



*Sun City Home Owners Association  
Sun City's Advocate Since 1963*



**2022-2023 Community Resource Guide**

*Compliments of the Sun City Home Owners Association*

**53 Years**

**Of Honest,  
Dependable  
Service.  
We stand behind  
our work.**

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## Sun City Home Owners Association

Sun City's Advocate Since 1963

***"To preserve Sun City property values through the fair and consistent application of the CC&Rs (Covenants, Conditions, and Restrictions)."***

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Cover photo courtesy of the RCSC

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## THE SUN CITY HOME OWNERS ASSOCIATION

The Sun City Home Owners Association (SCHOA) has played an integral role in preserving the values of the Sun City community almost from the very beginning. SCHOA has served as an advocate for Sun City residents by embracing the Webb philosophy of keeping it simple. The most important function of SCHOA is to enforce the minimal community standards known as the Covenants, Conditions and Restrictions (CC&Rs).

HOAs are often attacked, but the Sun City Home Owners Association is truly unique. From its earliest days, SCHOA was set up as a voluntary organization — at least from the standpoint of being a member. Compliance is mandatory regarding deed restrictions, a point that should be made clear when you purchase a home. However, SCHOA operates on a very tight budget and the cost of membership is a mere \$25 dollars per year per household — truly a bargain price for such a wide array of services.

### THE EARLY YEARS

The Sun City Civic Association (now SCHOA) originally managed and administered the recreational facilities, however, SCHOA and RCSC are not the same organization. Membership in SCHOA is voluntary and as of this printing the membership fee is \$25 per year.

While RCSC continues to provide tremendous recreational opportunities to Sun City residents, SCHOA over the years has faced changing needs and challenges. Historically, SCHOA has:



1. Sponsored a telephone directory.
2. With an insurance company, offered health insurance to residents.
3. Played a leading role in extracting Sun City from certain school districts, saving tens of millions of dollars since 1974 to today.
4. Played a leading role in getting both light poles and fire hydrants in the community.
5. Helped create the Sun City Fire Department, Sunshine Service, the Sun City Posse, and the Sun City Foundation.
6. Played a leading role in removing giant feedlots from our perimeter.
7. Played a leading role in forcing the closure of sewage ponds and the connection of Sun City sewer lines to a proper wastewater facility.
8. Successfully pursued court action against a major violator of deed restrictions (CC&Rs) which established SCHOA as the enforcement agent for Sun City.

Today, as has been the case for several decades, the primary mission of SCHOA is the protection of our property values and way of life through the fair and consistent enforcement of our Covenants, Conditions, and Restrictions (CC&Rs.) Compliance with these simple but crucial rules, the Deed Restrictions to which you agree when you purchase in Sun City, keeps our community clean, safe, and desirable. In addition to enforcement of the CC&Rs, SCHOA continues to serve as an advocate for the home owners in matters of government affairs, roads and safety, and utility rates.



## SCHOA FOUNDATION SERVING THE COMMUNITY

The SCHOA Foundation serves the community through the funding and coordination of projects that do not fall under the ordinary responsibilities of other community agencies or organizations. Along with SCHOA, the Foundation is committed to maintaining our property and community values for generations to come. The Foundation, as an arm of the Sun City Home Owners Association, is a 501(c)(3) designated Corporation under IRS guidelines, which allows for anyone to make tax-deductible gifts to the Foundation.

One fine example of a need the Foundation has met, which had not been previously covered by other agencies or organizations in Sun City, was the physical appearance of some 17+ miles of painted "common" walls that run throughout our community. Assigning responsibility for the maintenance of these walls was accidentally overlooked in Sun City's early days. The SCHOA Foundation (then known as "SCRAP") solicited and raised the funds for the project of repainting those

common walls to the benefit of all Sun City home owners. You can donate to this fund for painting of walls as needed in the future.

Another focus of the Foundation is RAMP (Resident Assistance and Maintenance Program). RAMP is a program to assist members of our community who are unable physically and/or financially to maintain their property up to community standards. A home owner must meet certain income and other requirements to receive assistance from RAMP. Through this program, SCHOA will clean the exterior of the property (including pruning of vegetation and removal of weeds) in order to bring a property into compliance with the Sun City Covenants, Conditions and Restrictions (CC&Rs). SCHOA utilizes volunteers and select business partners in these maintenance efforts. The funding for RAMP as well as for the WALLS comes through the SCHOA Foundation which is entirely funded by the 501(c)(3) tax deductible donations. For more information, please contact SCHOA at 623-974-4718.

## BUSINESS PARTNER REFERRALS

As a SCHOA member, you have access to our Business Partner Referrals. Over the years, the Sun City Home Owners Association has developed and maintained a Business Partner Referral Program which include a wide selection of businesses and organizations that have met SCHOA's specifications and have qualified to become members.

A business partner applicant must undergo a process that requires them to provide referrals of work completed. These referrals are then verified by SCHOA to assure that our Business Partner Program guidelines are met and that each new partner will provide their customer (our members) with ethical and quality service. These guidelines are maintained by the members of the program at all times.

Business Partners also hold free seminars, advertise in our monthly newsletter and participate in SCHOA sponsored special events. They know

that Sun City residents care about their homes and that they actively look for businesses they can trust when they need to hire a contractor or business.

The Business Partner list is an important value for all SCHOA members. The list is easy to use as businesses are listed according to category and SCHOA members can access this list from our website, by visiting our office or giving us a call. Just knowing that SCHOA has vetted its Business Partners is an assurance well worth the nominal cost of a SCHOA membership.



Some Business Partners choose to have their business cards displayed on our business card wall located in our lobby



What attracted you to Sun City? The cleanliness, the beautiful wide streets, the calm and quiet neighborhoods, the clubs and activities? Whatever it was, SCHOA is diligently working, to preserve Sun City property values through the fair and consistent application of the CC&Rs (Covenants, Conditions and Restrictions) by keeping our standards in place and our community exceptional. A SCHOA membership helps to maintain our exceptional lifestyle and protect our property values.

Whether you live in a single family home or a condominium, there are many things that SCHOA does on your behalf to maintain our quality of life, such as:

- **SCHOA diligently working to preserve Sun City property values through the fair and consistent application of the CC&Rs (Covenants, Conditions and Restrictions). This includes maintaining our age overlay.**
- **SCHOA** fights to keep our utility rates with Water, Wastewater, Gas and Electric low and affordable.
- **SCHOA** continues to monitor the Arizona Corporate Commission who governs Utility Companies and their rates.
- **SCHOA** meets and communicates community concerns with officials from the Legislature, Maricopa County and various Arizona agencies. We work with our elected officials when issues arise that could be detrimental to our community, such as issues with HOA regulations, Roads, Trash, Vagrancy, and Transportation, just to name a few.
- **SCHOA** offers a robust Business Partner Referral program. This allows residents to find vendors who they can trust to hire. Members are able to access these businesses through our website or by visiting our office or by phone.
- **SCHOA** members can run for the Board of Directors and participate in voting for these Directors.

### Additional Office Services

Fax/Copy Service  
Notary Service - By Appointment Only  
Plot / Floor Plans



One of SCHOA's semi-annual New Residents Orientation

**SCHOA memberships are not included in your RCSC annual fees. We are a separate organization responsible for maintaining our CC&Rs. Memberships with SCHOA are voluntary and only \$25 a year per household.** Please consider joining SCHOA by returning the application included in the resource guide. Just fill it out, cut and fold it and send it to us. If you are already a member, we thank you for your support.

For more information regarding SCHOA Membership benefits or to join you can visit our website at [SunCityHOA.org](http://SunCityHOA.org) or contact our Membership team at 623-974-4718 or [membership@suncityhoa.org](mailto:membership@suncityhoa.org).



SUN CITY HOMEOWNERS ASSOCIATION MEMBERSHIP APPLICATION

Thank you for joining SCHOA, the Sun City Home Owners Association. Please complete this application in and submit with your \$25 annual payment for one year. You may also sign up through the SCHOA website at suncityhoa.org/membership-application/

You may pay by credit card, cash or check. If you prefer to pay with cash, we request that you please visit our office. You are welcome to hand deliver or to mail this form to: SCHOA, 10401 West Coggins Drive, Sun City, AZ 85351

Sun City <b>FULL</b> Address with Zip Code:	
<b>Name, Phone number and email address of each member of the Household living at this address:</b>	
<b>Name:</b>	
Phone:	Email:
<b>Name:</b>	
Phone:	Email:
Full mailing address to receive SCHOA communications if it is different from the Sun City Address listed above:	

All email addresses are privately held by the Sun City Home Owners Association and are not sold or shared at any time. SCHOA wants to assure that you are kept informed through regular email notifications that SCHOA sends to our members and SCHOA Business Partners.

Select a payment method:

Cash \$ \_\_\_\_\_ Check payable to SCHOA; Your check number is: \_\_\_\_\_

Credit Card: VISA ( ) MASTERCARD ( ) DISCOVER ( ) AMEX ( ) Exp. Date \_\_\_\_\_

Credit Card Number: \_\_\_\_\_ CVV: \_\_\_\_\_

Name on card: \_\_\_\_\_

Address for this credit card: \_\_\_\_\_

City, State and Zip Code for this credit card: \_\_\_\_\_

Thank you for your support!

Fold here, tape edges, add stamp and mail

---



Place  
Stamp  
Here

SCHOA  
10401 W. Coggins Drive  
Sun City, AZ 85351



## THE COVENANTS, CONDITIONS AND RESTRICTIONS (CC&RS)

### AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS - RECITALS

This Amended and Restated Covenants, Conditions, and Restrictions (the "Declaration") is made as of May 12, 1998.

A. By that certain Declaration of Covenants, Conditions and Restrictions recorded in the official records of Maricopa County, Arizona, (the "Original Declaration"), the then owner imposed certain conditions, covenants, restrictions and created other property and contract rights burdening and benefiting the real property described in the Declaration (the "Property").

B. The Original Declaration provided for the amendment of the Original Declaration by a majority vote of the then owners of the lots covered by the Declaration.

