



## SUN CITY HOME OWNERS ASSOCIATION 2015 JULY NEWSLETTER

### **New Residents' Quarterly Orientation Welcomed Over 100 New Sun City Neighbors!**

On Wednesday, June 17, the Board of Directors and Staff of the Sun City Home Owners Association welcomed over 100 new residents to Sun City at this summer's Quarterly Orientation held at the Union Hills Country Club. The orientations are designed to offer new residents the opportunity to learn about their new Community, its services and opportunities that are available to them. Since the beginning of 2015, Sun City has welcomed over 750 new residents who have moved from throughout the United States.

Special guests to the June event were Supervisor Clint Hickman who represents District 4 in Maricopa County and State Representative Tony Rivero. Supervisor Hickman is a committed supporter of Sun City residents who listens to their concerns and needs and is frequently present at Sun City events. As an unincorporated community, Maricopa County provides many of Sun City's basic services. State Representative Rivero represents one of two seats in the Arizona House of Representatives in District 21, which includes Sun City.

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Bret McKeand, Independent Newsmedia Arizona president and member of the Sun Cities Historical Society Board of Trustees, provided an overview of the past 50+ years in Sun City, complete with photographs and history. The research and information about the "first Sun City" was a treat for new residents who were encouraged to visit the Sun City Museum to enjoy more memorabilia that has been preserved for the past 50+ years.

The agenda for the orientation included speakers from the Sun City Home Owners Association, the Recreation Centers of Sun City, the Condominium Owners Association and the Sun City Posse. SCHOA is committed to partnering with Sun City service organizations. When moving to a community the size of Sun City (over 12 square miles), it takes time to learn about the various services and "who is doing what." It is very common for new residents to think the Recreation Centers of Sun City and the home owners association are one in the same as well as SCHOA and the Condominium Owners Association are affiliated. Welcome invitations are sent personally to all new residents as well as advertising in the local newspapers. Speakers are offered the opportunity to explain their organizations' array of services making a move to Sun City an easier transition.

Also provided to all attendees was information pertaining to the organizations. A new item this year is SCHOA's Community Information Guide. The goal of the publication is to provide residents with detailed information pertaining to the Conditions, Covenants and Restrictions (CC&Rs), which are the Sun City guidelines that are required to be followed by all residents. The CC&Rs are attached to each property and are mandatory as Del Webb designed Sun City over 50 years ago. SCHOA is invested in providing ongoing education to residents to afford them the opportunity to have an understanding of why the CC&Rs are in place, which is helpful when making any changes to the property as well as not violating any of the long-standing day-to-day guidelines that are designed to protect Sun City values for all. Included in the Community Information Guide is detailed information pertaining to the RCSC which is helpful for new residents as they learn about their new recreational facilities of which there are many to enjoy. This publication also includes a list of Local Area Resources and Registered Business Partners who wished to be included for the convenience of new residents.

New Business Partners and Sun City service organizations were invited to attend allowing them the opportunity to introduce their services and opportunities to new residents. Sun City has always been known as a "City of Volunteers. There are approximately 27,500 homes in Sun City and over 40,000 residents during the winter season. Many service organizations are small, but provide needed services in a retirement community to residents who may experience extenuating circumstances. Residents are encouraged to contact SCHOA if they would like to participate in its outreach programs; volunteer opportunities are varied.

The orientations will continue to be a catalyst bringing "residents and services together." The next event is scheduled Thursday, September 17. All invitations are open to new residents. More information will follow at the end of the summer. Membership is reasonably priced; residents are encouraged to join which will offer the opportunity of being kept up to date with SCHOA news through email blasts and accessing Business Partner Program information. Membership is available by visiting [www.suncityhoa.org](http://www.suncityhoa.org).

The SCHOA offices are opened for regular office hours during the summer although Board and Committee meetings do take a summer recess through August. The regular meeting schedule will resume in September; visit the website for home owner association information.

