

SUN CITY HOME OWNERS ASSOCIATION

May 2023

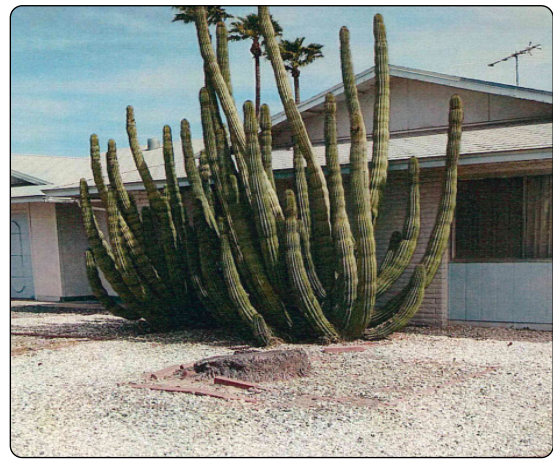
Our staff works hard on behalf of the community. In April we received 442 new complaints ranging from conditions of property to age restrictions and parking issues. We closed 601 cases. You can view more compliance statistics on page 3.

If you aren't a [member of SCHOA](https://SunCityHoa.org), please join to support our efforts. You can find more information at SunCityHoa.org

COMPLIANCE MATTERS



BEFORE



AFTER

SUN CITY HAS NEW TRANSPORTATION



It has been hard to miss these autonomous vehicles out in the community over the past few months. [May Mobility](#) is the company behind the Valley WAVE project, and they are now operational and available to ride for free! This is a pilot program focused on Phase

II and Phase III currently with plans to add Phase I further down the road. **For more information see page 7.**



SCHOA Office will be Closed Monday May 29 for Memorial Day

OFFICE HOURS - Monday - Thursday 9:00am - 3:00pm | Friday 9:00am - Noon

YOUR COMPLIANCE DEPARTMENT GETS RESULTS

SCHOA'S MISSION STATEMENT

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

AS A HOME OWNER AND/OR NEW RESIDENT - DEED RESTRICTION ENFORCEMENT BASICS 101

Sun City is a deed restricted community and is most well-known for requiring at least one resident, living in the household, to be 55 years or older. Sun City is also a remarkably clean and well-kept community and much of that has to do with the efforts of Sun City Homeowners Association, the dedicated staff, and our Board of Directors in enforcing the Sun City Deed Restrictions. When you purchased your property and became an owner within Sun City, you agreed to comply with the Deed Restrictions – whether you knew of them, read them and or understood them. Like any easements, Deed Restrictions are recorded documents and they control what you can and cannot do with your property.

Courts consider Deed Restrictions to be enforceable whether you are:

1. An owner about to buy or sell a home
2. A Realtor
3. A Title company

SCHOA is able to provide information regarding the property to be assured there are no current violations and/or fees owed. For more information, contact 623.974.4718 and ask to be connected to the Compliance Department.

If you have any questions or concerns, please contact the SCHOA compliance officer responsible for your area and they will be able to talk or set an appointment to meet with you and answer your questions or concerns.



If you are thinking about building any attached or detached structure on your property, please call SCHOA before you begin to build. You need to make sure that you are in compliance with the CC&Rs.

SCHOA WORKING FOR YOU!

442

April 2023 Compliance Cases

WHY CC&Rs SHOULD MATTER TO YOU

We all appreciate our neighbors who we see working on their houses and their yards, paying attention to the rules we all agreed to when we bought our homes. Sometimes, however, a few of our neighbors don't believe the CC&Rs have anything to do with them, that they are an island unto themselves who can manage their property however they choose and the rest of us be damned. Well, that frankly is not true. The rules apply to us all and benefit us all. No one is singled out and if you are unsure of the meaning or purpose of one of the CC&Rs, please call us at 623.974.4718 or email specialprojects@suncityhoa.org

YOUR COMPLIANCE DEPARTMENT GETS RESULTS

APRIL COMPLIANCE COMPLAINTS

*Closing a case may take longer than 30 days to investigate and close so open/close number may not equal each other.