C. By not less than a majority vote, the owners of the lots constituting the Property ("Owners") have approved this Restated Declaration of Covenants, Conditions and Restrictions.

D. The Owners desire that all of the Property subject hereto be held, conveyed, hypothecated, encumbered, leased, occupied, built upon and otherwise used, improved or transferred in whole or in part, subject to this Declaration, as amended or modified from time to time.

NOW THEREFORE, the Prior Declaration is hereby amended and revoked in its entirety and the provisions of this restated Declaration are hereby imposed upon the Property.

**1. The Sun City Home Owners Association.** The Sun City Home Owners Association (the "Association") is a nonprofit Arizona corporation charged with the duties and invested with the powers prescribed by law and set forth in the Articles, Bylaws, and this Declaration. In the event of any conflict or inconsistency between this Declaration and the Articles, Bylaws, or Association rules, this Declaration shall control. The Association shall have the right and authority to enforce the restriction contained in this Declaration and to do such things as are

expressly authorized in the Declaration for the Association to perform, as well as such things as are reasonably necessary or proper for, or incidental to, the exercise of such express powers and duties.

## **2. Housing for Older Persons; Age Restriction.**

The Property is intended to constitute housing intended and operated for occupancy by at least one person fifty-five (55) years of age or older per unit under the Fair Housing Amendments Act of 1988, U.S.C. § 3600, et seq., and the Arizona Fair Housing Act, A.R.S. § 44-1491, et seq., (collectively, the "Fair Housing Acts"). Except as provided below, at least one occupant of each residential unit must be 55 years of age or older, and no person under nineteen (19) years of age shall occupy or reside in a residential unit for more than ninety (90) days in any twelve (12) month period.

a) The Association may grant variances from the above restrictions, unless the granting of a variance would result in less than eighty percent (80%) of the residential units being occupied by one person fifty-five (55) years of age or older or would otherwise jeopardize the Property's status as housing for older persons under the Fair Housing Acts. Any request for a variance submitted to the Association pursuant to this subsection shall set forth the names and ages of all proposed residents of the residential unit, the reason for the request and such other information as the Association may reasonably require.

(b) The Board shall adopt, publish and enforce such policies and procedures and rules and regulations as are deemed necessary by the Board in order to demonstrate an intent to provide housing for occupancy by at least one person fifty-five (55) years of age or older per unit and to maintain the status of the Property as housing for older persons under the Fair Housing Acts. Such policies and procedures shall provide for verification of the age of the residents by reliable surveys and affidavits, and each resident, if requested to do so by the Association, shall furnish the Association with the names and ages of all occupants of the residential unit and such affidavits and other

documents as the Association may request to verify the ages of such occupants.

**3. Single Family Dwellings.** No building except a single family residential dwelling and a private garage, carport or servants quarters for use in connection with such dwelling shall be erected, maintained or permitted on any lot or portion thereof. No dwelling shall be used except as a single family dwelling. No residential unit, building or structure on any lot shall be permitted to fall into disrepair and each residential unit, building and structure shall at all times be kept in good condition and repair and adequately painted and otherwise finished. In the event any residential unit, building or structure is damaged or destroyed, it shall be expeditiously repaired or rebuilt or shall be demolished.

**4. Construction Standards.** No dwelling shall be erected upon any of said lots unless such dwelling contains at least eight hundred (800) square feet of enclosed living area floor space. The term "living area floor space" is exclusive of floor space in porches, pergolas, garages, carports and servants quarters. All buildings shall be constructed of brick, cement block, or other substantial masonry construction, or insulated frame construction. No more than one dwelling shall be built on any one lot.

**5. Setback Requirements.** The front line of any building erected upon any lot shall not be closer than twenty (20) feet to the front lot line, and the side walls of any building shall not be closer than five (5) feet to the side lot line, and not closer than ten (10) feet to the side lot line if such lot line is adjacent to a street, except that any garage or carport detached from the dwelling may be erected on either side or back lot line if such garage or carport is located entirely within the rear one-half of said lot. The carport and store room attached to the walls of the dwelling may be placed not closer than five (5) feet to an interior side lot line and not closer than ten (10) feet to a side lot line adjacent to a street. In the event an Owner acquires all or a portion of any adjoining lot or lots, the foregoing measurements shall be made from such Owner's side property lines rather than from the side lot lines indicated

on said recorded map or plat. No portion of the buildings erected on lots bordering a golf course shall be placed closer than twenty-five (25) feet to the boundary line of said golf course.

**6. Vehicle Restrictions.** No vehicles, including without limitation cars, trucks, commercial vehicles, motor homes, mobile homes, trailers (including but not limited to travel trailers, tent trailers and boat trailers), camper shells, detached campers, recreational vehicles, boats, motorcycles, motorbikes, all-terrain vehicles, golf carts, and off-road vehicles, shall be parked or maintained on any portion of a lot (except in a garage), or on public streets, in excess of 72 hours. Notwithstanding the foregoing, cars, light trucks (having a one-ton rating or less), passenger vans and golf cars may be parked in garages, carports or driveways at any time without violating this provision. The Association shall have the right to have any vehicle parked, kept, maintained, constructed, reconstructed or repaired in violation of this provision towed away at the sole cost and expense of the Owner of the vehicle or equipment.

**7. Commercial Use Restrictions.** All residential units shall be used, improved and devoted exclusively to residential use by a single family. No trade or business may be conducted on any lot, in or from any residential unit, except that an Owner or other resident of a residential unit may conduct business activities within a residential unit so long as (i) the existence or operation of the business activity is not apparent or detectable by sight, sound, or smell from outside the residential unit, (ii) the business activity conforms to all applicable laws and zoning ordinances or requirements (iii) the business activity does not involve persons coming onto the lot or door to door solicitation of Owners or other residents in the community; (iv) the business activity is consistent with the residential character of the community and does not constitute a nuisance or a hazardous or offensive use that would threaten security of other residents in the community; (v) the business actually conducted on a lot or from a residential unit does not involve any employees except family members

living in the residential unit. The terms "business" and "trade" as used in this section shall be construed to have ordinary, generally accepted meanings and shall include, without limitation, any occupation, work or activity undertaken on an ongoing basis which involves the provision of goods and services to person other than the provider's family and for which the provider receives a fee, compensation or other form of consideration regardless of whether (a) such activity is engaged in full or part time (b) such activity is intended to or does generate a profit; or (c) a license is required for such activity. The sale or lease of a residential unit by the Owner shall not be considered a trade or business within the meaning of this section.

**8. Animal Restrictions.** No swine, horses, cows or other livestock, no pigeons, chickens, ducks, turkeys or other poultry shall ever be kept upon any lot. Owners agree (i) to maintain pets in such a manner that the pets do not make an unreasonable amount of noise; (ii) keep the animal fenced or on a proper leash at all times the pet is outside the residential unit; (iii) clean up after the pet when the pet is outside of a residential unit; and (iv) otherwise maintain the pet so that at no time does the pet create a health or safety hazard or unreasonably interfere with the quiet of other Owners or residents.

**9. Wall and Fence Restrictions.** No solid wall, fence or hedge shall be erected or maintained nearer to the front lot line than the walls of the dwelling erected on such lot except when hedge or fence is purely decorative in nature and shall not exceed twenty-four inches in height. In the case of any lots on which no residence has been erected, no solid wall, fence or hedge shall be constructed or maintained closer than twenty (20) feet to the front lot line of any lot. No side or rear fence or hedge and no side or rear wall other than the wall of a building constructed on any lots shall be more than six (6) feet in height, provided that on lots bordering the golf courses, no fence, wall, rail or hedge shall be constructed or maintained at a greater height than six (6) feet within twenty-five (25) feet of the rear property line, with any portion thereof

in excess of three (3) feet in height limited to wrought iron construction with posts of concrete block or similar material. Landscaping shall be planned for lots bordering the golf course so as to avoid undue obstruction of the view of the golf course from said lots.

**10. Detached or Temporary Structures.** No detached or prefabricated building or structure of any nature whatsoever, permanent or temporary, shall be moved or placed upon or assembled or otherwise maintained on any lot. No machinery or equipment of any kind shall be placed, operated or maintained upon or adjacent to any lot except that which is usual and customary during construction or remodeling and shall be removed immediately upon completion.

**11. Condition of Property.** All equipment, service yards, wood piles, storage piles or clotheslines shall be kept screened by adequate planting so as to conceal them from view of neighboring lots, streets or golf course property. No garbage or trash shall be placed or kept on any lot or other property, except in covered containers, not to exceed 30 gallon size. In no event shall containers be maintained so as to be visible from neighboring property, street or golf course except to make same available for collection and then only for the shortest time reasonably necessary to effect such collection. All rubbish, trash, or garbage shall be removed from the lots and other property and shall not be allowed to accumulate thereon. All lots shall be maintained in a weed free and attractive manner. No person shall permit any thing or condition to exist upon any lot or other property which shall induce, breed or harbor infectious diseases or noxious plants or insects. In the event any portion of any lot is so maintained as to present a public or private nuisance, or as to substantially detract from the appearance or quality of the surrounding lots or other areas of the community which are substantially affected thereby or related thereto, or in the event any portion of a lot is being used in a manner which violates this Declaration; or in the event any

Owner of any lot is failing to perform any of the Owner's obligations under this Declaration, the Association may make a finding to such effect, specifying the conditions or conditions which exist, and pursuant thereto give notice thereof to the offending Owner that unless corrective action is taken within thirty (30) days, the Association may cause such action to be taken at said Owners' cost. If at the expiration of said thirty (30) day period of time the requisite corrective action has not been taken the Association shall be authorized and empowered to take such action on behalf of the Owner and at the Owner's cost and expense.

**12. Continuing Lien on Lot.** Each Owner, by becoming the Owner of a lot, is deemed to covenant and agree to pay all costs incurred by the Association in connection with enforcing or curing any violations of this Declaration, and all such costs and expenses, including but not limited to reasonable attorneys' fees, incurred by the Association in enforcing this Declaration, whether or not suit is filed, shall be a charge on the Owner's lot and shall be a continuing lien upon the lot against which each such enforcement action is taken. Such costs and expenses, including but not limited to reasonable attorneys' fees incurred by the Association in enforcing this Declaration, whether or not suit is filed, shall also be the personal obligation of the person who was the Owner of the lot at the time when the costs and expenses were incurred by the Association. The personal obligation for such costs and expenses shall pass to the successors in title of the owner, except such successors in title who acquire title pursuant to a trustee's sale, judicial foreclosure, deed-in-lieu of foreclosure, or similar action of a first position mortgage or deed of trust.