**The Board and Staff wish all Sun City residents a safe and enjoyable  
Fourth of July!**

**(The office will be closed on Friday, July 3; reopening for regular hours on  
Monday, July 6.)**



**God Bless America!**

**SCHOA ELECTION PROCESS HAS BEGUN!**

Each year members of the Sun City Home Owners Association elect Board members to fill open positions; this year there are four vacancies for the 2016 Board of Directors. Candidate application packets are available at the SCHOA office and must be returned no later than October 1 by end of the business day.

The SCHOA Board consists of eleven (11) members. Since Sun City has no government, the Board and Organization are an integral part of Sun City's success. SCHOA is responsible for enforcement of the deed restrictions as well as involvement with groups and committees that



have direct working relationships with governing Boards and Committees at the local, state and legislative levels.

Candidates will be introduced at the October Town Hall on October 13, as well as on November 4<sup>th</sup> at the Health Seminar and Expo. There will be a Candidate Forum offering time for the candidates to introduce themselves to Sun City residents who will have the opportunity to ask questions of candidates.

Being a Board member is an opportunity to be part of a dedicated group of Sun City citizens who are committed to give of their time to serve Sun City.

Voting for the 2016 Board of Directors will take place November 11 – November 18.

## **Northwest Valley Connect Group Trips, July, Aug., & Sept., 2015**

### **Arrowhead Mall**

7700 W. Arrowhead Towne Center  
Wednesday July 8, 2015 & September 9, 2015

### **Shopping at Arrowhead Crossings – (drop at Target and Hobby Lobby)**

7613 West Bell Road, Phoenix, AZ 85382  
Wednesday August 12, 2015

### **The Tanger Outlet**

6800 N. 95th Avenue Glendale, AZ 85305  
Thursdays July 16, August 20, & September 17

### **Riverboat Bingo**

18300 W. Bell Road, Surprise, AZ 85374  
Thursdays -July 23, August 27, & September 24

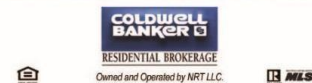


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### **Pickup locations are:**

Birt's Bistro 16752 N Greasewood St, Surprise  
R.H. Johnson Recreation Center Parking Lot, 19803 N. R H Johnson Blvd, Sun City West  
Sun City Visitors Center, 16824 N 99th Ave Sun City.

Please call 623-282-9300 to reserve your ride today.

**HEALTHY CHOICES/HEALTHY DECISIONS:**  
**Get Well, Live Well, Living a Full and Happy Life**  
***Mark your calendar – Wednesday, November 4!***

The Sun City Home Owners Association and the Surprise Regional Chamber of Commerce are pleased to sponsor the **2015 Healthy Choices/Healthy Decisions: Get Well, Live Well - Living a Full and Happy Life Seminars and Expo** that is scheduled Wednesday,

One call to Strahl, does it all!



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November 4, 2015, 9:00 a.m. –1:00 p.m. The event will take place at the Sundial Recreation Center in Sun City and is designed to offer health-related seminars as well as community services will be exhibiting. Speakers will be presenting informational seminars as well as free health screenings will be offered. SCHOA and the Surprise Regional Chamber of Commerce are committed to providing education and resource information for the wellbeing of the community.

There are three levels of sponsorship space. Exhibitor forms will be available in information, contact the SCHOA office at



available for this event as well as exhibitor mid-July for registration. For further 623 974 4718, ext. 211.

### **MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT) 99<sup>th</sup> Avenue and Cameo Drive Intersection Improvements**

The Maricopa County Department of Transportation (MCDOT) is moving ahead with a project to improve the intersection of 99th Avenue and Cameo Drive. The preliminary design for the project includes new signage and flashing beacons. Signs will be installed on both northbound and southbound 99th Avenue and in the median, flashing beacons will be added on top of the stop signs. Design is scheduled for completion in early 2016. Installation of the sign improvements is scheduled to begin in spring 2016.

Provided by Traci Ruth, Communications Manager, MCDOT

### **FREE MOVIES AND TV SERIES IN JULY AND AUGUST**

RISE, the lifelong learning center at Rio Salado College in Surprise, is offering movies and TV July and August on Tuesday morning at 10:00 a.m. that are free and open to the public.