Type of Complaint	New	Closed	Currently Open
Age Restrictions	3	9	22
Animal Restrictions	7	6	9
Business in the Home	3	3	7
Condition of Property	340	464	717
Construction Standards	0	0	0
Dwelling Conditions	1	3	2
Fences	1	1	2
Grandfather	0	0	19
Setbacks	0	0	5
Sheds	1	3	54
Vehicles	86	112	54
TOTALS	442	601	891

Numbers as of April 26, 2023



SCHOA does not accept anonymous Compliance complaints. For us to open a case based on a complaint we must have the name and contact information of the person filing the complaint, along with the address of the property that may have a compliance violation. We do keep names of those filing complaints confidential.

To file a complaint, you can mail a letter to 10401 W. Coggins Drive, Sun City, AZ 85351 OR use our online violation form at:

<https://suncityhoa.org/violation-form/>. You can also call or email one of our compliance officers.

Need to contact our Compliance Department?

Phase 1 (from Grand - Sun City Blvd)
623.242.9926 | Comp4@suncityhoa.org

Phase 1 (from Sun City Blvd - Olive)
623.243.7069 | Comp6@suncityhoa.org

Phase 2
623.243.5542

Specialprojects@suncityhoa.org

Phase 3
623.243.7042 | Comp2@suncityhoa.org

Letter From the SCHOA President



Hooray, Hooray the First of May! We are all so excited! It's here and rejoicing shall take place. Those awful winter months of cold, snow, ice, slush etc. are in the rear-view mirror. Counting the many challenges and hurdles we faced - Halloween, Thanks-

giving, Black Friday, Winter Solstice, Christmas, New Year's Eve, Football Day, Valentine's Day, Groundhog Day, The Ides of March, First Day of Spring, and some I may have forgotten. Phew!

Football season is over, Hockey season is over, Basketball season is over, (and should I mention curling?). Spring training began and ended, and Baseball has officially begun. Easter has come and gone. Most visits by relatives and friends are finished. This should be a time to sit back, relax, perhaps enjoy a beverage? Nooooo!!

It's May! Graduations start this month, Memorial Day is here, and Summer is right around the corner. Many of our snowbird friends and neighbors are migrating to their caves and places of hibernation in the frigid north. Many are planning vacations – though this is Sun City - we live on vacation!

The Summer Solstice in June marks the first day of Summer. Then there's Independence Day. Swimming pools are calling us. Golf courses need your attention. Lots of outdoor activities to enjoy.

And, before you know it, it's Labor Day and you'll look back and regret all the things you wanted to do but didn't. So, finish your spring cleaning. Get your wardrobe changed over. Have your garage sale. Do all those things you feel compelled to do getting ready for Summer. No waiting - Dive into the season!

Yikes... I think I'll take a nap.

Eric Hoagland
President of SCHOA



FREE WORKSHOPS



Thursday, May 11, 2023 | 9:30am - 11:30am
SCHOA Meeting Room
10401 W Coggins Drive, Sun City AZ 85351

Please RSVP by phone or email:
623.341.6334 | bill.cave@fairwaymc.com

Bill Cave - Reverse Mortgages - A-to-Z - Using Home Equity for a Better (and Smarter) Retirement

This class will cover Reverse Mortgages A-to-Z in an educational, straight-forward manner. Changes in the program will be reviewed that made the reverse mortgage a smart and safe option again. This seminar will provide a road map on how to navigate the process and make good decisions based on individual goals such as: increasing cash-flow, preserving net worth and assets, advanced tax planning and long-term care strategies, as it relates to home equity.

Instructor: Bill Cave is the Co-founder of About Seniors -Eldercare Placement Consultants, Certified Volunteer SHIP Counselor (State Health Insurance Assistance Program), Certified Retirement Mortgage Specialist for Fairway Independent Mortgage Corporation, Began Mortgage Lending in 2002-focused solely on Home Equity Conversion Mortgage Programs, Degree in Health Services Administration.

SCHOA Calendar

Road & Safety Meeting

SCHOA's Road & Safety Committee will meet on Wednesday, May 17th from 10:00 - 11:00am at the SCHOA office. Sun City residents are welcome to attend.

Board Meeting

SCHOA's Board of Directors will meet on Tuesday, May 23rd from 9:00am - 10:00am at the SCHOA office. Sun City residents are welcome to attend.