**13. Leases.** No Owner shall allow that Owners' lot to be occupied by persons other than the Owner and the Owners' immediate family, without first notifying the proposed Lessee or occupant in writing that the use of the premises is subject to this Declaration. The Owner shall secure from the Lessee a written agreement to abide by all of the covenants, conditions and restrictions contained in this Declaration and the

Owner shall furnish the Association an executed copy of such written agreement upon written request. Costs to enforce to be paid by Owner.

**14. Existing Conditions; Limited Grandfathering.**

Any constructed improvements in existence on any lot on January 1, 1998, shall not be in violation of this Declaration until such time as the title to the lot is transferred, except for such conditions for which the Owner of a lot has received prior written notice of violation from the Association. Any replacement of the items shall be required to conform with this Declaration. This paragraph does not affect the requirement that all Owners comply with all city, county, state or federal laws or codes. All improvements, structures and fences not in compliance with this Declaration at the time of transfer of Deed shall be brought into compliance prior to transfer of title to lot.

**15. Variances.** Provided that it does not conflict with County ordinances, the Association may, at its option, grant variances from restrictions set forth in the Declaration if the Association determines in its discretion:

(a) That either (i) a restriction would create an unreasonable hardship or burden on an Owner, lessee or resident, or (ii) a change of circumstances since the recordation of this Declaration has rendered such restrictions obsolete; and (b) That the activity permitted under the variance will not have any substantial adverse effect on the Owners, lessees and residents of the community and is consistent with the high quality of life intended for the residents of the community.

**16. Recreation Centers Facilities Agreement.**

Each Owner of a lot shall execute a Recreation Facilities Agreement in favor of Recreation Centers of Sun City, Inc., in the form adopted from time to time by Recreation Centers of Sun City, Inc., and such Recreation Facilities Agreement, including the obligation to pay the annual homeowner fee and special assessments imposed from time to time, shall be binding upon and inure to each Owner's assigns and successors, shall be a lien on such lot

subordinate only to a first mortgage or first deed of trust on such lot, and may be foreclosed in the same manner as a mortgage under Arizona law. Each Owner and all persons residing on said lot shall abide by the Articles of Incorporation and Bylaws of Recreation Centers of Sun City, and any amendments thereto.

**17. Covenants Run With Land.** The foregoing restrictions and covenants run with the land, and shall be binding on all persons owning any of said lots or any part or parcel thereof for a period of thirty (30) years following the date these restrictions are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years each.

**18. Amendments.** These restrictions and covenants may be amended, in whole or in part, at any time by a majority vote of the then Owners of the lots covered hereby. Deeds of conveyance of said property, or any part thereof, may contain the above restrictive covenants by reference to this document, but whether or not such reference is made in such deeds or any part thereof, each and all of such restrictive covenants shall be valid and binding upon the respective grantees.

**19. Remedies.** In addition to the continuing lien against a lot, violations of any one or more of this Declaration may be restrained by any court of competent jurisdiction, and damages awarded against such violator; provided, however, that a violation of these restrictive covenants, or any one or more of them, shall not affect the lien of any mortgage now of record, or which hereafter may be placed of record, upon said lot or any part thereof.

**20. Severability.** Should any of these restrictive covenants be invalidated by law, regulation or court decree, such invalidity of any such restrictive covenant shall in no way affect the validity of the remainder of the restrictive covenants.

**Copies of the CC&R's can be download from the SCHOA website - [suncityhoa.org](http://suncityhoa.org)**

## WE'RE HERE TO SERVE YOU! MAIN OFFICE NUMBER: 623-974-4718

### **Compliance Manager**

623-242-6986

ComplianceManager@suncityhoa.org

### **Compliance Officer, Phase 1**

(Grand Ave to Sun City Blvd)

623-242-9926

Comp4@suncityhoa.org

### **Compliance Officer, Phase 1**

(Sun City Blvd - Olive)

623-243-7069

Comp6@suncityhoa.org

### **Assistant Compliance Manager/ Special Projects, Phase 2**

623-243-5542

SpecialProjects@suncityhoa.org

### **Compliance Officer, Phase 3**

(Bell Rd to Beardsley Ave)

623-243-7042 Comp2@suncityhoa.org

### **Compliance Administrative Assistant**

623-243-7552

Admasst@suncityhoa.org



South Golf Course

## "THE COMMUNITY THAT CHANGED THE NATION."

The address is 10801 W. Oakmont Dr. Located immediately west of the Oakmont Recreation Center. The house opened January 1, 1960, and since then hundreds of thousands of visitors have walked through the doors. It began life as the first of 5 model homes in Sun City Arizona. Called the Kentworth with 860 sq feet of livable space, it sold for a modest \$8,500. For years it was a private residence until a group of Sun City residents fulfilled their vision, turning it into the Sun City's Area Historical Society.

The founders understood the phenomena of the first active adult community in the country. The captivating story behind Sun City's founding and ultimate success needed a home. When the Del E Webb Development Corporation moved to Sun City West, virtually all of the marketing materials, photographs and the like were given to the authors of Jubilee, The 25th Anniversary Book is the definitive story on building Sun City and is still on sale at the Museum.

Opening in the early 90's, it sprang from modest beginnings. Thousands of hours were donated in those early years. Operating on a shoestring budget, their success was predicated on volunteers, donations and support from Sun City and Sun City West residents. The commitment to build a lasting legacy was unstoppable. With each passing year, the quality of content and presentation grew.

By 2010, as Sun City reached its 50 year milestone, another change was made. The Pulte Corporation, having bought the Webb Company in early 2000, authorized the use of the logo and paid for a new sign that read, The Del Webb Sun Cities Museum. We enhanced our collection with materials from the Robert Johnson Foundation and put greater emphasis on Del Webb's life. Clearly Del and his employees played an integral role in the Sun City story.

In 2018, thanks to a donation from the Del Webb Foundation a large room was added to the back of the museum. The pandemic hit in 2020 and while we were forced to close, we looked at it as an opportunity. We rebranded the efforts with the phrase; "Sun City, The Community That Changed The Nation." Along with it, we enhanced our displays and added countless numbers of vintage pieces from the 50's and 60's. Today, when you walk through the front doors, you feel as if you have stepped back into 1960.



Sun City's first model home.

Visitors tell us repeatedly, "I never expected this." It's not unusual for folks stopping by to spend an hour or two as they enjoy the varying aspects of our collections. The other refrain we often hear is, "We'll be back." The Del Webb Sun Cities Museum is as unique as is the history from both Sun City and Sun City West. As a footnote, Sun City West is in the process of establishing a larger historical presence that is exciting to watch.

If you plan to go to the museum, there are a couple of things to know. Our hours vary based on the time of year. We ask you to visit our website at [delwebbsuncitiesmuseum.org](http://delwebbsuncitiesmuseum.org) or call 623-974-256. Group tours can be arranged as well. Admission charge is \$5 per person for those 18 and older. If you become a museum member, admission is free any time. Memberships start as low as \$25 per year. There's no better way to become familiar with Sun City's history; hope you stop by and better yet, become members. The museum epitomizes the term, "City of Volunteers."



Opening Day, January 1, 1960.

## DEL WEBB'S SUN CITY, ARIZONA

Let's take this in reverse order; we'll start with Sun City and finish with Del Webb. Both stories are compelling on so many levels and it would be easy to write a book on either or both. In this case, we'll just thumbnail it to provide you a summary of each.

Sun City was the brainchild of three of Webb's employees: L. C. Jacobson, Tom Breen and Joe Ashton. They did their research and it told them to be successful the amenities needed to be in place. They said you couldn't sell promises, buyers needed to see it when they came to visit.

In 4 short months they built "a small town in miniature." Shopping center, recreation center, golf course, pro shop, motor inn and bar/restaurant and of course 5 model homes. They had no idea if anyone would show up; and on opening day January 1, 1960 traffic was backed up on Grand Ave for miles. They were stunned, and delighted.

It would be easy to overwhelm you with statistics and data regarding sales, but that really isn't the story. This saga is about the "pioneers" who came to this desert location and in concert with the company, built the most successful "new active way of life" for seniors in the country.

It took 18 years to build-out. Sun City is roughly

3 miles wide and 7 miles long. It was built in 3 phases with 27,500 rooftops. 18,000 single family homes, the rest a mixture of attached housing. There are 8 golf courses owned and operated by the RCSC and 8 recreation centers counting the newest Grand Ave property.

Through those 18 years there were constant trials and tribulations. The community was built on a foundation of self-governance. While the Del E Webb Development Corporation (DEVCO) was around subsidizing activities, the residents always knew the challenge would come once the company left.

To be successful the company knew those living here needed to believe in the concept of ownership and self-governance. Community events, parties, new resident orientations, parades, programs, clubs growth and entertainment were endless in advancing the residents love of Sun City.

All of which is the perfect segue to Del Webb. John Meeker was his caddy at the Phoenician Country Club when he was in high school. When he graduated and went in the Air Force, Del told him to look him up when he got out. He

did and in retrospect, it was Sun City's salvation. John was that significant in Sun City's success.

Mr. Webb's story is fascinating. He dropped out of school at the age of 14 to play semi-pro baseball at night and work as a carpenter during the day in California. His dream was to become a major league ball player, but dreams are often tough to achieve. Thank goodness he failed or all of our lives would have been far different.

After a near death illness, he moved to Arizona in 1928 with his wife Hazel. They struggled along until a break landed him a job as a contractor for the A. J. Bayless company. The 1930's were good as the state was coming out of the depression and he landed lots of work for the state.



Del Webb giving Joe DiMaggio batting tips.

creation of Sun City Arizona. The venture was deemed foolishness by the experts, but failure was never in Del's vocabulary. Sadly he died on July 4, 1974, never seeing just how important the community he founded would become to so many people.