“How the British Lost America”, the revolution from the British perspective will be shown on July 7 and 14. Mike Dubin, a former high school social studies teacher and author of many books on elections and other topics, will provide some history, background and a general synopsis prior to showing. All movies will be shown at 10:00 a.m.



“Citizen Kane” will be shown on August 4, and two sessions of America’s top satirical comedy “All in the Family” on August 11 and August 18. The outrageous British comedy “Keeping up Appearances” will be presented on July 21 and 28, and will include several episodes never seen on television.

RISE is part of Rio Salado College and is located across Bell Road from the entrance to Sun City West and cater-corner from the Tivoli Gardens restaurant at the intersection of West Smokey Drive and North Greasewood Street in Surprise.

The summer catalog is available at RISE, 12535 West Smokey Drive or the Sun City Homeowner’s Association offices, 10401 West Coggins in Sun City.

RISE, a student association of Rio Salado College, offers classes and discussions throughout the year. There are no educational prerequisites, and classes are not for credit. Catalog are sent out three times a year, in the Fall, Winter and Spring, featuring over 300 topics, including sciences, social sciences, health and wellness, spirituality, law, politics, religion, art, finance and lifestyle. Except for the summer, when all classes are free and open to the public, there is a \$45 annual membership fee, and then all classes are free throughout the year to members.

Fall classes start in October. For more information, contact Marion Kammauf at RISE, 480.377.4296, [marion.kammauf@riosalado.edu](mailto:marion.kammauf@riosalado.edu), or visit the website, [www.riselearning.org](http://www.riselearning.org), for a complete list of classes offered each term.



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MLS 

**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 Home Owners Association is invested in “working for Sun City.”



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- Tear out walls
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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 below or a membership application has been added to the website [www.suncityhoa.org](http://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](mailto:membership@suncityhoa.org). Members are also committed to supporting SCHOA’s RAMP and CIP through donations.

**APPLICATION FOR SCHOA MEMBERSHIP**

*“Your Membership Protects All Sun City Property Values”*

**Annual Dues: \$20.00 per Household**

Name(s) \_\_\_\_\_ Telephone: \_\_\_\_\_

(Please list each member of the household)

Sun City Address: \_\_\_\_\_ Zip \_\_\_\_\_

Mailing Address if different from above: \_\_\_\_\_

Email \_\_\_\_\_

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

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

Do you want to be listed in the Sun City Directory?  Yes  No If so, please fill out below

Home Town \_\_\_\_\_ Former Occupation(s) \_\_\_\_\_

(Please write clearly)



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**SUN CITY**

**COMMUNITY ASSISTANCE NETWORK**

**LIFE REIMAGINED - A 90-Minute Workshop Sponsored by the Sun City Community Assistance Network - Real Possibilities from AARP**

**WHAT IS THE PROCESS?** Life reimagined local experiences bring people together to have rich conversations about what's next in their lives. It is called a **LIFE REIMAGINED CHECKUP**, and is a free two-hour experience that helps people understand where they are in life. Led by a Life Reimagined Guide, participants engage in personal reflection, insightful activities and meaningful conversation.

**HOW DO I BECOME CONNECTED?** Email or call Sun City Community Assistance Network at [Admin@suncitycan.org](mailto:Admin@suncitycan.org) or call 623-933-7530 for information

or to register for the July 28, 2015 workshop beginning at 9:00 AM.

**SOCIAL SERVICES DEPARTMENT – BANNER OLIVE BRANCH - Community Programs and Services**

**Benefits Specialists**-- can assist seniors or disabled adults 21 and older in completing the following applications (SNAP/food stamps, AHCCCS/Medicaid, and other miscellaneous applications).

**Medicare Specialist**—can answer almost any Medicare question on Thursdays by appointment (preferred).

**Benefits Check Up**--Persons 65 and older and persons 21 and older and disabled may have a free benefits check up to see what social service benefits they qualify for.

**Food Boxes** - Sun City and Youngtown residents and Military Veterans-must complete a financial screening. Those qualified may receive a food box 1 time per month.

**APS Crisis Bill**— seniors that have APS electric as their electric company and meet a certain income and have a financial crisis (i.e. unexpected medical bill) may qualify to have their APS bill paid.