FREE WORKSHOPS



Thursday, May 18, 2023 | 11:00am – 1pm
SCHOA Meeting Room
10401 W Coggins Drive, Sun City AZ 85351

RSVP: 480-332-0774, press option 3 to RSVP

Mexico Dentistry – Experience the SAVINGS!

Every year thousands of Americans and Canadians travel to Los Algodones, Baja California, Mexico, a small border town near Yuma, Arizona, for their dental care. In fact, many have described it as a dental mecca.

At Amazing Dental Care, an expert team of dentist specialists and staff are at your service. From dental implants to cosmetic dentistry and nearly every procedure in between, our dentists at Amazing Dental Care in Los Algodones will have you feeling and looking your best. If you are concerned about traveling to Los Algodones, we take the worry away. Amazing Dental Care provides COURTESY transportation for our patients.



Wednesday, May 24, 2023 | 10am - 11:30am
SCHOA Meeting Room
10401 W Coggins Drive, Sun City AZ 85351

RSVP: Jennie @ 602-791-0248 or
jwavrin@mutualmortgage.com

Get the facts on Home Equity Conversion Mortgages (Reverse Mortgage) and the option to purchase a home with our H4P Program

Homeowners: Protecting your Nest Egg requires flexibility and options to ride out the changes in today's market. It's not just how much you take from your retirement accounts, but when you do that can have long-lasting consequences. The Home Equity Conversion Mortgage may give you the option to reserve the right to borrow against your home at a competitive rate giving you the flexibility to draw on these funds when needed in the future.

The New Reverse Mortgage - Presented by
Michael Thomas, Reverse Mortgage Specialist

Update From Congresswoman Lesko



One of my most important roles as a member of Congress is helping my constituents resolve issues with federal agencies. When a federal agency fails to respond in a timely fashion, or when you feel you have been treated unfairly, our office may be able to help.

We can assist with Social Security, Medicare, the Department of Veterans Affairs, and other federal agencies. My Surprise District Office is open and serving constituents. To make an appointment with the office, please call 623-776-7911. You can also contact my Washington, D.C. office by phone at 202-225-4576. To stay up to date on all that I'm doing in Washington, D.C., I

highly encourage you to sign up for my e-newsletter at www.lesko.house.gov.

May God continue to bless you and our great Nation,

Debbie

Congresswoman Debbie Lesko

12515 W Bell Rd, Ste 104

Surprise, AZ 85378

Ph: (623) 776-7911

<https://lesko.house.gov/>



**"See Something,
Say Something, NOW"**

Don't wait! If you see something that looks out of place or have a concern (and it's not an emergency), please call the MCSO non-emergency number at 602.876.1011.



**Sun City Community Assistance Network (SCCAN)
By Hugh Duncan, President**

Property Tax Break for Certain Widows and Widowers

Some Arizona widows and widowers, but not all, may be eligible for a reduction in their real estate taxes.

To be eligible, the applicant must be a current Arizona resident and must provide a copy of the spouse's death certificate at the time of application. Furthermore, the applicant's annual income (excluding social security) must be less than \$36,077 if there are no minor children in the home. Again, do not include Social Security.

The widow/widower's exemption exempts up to \$4,375 in Limited Property Value with a corresponding reduction in property taxes. Since "Limited Property Value" is 10% of Assessed Property Value, this means that up to \$43,750 may be taken off the Assessed Property Value of your home. For example, if the Assessed Property Value of your home is \$200,000, the widow/widower's exemption could reduce that to about \$156,250 for tax purposes.

This is a permanent exemption as long as the eligibility requirements are met. Renewal is not required.

If you think you qualify, call the Maricopa County Assessor at 623-236-8093. The Assessor's office is located in the CAN office building at 10195 W. Coggins Drive in Sun City.



YOUR RIDE HAS ARRIVED

**ON-DEMAND AUTONOMOUS TRANSPORTATION
IN SUN CITY --STARTING APRIL 24TH!**

PROJECT OVERVIEW

Our goal is to create an autonomous micro-transit service throughout Sun City that will deliver riders to key points of interest such as medical, recreation, groceries, and housing, as well as integrate into existing public transportation services like Northwest Valley Connect. Provide safe and reliable transportation while understanding how innovative technology and addressing mobility challenges faced by older adults.