Clearly his life's story is amazing. However the real story is captured in his death. He left the bulk of his estate to the Del E Webb Foundation and to this day, they still exist and give money to hospitals and hospital research. Amazing.



Del Webb was beloved by Sun City residents. (Early 60's Town Hall)

The 1940's were even better, as the war years opened doors to federal contracts. In the Del Webb room at the Museum the one display says it all: Over \$100,000,000 in government contracts with 25,000 employees. Amazing, but that's just for starters.

His exploits include building a huge portion of Las Vegas. At one point he was the largest private employer in the state with his gaming division. He bought and owned the New York Yankees along with Dan Topping for nearly 20 years. Their ownership included 15 pennants and 10 World Series.

Then came his "greatest achievement." His partnership with Jim Boswell forged the



Del Webb's first office (circa 1930).

## CITY OF VOLUNTEERS BY BILL PEARSON

IN 1985 THERE WERE 2,500-3,000 RCSC MEMBERS SERVED AS VOLUNTEERS AND CONTRIBUTED MORE THAN 1,500,000 HOURS PER YEAR.

Residents started moving into Sun City in May of 1960, and by the end of summer, those living around the Community Center (Oakmont) began meeting. The plan from the Del E Webb Development Corporation (DEVCO) always intended for the recreation centers to be community owned. By 1961, the first organization was formed, The Sun City Civic Association was created by a vote of 1051 to 54. They assumed both the duties of the recreation center and to manage the civic affairs of the community.



Early Lions Club gathering, early 1960's.

January 28, 1961 Town Hall (Fairway opened). By the end of the year, two things happened. A second organization spun off from the Civic Association to form what was called the Home Owners Association (HOA). Their role was to manage civic issues. By the end of the year, a third organization was formed; Town Hall Recreation Activities. All 3 organizations had board members who were elected by the community. There was never a shortage of candidates; as it wasn't unusual to see dozens of community members running for the 1-year terms.

Interesting to note, with the opening of the Sun Bowl, the building of Town Hall South (Mountain View) and the announced plans by DEVCO to move north of Grand Ave, there was an excitement and an effort to consolidate the recreation centers. That same year, 1968, the consolidation happened. The vote by the

residents was 3,228 to 651 to form the Sun City Community Association. It paved the way for the Recreation Centers of Sun City (RCSC) to be formed in 1972. It was in August of that year the facility's names were changed as well.

Those first 12 years were filled with a history of involvement and engagement by the residents. Every step of the way, the membership took ownership. We know now, that for both the RCSC and SCHOA, they were essential in Sun City's success. They were created by the members and have grown to what they are today, because of volunteers. Both has subsidiary Foundations and both rely heavily on members to join committees and serve on their boards. Neither would have survived without volunteers stepping up.

By the end of 1960, 32 clubs had formed; pretty impressive for a community of 1,000



Sun City Saints Booster's Club (400 members)

people. By the end of 1985, Jubilee (Sun City's 25th Anniversary book) claims there were 150 clubs. They went on to say 2,500-3,000 RCSC members served as volunteers and contributed more than 1,500,000 hours per year. The HOA (later to become SCHOA) was instrumental in partnering with the community members in gathering signatures. Their efforts resulted in getting added to our deed restrictions and Covenants, Conditions and Restrictions (CC&R's) language that protected our age restricted status.

Even before the HOA splintered off from the

Civic Association, Rev. Duane Thistlethwaite began a campaign to form a Sunshine Committee. Initially they were helping residents financially. They knew that was unsustainable. From those modest beginnings they have become a legendary organization providing medical equipment and things members need when having visitors. Sunshine Service has served Sun City for 60 years and is bigger and better than ever. No payment is asked, they rely on donations.



The Sunshine Committee became Sunshine Service.

The earliest residents coming in the 1960's were joiners. None were more popular than service clubs. Those moving here had joined back home and once they got to Sun City, they started their own. At one point, there were 8 Lions Clubs along with; the Rotary, the Kiwanis, the Sun City Civitan club, the Optimist, the Altruistic club and the Soroptimists. Many of them are gone, but a handful are still around doing great volunteer work.

There may not be a more powerful story to tell regarding volunteerism in Sun City than the Boswell Memorial Hospital. Once the decision was made to cross north of Grand Ave, it became evident a hospital was needed. The initial 50 plus bed plan near Grand Ave and 103rd was quickly scrapped when Jim Boswell, Del Webb's partner in DEVCO, donated 1.2 million dollars. Turning to the community, thousands of members chipped in whatever they could afford. On opening day, November 6, 1970, 5,000 residents showed up to witness this life-changing event. It didn't stop there though. Within a year the hospital had more than 1,000 volunteers and though the hospital is now owned by Banner, residents still volunteer.



Boswell Hospital had more than 1,000 volunteers.

To say the move across Grand Ave was an explosive time, would be an understatement. Completing 10-12 homes per day was the norm for DEVCO. That growth also created problems, simply because it was so fast. Community leaders and those concerned filled the void. The Sun City Sheriff's Posse was formed in 1972. They began "patrolling" Sun City streets wearing a plastic helmet and carrying a whistle and driving their own cars. The Maricopa County Sheriff's Department were and still are our police force. The Posse helped them immensely. By the early 80's they had cars that looked just like the Sheriff's dept. Their efforts received numerous awards and recognition. They have morphed into the Sun City Posse, but they still do thousands of vacation watches each year and are as strong as ever.

The next big thing was when DEVCO turned over the streets and medians to Maricopa County in the early 80's. With only 6 employees assigned to Sun City, a resident, Joe McIntyre, sent a letter to the News-Sun newspaper asking residents to join him on Saturdays helping clean the medians. The first day, 3 people came, the second time, 6 came and by the end of 1982 they had 400 members in the fledgling organizations. The Proud Residents Donating Essential Services (PRIDES) had been born, their motto, "Keeping Sun City Beautiful" still exists to this day.

Additionally, other organizations have sprung up. The Sun City Taxpayers Association, has evolved and become the Sun City Community Assistance Network (CAN). They work with residents who have struggled financially. Their

# CITY OF VOLUNTEERS

work is so important for members living on the edge of poverty. Meals on Wheels has been providing low cost home delivered meals at an affordable price. Banner Olive Branch Senior Center offers a food shelf and a setting where seniors can socialize and have a hot meal. Interfaith Services is a network of local churches doing similar things.

In addition to the above mentioned organizations, there's a number of other places looking for volunteers. My personal favorite is The Del Webb Sun Cities Museum. It opened in 1990 with the express purpose of sharing Sun City's and Sun City West's history. Located in the first and smallest model home, it brings to life how and why Sun City was successful. I would argue, it is the most fun volunteer option available, admittedly I have a bias.

by their bingo game if you get a chance, or if you feel inclined, they are always looking for members (men, the women have their own club by the way).

I can't list them all, but there are 31 Churches in Sun City and everyone of them relies on their members to help them survive. In addition



Sun City Area Transportation (SCAT).



Friends of the Library ran our libraries for years.

Another that deserves a quick look are the Friends of the Library, located at the Bell Recreation Center. For years these dedicated volunteers ran the Sun City library, assisted by a small number of paid staff. About 10 years back, they became part of the Maricopa Library System, but the "Friends" still exist and have a large used book store. The money raised supports any number of organizations.

I mentioned RCSC clubs before, but none have done a better job of helping the Sun City community organizations than the Men's Club at the Sun Dial Recreation Center. Their in-house Thursday night bingo game has raised hundreds of thousands of dollars they have donated across the community. Stop

to that, some of the many thrift stores use volunteers. Reading this, you can quickly understand why Sun City earned the slogan, "The City Of Volunteers." Without them, Sun City as we know it, wouldn't exist. At virtually every turn, residents stepped up and said, "Yes, I can do that."

As you have read, from the very beginning, Sun City residents have given back to the community they grew to love. It was through ownership, responsibility and accountability that Sun City was forged. None of us should ever forget that. Everyone should be willing to do their part.



United Church of Sun City. First Church to organize in Sun City.



***"The Cleanest and Most Sanitized Equipment Around"***

People, meeting needs of people is what Sunshine Service is all about. Sunshine Service lends medical and children's equipment to residents of Sun City and have been doing so for over 60 years. We are a charitable non-profit Arizona corporation and are funded by voluntary contributions and memorial gifts.

Records show that as the population of Sun City grew, so did use of our medical equipment. Savings from Sun City residents have been calculated periodically; in 2021, it was estimated that residents saved over two million dollars in cost of equipment for that year alone.

While the equipment is available for the use of all residents or visitors staying with residents, the equipment must not be taken out of Sun City on a permanent basis. As a matter of control, equipment is loaned only to Sun City residents.

Sunshine Service, Inc. has received local, state and national recognition. Awards received include the George Washington Honor Medal for services to the sick and handicapped from the Freedoms Foundation of Valley Forge in Pennsylvania.

## **Some Of The Many Items We Carry:**

**Tall Up Right Walkers • Arm Exerciser • Bath Bench • Bed Rails  
Bedside Commodes • Companion Chair • Crutches • High Chairs  
Hospital Beds • Lift Chairs • Overbed Tables • Pack-N-Play  
Ramp - Aluminum • Roll Away Beds • Strollers • Trapeze • Walkers  
Weights • Wheel Chairs • Translator Chairs • Knee Scooters**

**Monday - Friday - 9:00am - 4:00pm  
9980 W. Santa Fe Drive, Sun City, AZ 85357-3197**

**623-974-2561 | [www.sunshineservice.org](http://www.sunshineservice.org)**





## SUN CITY PRIDES

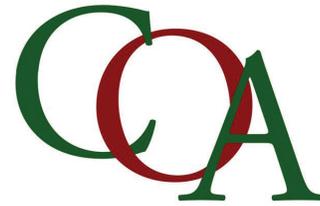
*PROUD RESIDENTS INDEPENDENTLY  
DONATING ESSENTIAL SERVICES*

Sun City PRIDES became a nonprofit organization in 1982, founded by Joe McIntyre. We are Sun City residents, 200 plus members strong. Working side by side, and in cooperation with Maricopa County, we help keep the 210 miles of streets, parkways, and medians in Sun City neat & clean.