**LIHEAP** (Low Income Home Energy Assistance Program) – for seniors in Youngtown and Sun City who meet a certain income guideline may be eligible for an energy credit into their SRP or APS electric account.

**Discounts**--Seniors that meet certain income guidelines may be assisted in completing the following applications: EPCOR water discount, APS and SRP electric discount, Southwest Gas discount, and government phone with free minutes.



**Sun City Community Fund**—Sun City residents that are 60 years old or older who have lived in Sun City for 1 year as an owner or 2 years as a renter who have a crisis and meet eligibility requirements may apply for financial assistance.

**Call: 623-465-6005 for more information**

## **COMPLIANCE CORNER**

**Neighbor Looking Out For Neighbor** – It's important at all times to be aware of the wellbeing of our neighbors, particularly during the extreme heat of the summer, residents are asked to be aware of any unusual circumstances, i.e., not seeing a neighbor for a day or so. Just a knock on the door can be reassuring to a resident who may be living alone to know Community members are aware of their circumstances.

## **BUYING OR SELLING A SUN CITY HOME**

If you are buying or selling a home in Sun City, remember to contact SCHOA to be assured there are no outstanding violations and/or fees associated with the address. It is the responsibility for all parties involved (including realtors and title companies) in a change in ownership to be aware of this information.



## **CONDOMINIUM OWNERS ASSOCIATION**

During the summer, the offices hours at the COA office are Tuesday – Wednesday, 9:00 a.m. – Noon, through July; during the month of August, the office will be opened on Wednesday only from 9:00 a.m. – Noon.

## **BUSINESS PARTNER PROGRAM**

All business partners have qualified to be part of the Business Partner/Vendor Program when they initially register and must remain in good standing. Credentials are reviewed at the time of renewal dates. There are currently over 364 registered business partners who have qualified to provide services to members. All Business Partner members are able to have their business cards and brochures available in the office offering an excellent opportunity to market to the community.

The Program continues to grow and to be improved. SCHOA provides lanyards to all business partners, which will identify all registered members as vetted representatives; this assures residents a business is current and in good standing. If you are an active business partner and don't currently have your lanyard(s), please contact the office to pick them up. They are available for all employees between the office hours of 9:00 a.m. and 3:00 p.m.

Residents are asked to contact SCHOA after using one of the business partners. When receiving comments, the record for the business is updated. The Sun City HOA is very pleased to report there are frequent reports from residents who are recommending a businesses. Testimonies are very reassuring when residents are using the Business Partner for the first time.



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Each month, SCHOA selects a Business Partner of the Month. The July Business Partner is **Strahl Custom Homes and Remodeling, Inc.** SCHOA would like to express appreciation to Strahl Custom Homes and Remodeling for providing excellent services and their commitment to Sun City.

**Welcome New Members to SCHOA's Business Partner Family!**

**Arizona Mobility Scooters** – Specializing in electric mobility scooters; get your life back; visit [website www.arizona mobility scooters .com](http://www.arizonamobilityscooters.com).

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**Sun City Residents Support SCHOA Business Partners**

Due to increased Business Partner memberships as well as requests for advertising in the Newsletter, businesses are welcome to advertise in the newsletter. For details and advertising pricing, contact [Marketing@suncityhoa.org](mailto:Marketing@suncityhoa.org). SCHOA emails the monthly newsletter which reaches over 6,000 residents, posts it on the website, and copies are distributed throughout the community offering excellent exposure.



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Shredding services are available to all residents. Hours are between 9:00 a.m. - 2:45 p.m., Monday – Friday for this service. The cost for members is \$5.00 each for the first two boxes and \$3.00 for each box thereafter; for non-members, the cost is \$10.00 each for the first two boxes and \$5.00 for each box hereafter. Shredding is secure in locked containers which are picked up on site.

**Sun City Home Owners Association**  
10401 W Coggins Drive  
Sun City, AZ 85351

623 974 4718  
[www.suncityhoa.org](http://www.suncityhoa.org)

Fax 623 977 7095

**Hours – 9:00 a.m. – 3:00 p.m. (Excluding Holidays)**