ABOUT MAY MOBILITY

May Mobility is building the world's best autonomy system and offers micro-transit transportation into communities to help people get to where they need to go. Our proprietary Multi-Policy Decision Making (MPDM) system is at the core of their mission to help make cities safer, greener and more accessible. MPDM's proven track record has delivered more than 320,000 autonomy-enabled rides to date in several public transit applications across the U.S. and internationally. May Mobility aims to achieve the highest standard in rider safety, sustainability and transportation equity. For more information, visit www.maymobility.com.

HOW TO RIDE

Download the May Mobility app, available in the Apple App Store and Google Play Store. Our rides are on-demand, which means we will come to the closest stop within the route. Booked within the phone app by choosing a destination and the vehicle will come to the closest stop within the on-demand route. We can move up to four passengers in a shared ride and have wheelchair-accessible transportation available. Every ride is free of charge, thanks to our partners and sponsors.



- 1 **BOOK**
in the app
- 2 **CHECK**
for your ride
- 3 **RIDE**
in comfort
- 4 **ARRIVE**

Hover phone camera over QR code to download the **May Mobility app**.

Then, request a **free** autonomous car ride around Sun City.

**Monday-Friday
7am-5pm**

Up to four passengers.
Wheelchair-accessible rides available.



LEARN MORE

maymobility.com/locations



Update From Supervisor Hickman



Dear residents,

As it begins to heat up in the West Valley, it is vital that all our residents have a working air conditioner, because as you all know Arizona heat can be deadly. My colleagues and I have invested an additional \$10 million into our emergency HVAC repair program. Last year we invested \$3.65 million into replacing and repairing HVAC systems for low-income residents. We were able to help 299 households, many of which were seniors.

With this new investment, we estimate we will be able to help 600 new households replace or repair their HVAC system.

To see if you qualify, go to [Maricopa.gov/HSD](https://www.maricopa.gov/HSD)

The Board and I are also making a large investment to combat homelessness in the West Valley. We have approved \$2.58 million to construct transitional housing units in the City of Surprise for families experiencing homelessness. These units will be able to accommodate large families while they rebuild their lives and work to exit homelessness. The short-term housing units in Surprise will be able to serve up to 200 people annually.

If you need assistance, go to [Maricopa.gov/HH](https://www.maricopa.gov/HH)

Here in Maricopa County, we value our veterans and appreciate the sacrifices they have made to protect our freedoms in this country. April 28th is the 2023 Maricopa County Veterans Stand Down Event. It will be held at the Arizona State Fairgrounds from 7 am to 4 pm. This event will offer free resources for veterans such as haircuts, dental work, and healthcare. Our justice courts will even be there offering free legal services to help expunge low-level misdemeanor crimes and reduce fines.

In your service,

Clint Hickman, District 4
Maricopa County Board of Supervisors
www.maricopa.gov/dist4
602-506-7642



Amazing Dental Care
Mexico Dentistry, Experience the Savings!

DENTAL TOURISM IS REAL.
Los Algodones is the dental mecca of North America.

Crowns \$275 \$475	Root Canal \$475	Courtesy Transportation from many Valley Locations	Implants (includes crown) \$1,900
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American Owned Dental Office in Los Algodones, Baja California, Mexico

For Dental Appointments: **480-332-0774**

Did You Know Sun City is Not a City?

By: Ben Roloff, Historian
SCHOA History
Del E. Webb Sun Cities Museum

Last month we learned that twice Sun City Residents went to the polls by the thousands (1964 & 1971) to decide if Sun City should become a legal city with its own Police and Fire Departments, Planning and Zoning and Health Departments, Recreation and Utilities Departments, etc. In both instances, voters overwhelmingly rejected incorporation and the idea of electing a mayor and city council members to oversee the various departments.

In Arizona, state statutes allow a community of 3,000 or less residents to incorporate as a “town,” which is the path the residents of Youngtown followed when it incorporated in 1960.

When that “town” reaches a population over 3,000, they can change their status to “city” with the approval of the residents in a special election. Cities receive a proportionately larger distribution of taxes than do towns, which creates an economic incentive. Youngtown voted to change their status once that 3,000 population threshold was met.