Here are some examples of what YOU can do as a PRIDES volunteer:

- **Join the Saturday Squad for working on clean-up projects as a group.**
- **Join a Committee: Beautification-Trees and Shrubs-Arbor Days-Graffiti**
- **Be a Phase Coordinator: Manage your group of volunteers**
- **Assist at the Garage: Keep equipment maintenance schedules, repair equipment, maintain tools in an orderly system.**
- **Administration: Answer calls, emails, manage membership rosters, and/or do advertising.**
- **Leadership roles available: Join the Board, be a Director or Support person to the many members & committees we manage on a routine basis.**

The PRIDES have always been an all-volunteer group. We could not do what we do without volunteers, and lots of them. Visit [suncityprides.org](http://suncityprides.org) or call 623-972-6558 for more information.



## CONDOMINIUM OWNERS ASSOCIATION

The Condominium Owners' Association (COA) was started in 1973 by several condominium chairmen. In 1976 the organization became known as the Sun City Condominium Owners' Association (SCCOA). The original objective was to provide an open forum and clearinghouse for an exchange of ideas and solutions to common problems within Sun City condominium associations. The organization, for the past 45 years evolved into what we now recognize as the COA, the Sun City (SCCOA) was dropped in 2019 due to the confusion with SCHOA.

The mission statement for the COA is, "To assist condominium associations and its members through education, training, information and assistance." The COA holds 'Listening Posts' daily to help solve issues and problems, workshops (up to 30 per year) and newsletters (monthly).

The current 384 condo associations are governed by 384 sets of CC&R's, Bylaws and Rules & Regulations. Condos in Sun City consist of Patio Homes, Duplexes, Garden Apartments, Multi-level Units and a very unique unit that is referred to as a Studio Apartment Condo. Some of the condominiums are 4, 5 and 6 units under one roof. According to the 2010 census, the total condominium owners is 43% of Sun City's population with 35% of the roof tops being condos.

The current location of the COA is at 11132 W California Avenue, Youngtown, Arizona 85363. The phone number is 623-974-9035 and the email address is [sccoa@suncitycoa.com](mailto:sccoa@suncitycoa.com) with the website being [www.azsccoa.org](http://www.azsccoa.org). You can also find us on Facebook. Hours of operation are Monday through Friday from 9am to 1pm September through May. Summer hours are Monday, Wednesday and Thursday from 9am to Noon during June, July and August.



## SUN CITY POSSE

The Sun City Posse is an independent non-profit community service organization made up entirely of volunteers who reside in Sun City. Posse services are targeted toward meeting the needs of the senior community, primarily addressing seniors' safety concerns that are not regularly covered by other agencies.

The Sun City Posse works closely with Maricopa County Sheriff's Office (MCSO) and is known to be the "eyes and ears" for MCSO in our community.

You will see our marked Posse Patrol Cars driving on the Sun City streets and observe our volunteers providing a variety of services such as Vacation Watches, Welfare Checks, traffic assistance at Community Events, and more.

### Some of our services to residents are:

- **Patrols – Day and Night**
- **Neighborhood Watch Meetings**
- **Vacation Watch**
- **Citizen Assistance**
- **Welfare Checks**
- **Community Service Events like Paper Shredding, Drug Take Back, Electronics Recycle, etc., often collaborating with law enforcement, other emergency responders and local businesses**

There are diverse opportunities within the Posse for Sun City residents to use their life skills and to give back to their community. All of our volunteer members live in Sun City and ascribe to the philosophy that neighbors helping neighbors is one of the best ways to keep our community safe.

The Sun City Posse – serving our community since 1973.



## BANNER OLIVE BRANCH SENIOR CENTER

Since 1988, Banner Olive Branch Senior Center has been providing services to support older adults' abilities to thrive in their home and communities by impacting their health and well-being. The center is part of Banner Health, one of the largest non-profit systems in the country and the largest private employer in the state of Arizona with over 50,000 employees. Banner Olive Branch Senior Center is a place where seniors can socially connect which is an important factor for maintaining health and well-being. Specific services include: congregant and home delivered meals, food pantry, Supplemental Nutrition Assistance Program (SNAP) application assistance, community outreach and emergency funding, transportation, interactive online socialization through Banner Olive Branch Senior Center Without Walls and information and referral services as well as senior benefits check-ups – all services tailored to educate and assist our communities, enabling them to live independent and healthy lives

To support the growth of the center's programs and services, Banner Olive Branch Senior Center is planning to relocate the center late October to a 30,000 square foot building at the corner of Grand Avenue and 103rd, tripling its size and expanding the center's programs designed to promote and support health and well-being. Banner Olive Branch Senior Center, is dedicated to serving our community and as part of Banner Health, making health care easier, so life can be better. For more information, visit [www.bannerhealth.com/olivebranch](http://www.bannerhealth.com/olivebranch).



There's so much to do  
at your libraries!



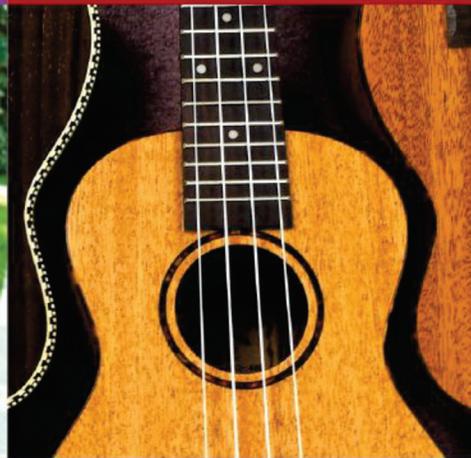
Check Out Seeds



Events



Large Print Books by Mail



Borrow a Ukulele!

**Sun City Library**

16828 N. 99th Ave.  
Sun City, AZ 85351  
Mon: 9-7; Tue-Sat: 9-5  
Sunday: Closed

**Fairway Library**

10600 W Peoria Ave.  
Sun City, AZ 85351  
Mon-Sat: 9-5  
Sunday: Closed



Maricopa County Library District

[mclidaz.org](http://mclidaz.org) | 602-652-3000

## Sun City CAN!

**Connecting People with Resources<sup>SM</sup>**

10195 W. Coggins Drive | Sun City, AZ 85351 | Tel: 623-933-7530  
Fax: 623-933-0394 | Admin@SunCityCAN.org | www.suncitycan.org



### WHO WE ARE

Sun City CAN is a 501(c)3 non-profit charity. Our mission is to connect people with resources to enhance their standard of living.

Our office is at 10195 W. Coggins Drive (behind Sun Valley Lodge). Our primary source of income is from the annual donations we receive from residents, service clubs and companies. Last year we received contributions from about 1,000 households. All services we provide are free to everyone we assist. We never charge for the help we provide. If you have a question or problem, we are here to help.

#### Are there really low income people in Sun City?

The U.S. Census Bureau states 9.9% of Sun City's population is below the poverty line. This works out to about 3,750 of our neighbors, mainly elderly widows.

### SOME OF OUR SERVICES

#### Benefits Assistance

This is one of our most popular and valuable programs. Volunteer counselors assist low income residents apply for federal, state and local programs. This includes utility discounts, prescription drugs, food stamps, Medicare help, Social Security assistance, and more. We assist over 400 people each year.

#### Maricopa County Tax Assessor

A full-time representative from the Maricopa County Assessor's office assists residents with property tax matters such as the widows/widowers exemption, freezing the assessed value of homes, etc.

#### Free Income Tax Preparation

During the tax season, we host 75 AARP Tax Aide volunteers who prepare and e-file Federal and State income tax returns. Over 2,100 federal and over 1,900 state returns are filed each year.

#### Property Tax Refunds

Some low income homeowners and renters may be eligible for cash refunds of up to \$502 on their property taxes. Volunteer counselors walk the applicants through the process. Over 500 clients are helped each year.

#### Filing Amended Tax Returns

After tax season, several volunteers help residents who need to file amended returns or respond to letters from the IRS. We are the only TaxAide site in the West Valley providing this service.

### CHARITABLE TAX CREDIT

We are approved for the Arizona "Credit for Contributions to Qualifying Organizations" tax credit. This is a **dollar for dollar** tax credit that is available to our donors. Single persons can donate up to \$400 to us and married couples up to \$800 and may qualify to subtract the donated amount from their Arizona income tax liability. It sounds too good to be true, but it is true! You can help our organization by donating money to us instead of paying it to the State.

**Approved for Qualifying Charitable Organization Income Tax Credit**



*Listening to You*

*Conveying Your Message*

*Taking Action*

*A Great Place to Find Help*

# Welcome to **SUN CITY** ARIZONA

**A Debt-Free Active Adult Community of Exceptional Value  
in Unincorporated Maricopa County**



- 8 Modern Recreation Centers
- 8 Golf Courses (open to Non-RCSC Cardholders)
- 2 State-of-the-Art Bowling Centers
- Unending Activities
- 120+ Clubs
- Exciting Events & Entertainment
- Duffeeland Dog Park
- Viewpoint & Dawn Lakes
- Sun Bowl Outdoor Amphitheater
- Independent/Assisted Living Facilities
- Outstanding Service & Community Organizations
- Award-Winning Banner Boswell Medical Center
- Growing Medical/Dental Facilities
- 3 Country Clubs
- Multiple Shopping Centers
- Many Choices in Places of Worship

## The Original FUN City!

[www.suncityaz.org](http://www.suncityaz.org) OR 1-844-4 SUN CITY



## WELCOME TO SUN CITY AZ - THE ORIGINAL "FUN" CITY!

The Recreation Centers of Sun City, Inc. (RCSC) welcomes you to Sun City AZ! While affectionately also known as the "City of Volunteers," Sun City AZ is not a city, but rather an unincorporated active adult community in Maricopa County. RCSC is a nonprofit, private corporation which owns and operates recreational and social facilities in Sun City AZ – recreation centers, golf courses, snack shops, bowling centers, restaurants (leased), an open-air amphitheater, a dog park and a 33-acre man-made lake. Located at the recreation centers are a variety of RCSC Chartered Clubs; more than 120 clubs (<http://suncityaz.org/recreation/clubs/>) offer something for everyone. Arts and Crafts Clubs such as stained glass, weavers & knitters, ceramics, quilters, clay, leather craft, china painting, silver craft, lapidary and woodworking are available for those with and without experience. Numerous educational, sports, dance, exercise, music, national, card and game clubs are also available. A variety of social clubs, as well as other one-of-a-kind clubs, such as photography, gardening and a dog club provide an excellent opportunity for residents to become active and involved in their community.

