inception SCHOA has taken this responsibility seriously with the mission statement being "To provide for the wellbeing of Sun City through fair and universal compliance with the CC&Rs (Covenants, Conditions and Restrictions).



Over the years, SCHOA has expanded its outreach to provide more services to meet the needs of a large Community that encompasses 14-1/2 square miles and during the winter season 40,000 – 45,000 residents enjoy their neighborhoods, new friends in their retirement years, and the amenities that have attracted many to Sun City to enjoy and recognizing that SCHOA remains committed to supporting the attractiveness of the residential properties. SCHOA is unable to intervene with commercial properties.

It's not unusual for residents to think the Recreation Centers of Sun City and SCHOA are one in the same. They are two separate organizations. The RCSC is a private, non-profit corporation which owns and operates the recreational facilities in Sun City with a mandatory membership. SCHOA is responsible for protecting the CC&Rs for the entire Community. The CC&Rs are attached to all Sun City properties and not to the homeowner. SCHOA is supported by its membership as well, but it is a voluntary membership and has remained at \$20 per year for a number of years. Even though all residents currently aren't members, SCHOA is still committed to supporting the CC&Rs for all properties. Adhering to the CC&Rs is mandatory and not voluntary.

The SCHOA Compliance Department is invested in responding to residents who may express a CC&R concern; the process is to make a courtesy visit, send a courtesy letter and ask the violation be corrected in a reasonable length of time. The majority of violations are corrected very quickly; it's unusual for this not to happen. But, there are times a resolution may take longer than SCHOA would like. Most Sun City neighbors wish to have properties in good repair and take care of their responsibilities. It is a small number that aren't conscientious about the appearance of their homes.

Over the years, SCHOA has experienced residents who feel a resolution for a neighboring violation has taken longer than it should and SCHOA certainly understands their frustration. Legally, SCHOA must follow a process that includes, if needed, ongoing visits and discussions with a neighbor who has a violation, letters and assessments. At a certain point in time, if an issue isn't resolved, a lien may be placed and SCHOA will bring a concern that isn't addressed by the owner to the attention of its attorney if this is needed.

There are also times that SCHOA must explain to residents there are certain steps that SCHOA is unable to take. If there are inappropriate behaviors, family issues, issues that may violate health concerns, etc., SCHOA doesn't have the authority to intercede. This can certainly be a frustration. The SCHOA Compliance Department is always available to assist any residents by providing resources that may be able to assist that are outside of what SCHOA is able to provide. Assistance may be needed from the other organizations.

If you need further information, contact the SCHOA office at 623 974 4718 or visit the SCHOA website at www.suncityhoa.org. If SCHOA is unable to take care of the violation, the staff will assist with information. SCHOA's office hours are Monday – Friday, 9:00 a. m. – 3:00 p.m. (excluding holidays).

SCHOA BUSINESS PARTNER PROGRAM

*Business Partner of the Month
Coral Desert Roofing, Inc.*

Thank you for providing excellent services to Sun City residents!

TESTIMONIALS

SCHOA business partners are recognized based on testimonials that are received from residents who have used their services. Business partners also assist residents who may have extenuating circumstances.

If you have had a business partner provide services for you, SCHOA appreciates all “feed back” regarding services that you have received. This information is shared with the particular business partner and allows SCHOA the opportunity to recognize them for their investment in Sun City by providing excellent and reliable services.

SCHOA WELCOMES NEW BUSINESS PARTNERS

All businesses that are part of the Business Partner Program have qualified under SCHOA guidelines to be members. This program is highly respected in the Sun City Community.

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SEE WEBSITE FOR THIRD PARTY VERIFIED REVIEWS

Welcome

*Menke Funeral and Cremation Center
Resco Group, Inc.
Prowest, LLC
Fucson Rolling Shutters, Inc.*

SCHOA MEETING ROOM

SCHOA's meeting room is available for organizations and business to host workshops or to hold their meetings during regular SCHOA hours, 9:00 a.m. – 3:00 p.m., Monday – Friday. If you would like more information, please contact the SCHOA office at 623 974 4718.

SHREDDING SERVICES

Shredding services are available at the SCHOA offices from 9:30 a.m. – 2:45 p.m.

COA OFFICE

The Condominium Owners Association (COA) office is located at 11132 California Avenue, Youngtown, AZ 85363. Their phone number is 623 974 9035

Sun City Service Organizations Network

(Important Community Phone Numbers)

SCHOA – 623 974 4718

Sun City CAN – 623 933 7530
(Community Assistance Network)

Sunshine Service – 623 974 2561

RCSC – 623 561 4600

Sun City Posse – 623 972 2555

Sun City PRIDES – 623 972 6558

Sun City Community Fund – 623 974 4718

Sun City Foundation 623 561 4600

WHEN YOU ARE NEEDING SERVICES PROVIDED, REMEMBER THESE TIPS!