But what about population areas that are not classified and incorporated as either a town or a city like Sun City, Arizona? With a 2020 population of over 38,000, Sun City remains a community that is unorganized and unincorporated and relies on Maricopa County to provide services like police protection, street maintenance and repair, building permit issuing and enforcement, health services, etc. Sun City has no formal government like Youngtown, El Mirage, Peoria or Surprise. The result has been the necessity of creating several volunteer organizations to help provide supplemental services to those offered by Maricopa County or to furnish services not available from Maricopa County but are services usually provided by a city government.



Sunshine Service Committee Members Oct 1963

Starting in September, the story of voluntary member organizations in Sun City will be told in future SCHOA Monthly Newsletters. Three of those important organizations were given birth at SCHOA and will be introduced in their order of creation starting with “Sunshine Service” in 1961. Most of us are aware of the array of services provided by that storied organization, but few know about their history. To get some background, I would invite you to visit the Sunshine Service website and click on “HISTORY” at the top of the page that appears when you visit: sunshineservice.org. They do a great job telling their own story. This history will continue but not until after Labor Day.



Sun Cities

MUSEUM

[Visit the Sun Cities Museum website here](#)

Museum Hours

Sunday - Noon to 3:00pm

Monday, Tues, Weds. & Thursday- 10:00am - 4:00pm

Admission \$5.00 - Free for members

10801 W. Oakmont Drive, Sun City

623.974.2568

START WITH SCHOA



SCHOA includes this information in our monthly newsletters to help not only new residents but seasoned residents who need to know who to contact:

SUN CITY HOME OWNERS ASSOCIATION - 623.974.4718

MARICOPA COUNTY SHERIFF'S OFFICE - EMERGENCY '911'
If you "See Something, Say Something" - NON EMERGENCY, call 602.876.1011

ATTORNEY GENERAL'S OFFICE

Call 602.542.2124 if you believe you have received a solicitation that is a scam by phone, at your door or have been approached outdoors. Senior Helpline 602.542.2124, 844.894.4735 (toll free), 602.542.7918 (Español)

WHEN A STREET LIGHT IS OUT

What is the pole's location? - What is the POLE NUMBER? This is an identifier, marked on and located on the pole. Call APS, Arizona Public Service, at 602.371.7171.

FOR THE RESIDENTIAL SMOKE DETECTOR PROGRAM

This is administered by the SUN CITY FIRE & MEDICAL DEPARTMENT; to set an appointment call 623.974.2321 or email smokedetector@suncityfire.com

WHO IS MY CONDO ASSOCIATION CONTACT?

Check first with one of your neighbors for the name of a board member or call the Sun City Condominium Owners Association (COA). Information is available at their website - www.azscco.org; call 623.974.9035 or email scco@suncitycoa.com.

FOR COMMUNITY INFORMATION AND REFERRAL SERVICES

Call 211 or 877.211.8661 or visit 211arizona.org

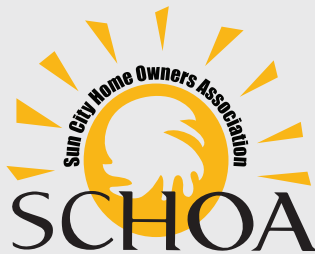
TO REPORT POTHoles, ROAD DAMAGE, DOWNED TRAFFIC SIGNALS, ROADWAY FLOODING OR HAZARDS and BROKEN SPRINKLERS IN THE MEDIANS

Call the office of the Maricopa County Department of Transportation, MCDOT Radio Dispatch, 602.506.6063, 24/7, and follow the instructions when prompted.

WHO DO I PAY MY RECREATION FEES TO

Call the Recreation Centers of Sun City, 623.561.4603 or visit their corporate offices on the lower level of the Lakeview Recreation Center, 10626 West Thunderbird Blvd, Sun City, 85351.

SCHOA INFORMATION



SCHOA BOARD OF DIRECTORS

Eric Hoagland, President
Pam Schwartz, Vice President
Gail Warmath, Secretary
John Terko, Treasurer
Al Morton, Director
Ed Van Ness, Director
Jerry Walczak, Director
Robert Wheat, Director

Board of Directors meets on the fourth Tuesday, of each month* from 9:00 - 10:00am at the SCHOA office. *Board does not meet in July and August.