While all Sun City AZ residents are not Cardholders and therefore may not be able to use RCSC's facilities, it is the mission of RCSC to provide for all Sun City AZ residents (should they choose to participate) the broadest range of recreational and social facilities possible to enhance their active lifestyle and well-being. The Facilities Agreement, executed by each Deeded Real Estate Owner in Sun City AZ, obligates Owners to pay an annual property assessment to the RCSC whether or not Owners occupy the Sun City AZ property or use RCSC facilities. RCSC is not a homeowners association; we do not regulate or monitor private residences in Sun City AZ. The Sun City Homeowners Association, commonly referred to as SCHOA, and respective condo associations are responsible for enforcing the deed restrictions and covenants, conditions and restrictions (CC&Rs) on non-commercial property in Sun City AZ.

RCSC is governed by a nine-member elected, volunteer Board of Directors. The term for an elected Director is generally three years. The Board is responsible to fulfill its fiduciary duty by acting in the best interest and for the benefit of the corporation, to exercise sound business judgment and to establish and revise policy. On the RCSC website at <http://suncityaz.org/rcsc/corporate-documents/> you will find the corporate documents – i.e. Restated Articles of Incorporation, Corporate Bylaws and Board Policies.

Sun City AZ, with its numerous amenities, events and volunteer spirit, did not happen overnight. But the Sun City AZ idea – a master-planned community built specifically for active adults – turned the way that folks traditionally thought about retirement upside down. When The Del Webb Development Company opened five model homes on January 1, 1960, thousands of cars lined Grand Avenue. Long lines snaked around the model homes and many purchased homes within the first hour. By the end of the first weekend, more than 100,000 visitors had come to see what was being developed in this Arizona desert. Sun City AZ was an immediate and overwhelming success! The community grew quickly and Webb knew then what we still know is true today, "Concrete, steel and lumber make the buildings but people make the community."

This guide includes a wealth of information about RCSC monitored facilities such as hours, rules and regulations. It is suggested that you keep this guide handy for reference and refer to the RCSC Bylaws and Board Policies often for updates and changes. Feel free to contact us should you have any questions or concerns.



## CONTACT INFORMATION

### General and Administration

Recreation Centers of Sun City, Inc. – Corporate Offices  
 10626 W Thunderbird Blvd, Sun City AZ 85351 623-561-4601 fax  
 (Lakeview Recreation Center, NE corner of Del Webb and Thunderbird Blvd.)

**website:** [www.suncityaz.org](http://www.suncityaz.org)  
 623-561-4600 phone

Board Office	M-F	7:30am-4pm	<a href="mailto:boardoffice@suncityaz.org">boardoffice@suncityaz.org</a>
Corporate Office	M-F	7:30am-4pm	<a href="mailto:rcsc@suncityaz.org">rcsc@suncityaz.org</a>
Human Resources Office	M-F	7:30am-4pm	<a href="mailto:hr@suncityaz.org">hr@suncityaz.org</a>
Chartered Clubs Office	M-F	8:30am-4pm	<a href="mailto:clubs@suncityaz.org">clubs@suncityaz.org</a>
Events & Entertainment Office	M-F	8am-4pm	<a href="mailto:events@suncityaz.org">events@suncityaz.org</a>
Cardholder Services Office	M-F	8:30am-4pm	<a href="mailto:members@suncityaz.org">members@suncityaz.org</a>
Additional Cardholder Services Hours		1st Saturday	9:00am-Noon

**Recreation Centers**     <http://suncityaz.org/recreation/>     **email:** [centers@suncityaz.org](mailto:centers@suncityaz.org)

Each Sun City AZ recreation center offers RCSC Cardholders and their guests a wide variety of options to meet their recreational and social needs, affording them the opportunity to enhance their active lifestyle and well-being. With swimming pools, fitness centers and social halls, you won't find another active adult community in the country that offers so many choices.

Whether you want to play a round of miniature golf or roll lawn bowls, it's all up to you! There's pickleball and tennis, racquetball and softball; shuffleboard, billiards and darts, too – so there really is no limit to the fun that awaits you here in Sun City AZ.

RCSC Cardholders have eight Sun City recreation centers in which to play. No other 55+ community in the country can boast as many centers as the original Sun City AZ. Every recreation center offers a myriad of activities and amenities such as swimming pools & spas, fitness centers, social halls and special-interest clubs.

Each recreation center provides unique fitness and/or social opportunities. You're encouraged to explore each center to find the one that suits you best. And you're also welcome to visit them all. Click on a center below to view more information for that location.

NOTE: Some pools and amenities may not be available for open use due to classes, club activities or other pre-scheduled events. For open use hours, please call the center directly, consult the current issue of SunViews or visit the

website. Wireless (Wi-Fi) Internet connectivity is available at all RCSC recreation centers, golf pro shops and bowling centers.

### Bell Recreation Center

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

Operating Hours:

Monday - Saturday: 5am-9pm | Sunday: 8am-8pm

Whether you are looking for a workout in a state-of-the-art fitness center, a leisurely pool walk or a game of racquetball, you can find it at Bell Recreation Center. Along with these and many other Sun City AZ amenities, Bell Center also features a traditional lap pool, social halls, a branch of the Maricopa County Library, the Sun City AZ Visitors Center and numerous clubs.



**Fairway Recreation Center**  
**10600 W Peoria Ave**  
**623-876-3044**

Operating Hours: Monday - Saturday:  
5am-9pm | Sunday: 8am-8pm

Sun City's second oldest, and yet one of the newest, recreation centers, Fairway Center underwent a two-phase renovation project that was completed in 2011. Fairway is home to a state-of-the-art fitness center, an indoor walking track and a combination lap and walking pool, in addition to numerous clubs along with the Fairway Branch of the Maricopa County Library.



**Grand Recreation Center**  
**10411-15 W Grand Ave**  
**623-561-4600**

Operating Hours:  
Monday - Thursday: 8am-8:30pm  
Friday - Sunday: 8am-4:30pm

Sun City AZ's newest property (construction completed in 2021), Grand Center brings the community right back to where it all began on January 1, 1960 as thousands of cars lined up to see the oasis in the desert created by Del Webb way back when. You'll be pleasantly surprised by what this recreation center has to offer – several RCSC Chartered Clubs including Camera Guild, Sun City Clay Club, Garden Club and Jewelry/Stained Glass & More, Sportsman's Club and Vintage Vehicles are now located here along with meeting/classroom space and a state-of-the-art environmentally controlled greenhouse. This location also has a satellite office of the Sun City Posse whose volunteers provide services, resources and assist residents with public safety concerns. Stop by and experience another "grand" place to enjoy your next adventure right here in Sun City AZ – the Original Fun City.



**Lakeview Recreation Center**  
**10626 W Thunderbird Blvd**  
**623-561-4675**

Operating Hours:  
Monday - Saturday: 6am-7pm<sup>†</sup> | Sunday: 8am-7pm  
<sup>†</sup> = Summer Hours (Memorial Day through Labor Day weekend) Monday – Saturday: 6am-8pm

Lakeview Center, situated on the shores of scenic Viewpoint Lake, offers a wide array of activities in a truly unique setting. Play a game of tennis, stroll by the lake or take a dip in the pool. You'll find your own private oasis at Lakeview. The center is home to RCSC Corporate Offices including the Board of Directors, Cardholder Services, Human Resources and the Chartered Clubs Office.

**Marinette Recreation Center**



# RECREATION CENTERS OF SUN CITY

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

Operating Hours:

Monday - Saturday: 6am-9pm | Sunday: 8am-8pm

Marinette Recreation Center, Sun City's northern most recreation center, has been totally renovated (project completed March 2015). Marinette Center now boasts an expanded state-of-art fitness center (4,000 sf), 20 pickleball courts (eight under permanent cover), outdoor spa, half-court basketball, horseshoes and rubberized walking track – the type of Sun City AZ amenities you've come to expect from America's first active adult community.

## **Mountain View Recreation Center**



**9749 N 107th Ave**  
**623-876-3042**

Operating Hours:

Monday - Saturday: 6am-7pm<sup>†</sup> | Sunday: 8am-7pm

<sup>†</sup> = Summer Hours (Memorial Day weekend through Labor Day weekend) Monday – Saturday: 6am-8pm

Mountain View Center, Sun City AZ's southernmost recreation center, provides many activities for RCSC Cardholders, with numerous sports amenities and an auditorium for performances and special events. With the installation of seven pickleball courts, the array of Sun City recreation choices continues to expand. NOTE: This center is scheduled to be completely renovated in the near future and some uses may be restricted during the course of this construction project.



## **Oakmont Recreation Center**

**10725 W Oakmont Dr**

**623-876-3046**

Operating Hours:

Monday - Saturday: 6am-7pm<sup>†</sup> | Sunday: 8am-7pm

<sup>†</sup> = Summer Hours (Memorial Day weekend through Labor Day weekend) Monday – Saturday: 6am-8pm

Oakmont Recreation Center is Sun City AZ's first recreation center, built in 1960. With the most recent facelift completed in 2016, Oakmont has an updated look with fresh stucco and stone details while keeping all of its original charm. This center has plenty of activities to keep cardholders coming back. Take a dip in Sun City's only swimming pool that now offers hyper dissolved oxygen and ozone sanitation – a state-of-the-art system which meets or exceeds Maricopa County Health Department standards while being gentler to skin, hair and fabric/swimsuit materials. This pool is able to accommodate water sports such as volleyball and water aerobics. Or perhaps you would prefer to just relax and play some cards with friends. Enjoy the view of the North Golf Course from the outdoor patio and right next door is the Del Webb Sun Cities Museum, a must-see for residents and visitors alike where you can learn about the amazing history of Sun City AZ.