SCHOA works closely with Sun City residents and members of the Business Partner Program to ensure services are available when needed and they are performed in an appropriate manner. Members of this program are vetted and approved according to SCHOA criteria.

If you are seeking services, the following are some guidelines to remember:

- *Be informed – Be educated*
- *Get at least three bids/estimates before contracting to have work done.*
- *DO NOT pay in advance of services provided.*
- *Read the fine print; ask for a contract in writing.*
- *Don't allow yourself to be pressured.*
- *Do not do business with someone you don't know.*
- *Be cautious of door-to-door sales people.*
- *Ask if a business is licensed.*
- *Check with friends and/or relatives before doing business with someone you may not know.*
- **CALL SCHOA.**



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info@azperfectcomfort.com
www.azperfectcomfort.com

**If you believe you have experienced a scam
please contact the Attorney General's office
at (602) 542-5763.**

SUN CITY HOME OWNERS ASSOCIATION MEMBERSHIP – Did You Know?

SCHOA is a valuable organization in Sun City; though small, it has great value. From Compliance to Membership, to an accredited Business Partner Program, to marketing/educational outreach programs as well as an active and committed Board of Directors which is highly proactive on behalf of Sun City, the SCHOA is invested in "working for Sun City." Membership continues to remain reasonably priced at \$20/year and is voluntary. Members recognize the value received for available services and appreciate the commitment to keep membership manageably priced for all residents. If you would like to become a SCHOA member, please submit the

application in the newsletter or a membership application has been added to the website www.suncityhoa.org. Once you have completed the information, you are able to submit the form directly to the membership staff at the SCHOA office. Payment may be made online for your convenience. For more information, contact the office or membership@suncityhoa.org. Members are also committed to supporting SCHOA's Outreach Programs.

All SCHOA members have access to the extensive Business Partner Program listing that is available on line offering an excellent source of qualified businesses serving Sun City.

SCHOA WEBSITE - For complete SCHOA information, visit the website at www.suncityhoa.org. If you'd like up-to-date information regarding current rate cases, they are available on the website menu by selecting "All about SCHOA," and selecting "SCHOA in the News." Board Minutes are also available under "All about SCHOA," and selecting Board Meeting Minutes. The home page offers an event calendar, don't miss out....visit the website.

"Your SCHOA Membership Protects All Sun City Property Values"

APPLICATION FOR SCHOA MEMBERSHIP

Annual Dues: \$20.00 per Household

Name(s) _____

Telephone: _____ Email Address: _____

Sun City Address: _____ Zip Code: _____

(Email addresses ensure members are informed through email notifications.)

Payment: Cash () Check () Visa () Master Card () Discover ()

Do you wish to be listed in the Sun City Directory? Yes () No ()

If so, please fill out below.

Home Town _____

Former Occupation(s) _____

(Please print clearly)

Hours – 9:00 a.m – 3:00 p.m.

10401 W Coggins Drive

Sun City, AZ 85351

623 974 4718

Fax – 623 977 7097



**Protect Your Property Values!
Be a SCHOA Member**

As a Sun City resident, you are not automatically a member of the Sun City Home Owners Association. Sun City continues to be a premier retirement community in the country. SCHOA membership makes this possible. Membership is \$20 per year

The SCHOA Compliance Department is committed to assuring properties are in compliance with the CC&Rs

The Board of Directors and SCHOA committees work diligently on behalf of the Sun City Community.



Sun City's Advocate
Since 1963

Mission Statement

"To provide for the wellbeing of Sun City through fair and universal compliance with the CC&Rs"
(Covenants, Conditions and Restrictions)

Membership offers the following services.

- Age Overlay Enforcement
- Business Partner Referral Program
- Buyer/Seller Inspections
- CC&R Enforcement
- Community Intervention Program
- Deed Restriction Information
- Email Blasts
- Floor Plans
- Government Affairs Liaison
- Meeting Room
- Monthly E-Newsletters
- Notary Services
- On-Line Forms
- Posse Vacation Reminders
- Property Plot Plans
- Residence Assistance Maintenance Program (RAMP)
- Scam Alerts
- Secured Document Shredding
- Service Organizations
- Standing & AD-HOC Committees
- Street Maintenance Information
- Sun City Community Fund Administrator
- Sun City Maps
- Sun City Telephone Directory
- Town Hall Meetings
- Transportation Issues
- Voter Registration Forms
- Website Access

Sun City Home Owners Association • www.suncityhoa.org • For Information, Contact: 623 974 4718 • Marketing@suncityhoa.org



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SCHOA June Specials:

- Vegas vacation with any golf car purchase
- + Up to \$400 additional off new cars
- + Up to \$200 additional off reconditioned
- + \$100 off any used gas or electric car

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