CONTACT SCHOA

SUN CITY HOME OWNERS ASSOCIATION

10401 W. Coggins Drive
Sun City, AZ 85351
Phone: 623.974.4718
Fax: 623.977.7095

Hours are
Monday - Thurs.
9:00am - 3:00pm

Friday 9:00am - Noon
(Excluding Holidays)

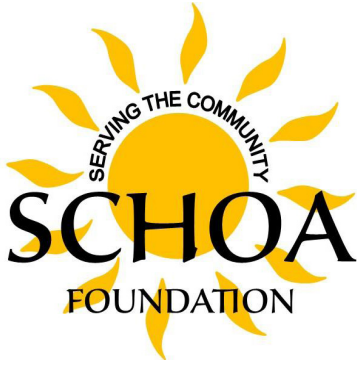
SunCityHOA.org

The SCHOA staff looks forward to assisting you!

Main Phone: 623.974.4718

- **Lisa Gray - General Manager**
623.242.7992 | SchoaGM@suncityhoa.org
- **Compliance:**
- **Tom Wilson - Compliance Manager**
623.242.6986 | Compliancemanager@suncityhoa.org
- **Gary Owens - Special Projects and Phase 2**
(Grand Avenue to Bell Road)
623.243.5542 | Specialprojects@suncityhoa.org
- **Linda McBroom - Compliance Admin Assistant**
623.243.7552 | Admasst@suncityhoa.org
- **Pat Dvorscak - Compliance Officer**
Phase 1 (Sun City Blvd to Olive Avenue)
623.243.7069 | Comp6@suncityhoa.org
- **Linda Cooper - Compliance Officer**
Phase 1 (Grand Avenue to Sun City Blvd)
623.242.9926 | Comp4@suncityhoa.org
- **Mike Fisher - Compliance Officer**
Phase 3 (Bell Road to Beardsley Avenue)
623.243.7042 | Comp2@suncityhoa.org
- **Marketing:**
- **Ryan McLean - Marketing Manager**
623.242.8535 | MarketingManager@suncityhoa.org
- **Jean Morlang - Business Partner Coordinator**
623.242.8764 | Marketing@suncityhoa.org
- **Maria Salas - Membership**
623.974.4718 | Membership@suncityhoa.org
- **Lynn Harrington - Customer Service**
623.974.4718 | CustomerService@suncityhoa.org





SCHOA Foundation

To Preserve Sun City Property values by recognizing and funding projects that contribute to maintaining Sun City at it's best.

By Lloyd Maple, President SCHOA Foundation

Recently the front and back yard of a very grateful resident had their property cleaned using dollars that were donated to SCHOA Foundation for that very purpose. This is just one example of the RAMP program helping someone who either could not afford and/or was physically unable to clean their own yard and after this resident qualified, they received the benefit of their property being brought back to community standards and for their enjoyment. The cleanup of this property and many others are at no cost to the homeowner. About 10% of Sun City residents are living at or under the poverty level and can't afford to pay to have their property cleaned. They need help and your donations really go a long way towards helping them by bringing their outside property back to community standards again. So please, be generous in your contributions this year.

With all the rain, there has been a bumper crop of weeds to contend with. I am certain we will need more donations to handle the number of yards that will need assistance in 2023.

[SCHOA Foundation is a Qualified Charitable Organization \(QCO - #22263\). Donations made to SCHOA Foundation can be made in lieu of paying Arizona state income tax, up to \\$400 per individual or \\$800 if filing jointly.](#)

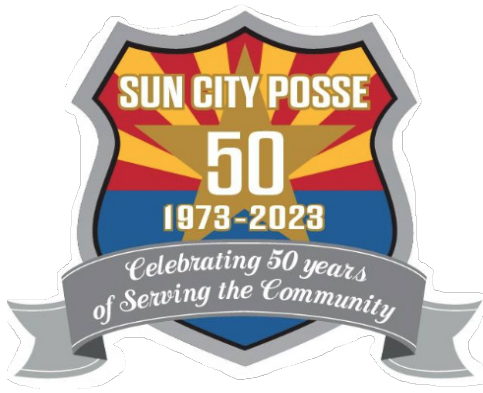
This is a win-win deal if I ever saw one, as it is a great way of donating without additional money coming out of your pocket. The money stays in Sun City helping our neighbors, rather than in the State of Arizona. You can contribute anytime during the present year and up to the filing deadline in April of the following year.