**Sundial Recreation Center**  
**14801 N 103rd Ave**  
**623-876-3048**

Operating Hours:  
Monday - Saturday: 6am-9pm | Sunday: 8am-8pm

Sundial Center boasts RCSC's only indoor swimming pools. The exercise pool features an automated chair-lift for Cardholders with special needs and there is a ramp allowing easy access for those with disabilities. Numerous concerts and special events (including the annual RCSC Membership Meeting) are held in Sundial Auditorium, and the center boasts a large contingent of chartered clubs.

Sundial is also the home of the Sun City Mineral Museum, the finest of its genre in the Valley of the Sun. Operated by the RCSC Rockhound Club, the museum features rocks, minerals and geological specimens, and encourages visitors to check out the Fluorescent Room. Admission to the museum is FREE.

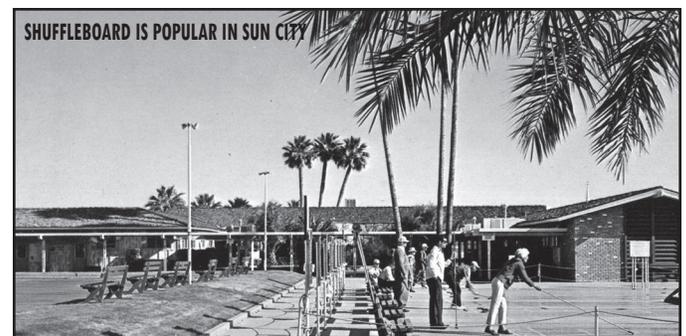


## **RCSC Rules & Regulations**

NOTE: RCSC Cardholders are advised that the information contained in this Community Guide is for general reference purposes only. RCSC Cardholders are encouraged to review the Corporate Documents (Bylaws and Board Policies) which are available online at <https://suncityaz.org/rcsc/corporate-documents/> or at the RCSC Corporate Office at Lakeview Center.

All RCSC Cardholders in good standing and their guests must present an RCSC Card and Host Punch Card (or Guest Pass) and sign in for all planned activities to gain access to RCSC monitored facilities, except golf and bowling where a Guest Pass or Host Punch Card is not required. Guests may be required to show a valid driver's license to verify identity and residence. All RCSC Cardholders in good standing and their guests may use RCSC golf and bowling facilities for a reduced rate. Non-ticketed, free RCSC events and entertainment may require RCSC Cardholders to show their Member or Privilege card with photo (key fob cards not accepted) to gain entry for themselves and their escorted guests. Cardholders will be held responsible for any damage to RCSC property caused by the Cardholder or their guests. Cardholders are responsible for the conduct of their guests. Cardholders are prohibited from profiting financially by charging guests for the use of RCSC monitored facilities. Any RCSC Cardholder or guest of a Cardholder who fails to sign in prior to use of RCSC's monitored facilities may be subject to suspension of all Cardholder privileges.

Please note that RCSC facilities are unsupervised and Cardholder and guest use is at their own risk. It is advised that users consult a physician before starting any activity.





No other active adult community provides you with a different golf course to choose from each day of the week and more. It's time to tee it up at Sun City AZ's eight courses. The Recreation Centers of Sun City, Inc. (RCSC) owns and operates eight courses in Sun City AZ with year-round play to RCSC Cardholders for a reduced rate. With five championship courses and three executive courses spanning 1,100 acres, all within just six miles of each other, you won't mind this short drive.

**Lakes East Golf Course (18-Hole Executive)  
10433 W Talisman Road  
623-876-3023**

The 18-hole Executive Course at Lakes East is not just a golf course, it is an awesome experience. Marvel at the newly planted desert landscaping that features many low-water use plants. Golfers will definitely enjoy a good variety of par 3's and a few par 4's mixed in.

The Lakes Golf Course offers a full-service snack shop on site that serves breakfast, lunch and an assortment of beverages, while the Pro Shop has a wide variety accessories available for purchase. Stop by and find out why many golfers think Lakes is such a great course and perfect for your next golf outing.

**Lakes West Golf Course (18-Hole Regulation) 623-876-3020**

Wide fairways, strategically placed bunkers and open approaches into the greens makes the Lakes West Golf Course one of the most popular golf courses in Sun City. Meandering streams and strategically placed lakes add challenge to this course.

Lakes Golf Course offers a full-service snack shop on site that serves breakfast, lunch and an assortment of beverages while the Pro Shop offers a wide variety accessories available for purchase.

**Willowbrook Golf Course (18-Hole Executive)  
10600 W Boswell Blvd  
623-876-3033**

Ask most of the golfers in Sun City AZ, even those that typically play the regulation courses, and many will say that the Executive Course at Willowbrook Golf Course is one of the most fun to play. And also one of the most challenging. Proving that you don't need length to still have a fun test of golf keeps golfers coming back here to play.

Willowbrook offers a full-service snack shop on site that serves breakfast, lunch and an

assortment of beverages along with the Pro Shop has a wide variety of golf accessories and apparel available for purchase.

## **Willowcreek Golf Course (18-Hole Regulation)** **623-876-3030**

With water and/or the "creek" adjacent to many of the holes, wide golf corridors with only homes on one side, softly rolling fairways, mature trees, and fun greens, the 18-hole Willowcreek Golf Course gives the golfer a little bit of everything. This is definitely a course you will want to come back to play again and again.

Willowcreek Golf Course offers a full-service snack shop on site that serves breakfast, lunch and an assortment of beverages along with the Pro Shop has a wide variety of golf accessories and apparel available for purchase.

## **Riverview Golf Course (18-Hole Regulation)** **16401 N Del Webb Blvd** **623-876-3025**

The Riverview Golf Course always had a reputation for big and bold greens and that was always the distinguishing characteristic of this golf course as compared to the others. Today, that is no different. What also makes Riverview unique in Sun City AZ is that it has the most movement from tee to green than any of the other golf courses.

Riverview offers a full-service snack shop on site that serves breakfast, lunch and an assortment of beverages while the Pro Shop has a wide selection of golf accessories and apparel available for purchase.

## **North Golf Course (18-Hole Regulation)** **12650 N 107th Ave** **623-876-3010**

This is where it all began. North was the original Sun City AZ Golf Course developed by Del Webb. Large mature trees line the 18 golf holes which features very few straight golf holes, providing a lot of variety from hole to hole. Recently renovated tees, greens and bunkers give this course a modern touch while at the same time keeping the golf course very playable for everyone.

There is a full-service snack shop on site. Visit with friends on the expanded patio area where more golfers can now gather to have breakfast, lunch and an assortment of beverages while the Pro Shop has a wide variety of accessories available for purchase.

## **South Golf Course (18-Hole Regulation)** **11000 N 103rd Ave** **623-876-3015**

From the back tees South is the longest golf course in Sun City AZ but there are still plenty of options for everyone to enjoy this 18-hole golf course. A lot of variety in the golf holes await the golfer from the short par 4 2nd to the double dog-leg par 5 7th, the golfer will be faced a new challenge on every golf hole. After playing the golf course, Joe Passov, Golf Architecture Editor for Golf Magazine, says that the South Golf Course is "a strategic gem that's pure fun."

South offers a full-service snack shop serving up breakfast, lunch and an assortment of beverages while the Pro Shop has a wide variety of clothing and accessories that are available for purchase.

## **Quail Run (9-Hole Executive)** **9774 W Alabama Ave** **623-876-3035**

Quail Run Golf Course is a 9-hole course with six par 3s, two par 4s and one par 5. Designated as a Certified Sanctuary by the Audubon Cooperative Sanctuary System (the education division of Audubon International), you'll want to keep an eye out while you play this golf course as a good variety of wildlife call Quail Run home.  
*Golf Course/Pro Shop Hours - Daily - 6am-5pm*  
*Quail Run Pro Shop Hours Daily - 6am-3pm (July-August)*



# RECREATION CENTERS OF SUN CITY

## **Bowling Centers**

<http://suncityaz.org/bowlingcenters/>

**e-mail: [bowling@suncityaz.org](mailto:bowling@suncityaz.org)**

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The Recreation Centers of Sun City (RCSC) owns and operates two first-class bowling centers in Sun City AZ which are open to RCSC Cardholders and their guests for participation in open bowling and league play. Both RCSC Bowling Centers have full service café/restaurants (leased), offering breakfast, lunch and dinner selections seven days a week. Wireless (Wi-Fi) Internet connectivity is available at both RCSC bowling centers.

Lakeview Lanes – 10502 W Thunderbird Blvd 105th Ave and Thunderbird Blvd	623-876-3055
Summer Hours (May-Aug)	Winter Hours (Sept-April)
M-Sat 8am-8pm	M-Sat 8am-8pm
Sun Noon-6pm	Sun Noon-6pm

Adjacent to the Lakeview Recreation Center, Lakeview Lanes offers 24 lanes of bowling as well as Billiards, Pool and Snooker.

Bell Lanes – 16810 N 99th Ave 99th Ave and Hutton Dr, south of Bell Rd	623-876-3050
Summer Hours (May-Aug)	Winter Hours (Sept-April)
M-Sat 8am-8pm	M-Sat 8am-9pm
Sun Noon-7pm	Sun Noon-8pm

Bell Lanes offers 16 lanes of bowling. In addition, Bell Lanes offers Shuffleboard, Electronic Darts, Billiards, Pool and Snooker.

## **Restaurants**

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George's Lakeview Café Inside Lakeview Lanes: 10502 W Thunderbird Blvd	
623-876-3057 phone	M-Sat 7am-8pm
623-876-3049 fax	Sun 7am-6pm

George's Café at Bell Lanes - Inside Bell Lanes: 16810 N 99th Ave	
623-518-4525 phone	M-Sat 7am-8pm
623-518-4426 fax	Sun 7am-6pm

## **RCSC Chartered Clubs**

<https://suncityaz.org/recreation/clubs/>

**email: [clubs@suncityaz.org](mailto:clubs@suncityaz.org)**

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The Recreation Centers of Sun City, Inc. has over 120 special-interest clubs for Cardholders, so there's always something to do here in Sun City AZ. Whether you've got a long-time hobby or would like to try something new, chances are we're got a club for you – from Arts & Crafts, Fitness, Sports and Dancing, Performing Arts to Cards & Games – there is certain to be something that will pique your interest.

RCSC Chartered Clubs are open to all Cardholders and club members are always willing to share their knowledge to help get you started. Stop by the Clubs Office on the lower level of Lakeview Center to find out more and check the Club Directory in the SunViews newsletter for various meeting times and locations.

**Events & Entertainment**    <https://suncityaz.org/recreation/concerts/>    **email: [events@suncityaz.org](mailto:events@suncityaz.org)**

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The Recreation Centers of Sun City, Inc. is pleased to bring Cardholders top-notch entertainment – from tribute bands to comedy acts along with an occasional magician or hypnotist. There is sure to be something that interest you no matter your budget. If you prefer live music outdoors, RCSC offers Sunday evenings at the Sun Bowl Amphitheater in the spring and fall. For your dancing and listening pleasure, Sun Bowl shows are free for RCSC Cardholders and their escorted guests. All you need is a lawn chair or blanket (along with your RCSC photo ID card for entry) and you'll enjoy a wonderful evening under the stars with neighbors, friends and family.

For those who would prefer an indoor concert experience, great entertainers take to the Sundial Auditorium stage for our Winter/Spring Concert Series held on Wednesday evenings with reserved seating. Tickets for these shows can be purchased by RCSC Cardholders for the entire series beginning or for individual concerts.

But there's more than just concerts; we're always coming up with new and innovative events for your enjoyment.

*Information regarding upcoming concerts and events can be found in the SunViews newsletter and online at [www.suncityaz.org](http://www.suncityaz.org)*

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**Sun City AZ Visitors Center**  
**Bell Recreation Center**  
**16824 N 99th Ave**  
**623-977-5000**  
**1-844-4 SUN CITY**  
**[marketing@suncityaz.org](mailto:marketing@suncityaz.org)**

**Operating Hours:**

**Year-round, Monday - Friday: 8:30am-4pm**

**October – May, First Saturday of the month: 8:30am – 12pm**



Get acquainted with the Original Fun City at the Sun City AZ Visitors Center. The Visitors Center offers first-class assistance to new, current, and prospective Sun City AZ residents. We serve thousands each year in-person and by phone and email.

Resources include: RCSC & Sun City AZ upcoming events, area entertainment, RCSC indoor/outdoor recreational activities, RCSC chartered and local clubs, community organizations, senior housing options, maps and attractions, and much more! Anyone may sign up to attend our 90-minute Sun City AZ Experience presentation to learn about Sun City AZ and the ins and outs of the RCSC by calling or visiting our office.

## FREQUENTLY CALLED NUMBERS

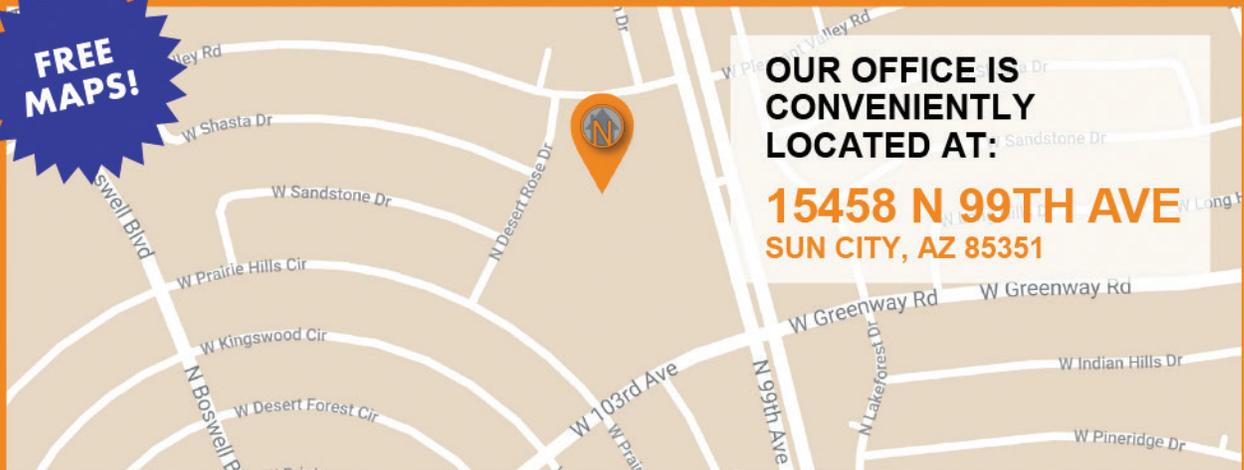
<b>AARP Driving Safety Class</b> .....	<b>800-350-7025</b>
<b>Area on Aging/Senior Help Line</b> .....	<b>888-783-7500</b>
<b>Arizona Attorney General's Office – Scam Reporting</b> .....	<b>602-542-5025</b>
<b>Arizona Department of Health Services</b> .....	<b>602-542-1025</b>
<b>Arizona Department of Veteran's Services</b> .....	<b>602-267-2534</b>
<b>Arizona Public Service (APS) Electric</b> .....	<b>602-371-7171</b>
<b>Arizona Public Service – Street Light Outages</b> .....	<b>602-371-6140</b>
<i>To report street light outage, please note pole number.</i>	
<b>Arizona Republic</b> .....	<b>602-444-8000</b>
<b>Banner Olive Branch Senior Center</b> .....	<b>623-465-6000</b>
<b>Drug &amp; Poison Information Center (Banner)</b> .....	<b>800-222-1222</b>
<b>EPCOR - Emergency Water/Sewer and Customer Service</b> .....	<b>800-383-0834</b>
<b>Humane Society</b> .....	<b>602-997-7585</b>
<b>Maricopa County Dept. of Transportation (DOT)</b> .....	<b>602-506-8600</b>
<b>Maricopa County Sheriff's Office - non-emergency number</b> .....	<b>602-876-1011</b>
<b>Recreation Centers of Sun City (RCSC)</b> .....	<b>623-561-4600</b>
RCSC Corporate Offices (at Lakeview) .....	<b>623-561-4600</b>
RCSC Cardholder Services.....	<b>623-561-4603</b>
RCSC Chartered Clubs Office (at Lakeview).....	<b>623-561-4660</b>
<b>Northwest Valley Connect</b> .....	<b>623-282-9300</b>
<b>Park &amp; Sons – Trash and Recycling</b> .....	<b>623-974-4791</b>
<b>Social Security Office (Glendale)</b> .....	<b>800-772-1213</b>
<b>Southwest Gas</b> .....	<b>877-860-6020</b>
<b>Southwest Wildlife Conservation</b> .....	<b>480-471-9109</b>
<b>Sun Cities Historical Society/Sun Cities Museum</b> .....	<b>623-974-2568</b>
<b>Sun City Community Assistance Network (SCCAN)</b> .....	<b>623-933-7530</b>
<b>Sun City Condo Owners Association (SCCOA)</b> .....	<b>623-974-9035</b>
<b>Sun City Fire Department – non-emergency number</b> .....	<b>623-974-2321</b>
<b>Sun City Home Owners Association (SCHOA)</b> .....	<b>623-974-4718</b>
<b>Sun City Independent Newspaper</b> .....	<b>623-972-6101</b>
<b>Sun City Meals on Wheels</b> .....	<b>623-974-9430</b>
<b>Sun City Posse</b> .....	<b>623-972-2555</b>
<b>Sun City PRIDES</b> .....	<b>623-972-6558</b>
<b>Sunshine Service</b> .....	<b>623-974-2561</b>
<b>Valley View Community Foodbank</b> .....	<b>623-455-2911</b>



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Joshua Haake

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Alexander Arutiunian  
Zoltán Kodály



Claire Gordon  
WVYO Musical Director and Conductor

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**Holiday Concert**  
Welcome Back West  
Valley Youth Orchestra!

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Howard Hanson  
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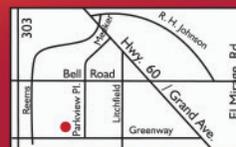
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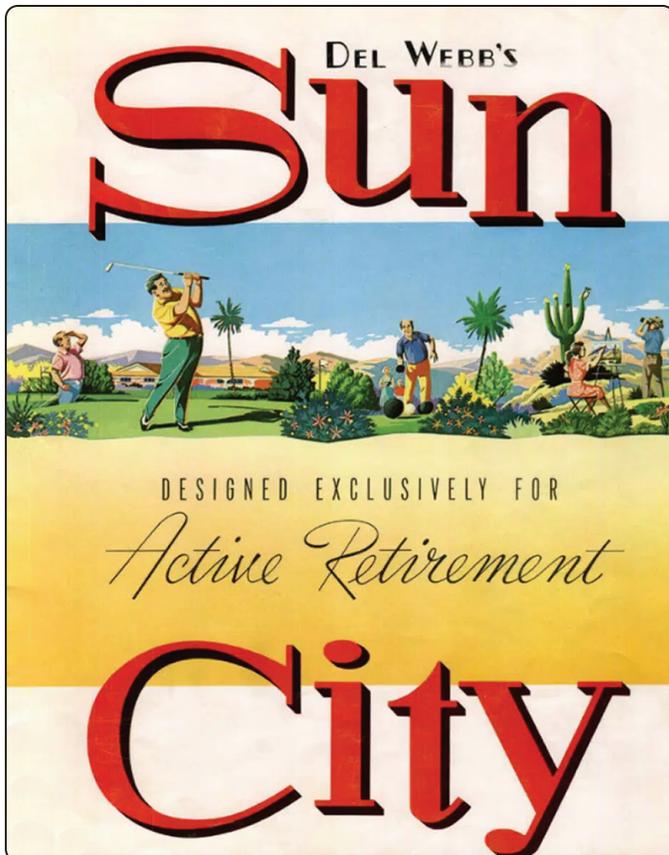
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