BEFORE



AFTER



Sun City Posse – In the Community

By Theresa O'Dell | Media Relations

It is time to say 'so long' to our snowbird residents. We hope the past winter months have offered you a respite from cold temperatures and inclement weather and allowed you time to enjoy sunshine and outdoor activities during your Sun City stay. Now you look forward to reuniting with family and friends you have missed while you wintered here. We wish you laughter and good health.

Those of you who own property here will need to take necessary steps for securing your residence before you leave. We hope you will include your Sun City Posse in the arrangements you make before leaving.

Let the Posse Vacation Watch be on your checklist of "must dos" before leaving town. Your neighbors may look out for your empty home while you are away, but why not add to your peace of mind by completing a Vacation Watch card before you go? This will ensure that uniformed Posse patrols will walk the perimeter of your home routinely to check for any signs of mischief that may have taken place, and then take appropriate action.

To add the Posse Vacation Watch team to your home care regime, visit our website at www.suncityposse.org and click on Patrol/Vacation Watch. You can sign up online or at one of our offices to complete a Vacation Watch card. If you have questions, please call 623-972-2555.

Have a wonderful Summer. We look forward to seeing you again in the Fall.

SUN CITY POSSE
10861 W Sunland Dr
Sun City, AZ 85351
623.972.2555

VACATION WATCH

Planning to be away from your residence for a week or more?

Sign up for The Sun City Posse's Vacation Watch program and we will check the exterior of your home the day after you leave and about every 2 weeks thereafter.

Planning to be away from your residence for a week or more?

Sign up for The Sun City Posse's Vacation Watch program and they will check the exterior of your home the day after you leave and about every 2 weeks thereafter. If they see a problem, they will notify the person you've designated as the local Key holder.

- You must be a Sun City Resident and you must be gone at least a week
- Your residence must not be listed 'For Sale'
- There is No Charge for the Vacation Watch program although donations are accepted and appreciated.

Contact the Posse for more information at 623.972.2555.

HAND IN HAND

Help People Experiencing Homelessness

The Hand-in-Hand Street Outreach team is available up to 7 days a week to help people experiencing homelessness in **unincorporated and targeted communities of Maricopa County** connect to support and resources.

Anyone in the targeted community can initiate a request for service that will prompt a response. Resource navigators will work to connect people experiencing homelessness to support services.

To view the targeted communities, please visit the website.

Types of Support Services



Housing



Employment



Mental & Physical Health Services



Addressing Substance Use



Case Management



Transportation



Food & Benefit Programs



Long-term Care

How to Help

1

Make a note of the location of the person(s) experiencing homelessness

2

Include details such as how many people are present and if there are children and pets

3

Email MaricopaCountyReferral@cbridges.com

Find More Information [Maricopa.Gov/HiH](https://www.maricopa.gov/HiH)

Services provided by Maricopa County Human Services Department in partnership with Community Bridges, Inc.



CBI
COMMUNITY BRIDGES, INC.

SCHOA's BUSINESS PARTNER REFERRAL PROGRAM

One of the advantages of being a member of SCHOA is our robust Business Partner Referral Program. As a member, you have online access to all of our Business Partners. If you need assistance in accessing these vendors, please give us a call at 623.974.4718.

WELCOME to our newest Business Partners!

- **MMI - (McGuran Mechanical, Inc)** - Serving the Valley since 2006. HVAC system breakdown service, HVAC maintenances, HVAC system installation, duct modifications, air duct cleaning. All heating & cooling services.
- **Better Air Southwest** - Full cleaning and sanitation of entire duct system. All duct cleaning comes with a free dryer vent cleaning, for a flat rate with no surprise charges.
- **Brenda Miertschin** - The Miertschin Group/EXP Realty - If you are Selling, Buying and/or Investing in Sun City Real Estate it would be an honor to help you with your Real Estate needs. I am a full time Sun City resident and when you meet or speak with me ask me about the Homes for Hero Home Benefit. This benefit applies to our Medical Field, Police Officers, Fire fighters, Teachers and Military and yes, you can be retired from those fields and still receive your well-deserved benefit!

BUSINESS PARTNER OF THE MONTH

Selected Based on Your TESTIMONIALS

The SCHOA Business Partner of the Month is selected and recognized based on testimonials/evaluations that are received from residents who have used their services. Please complete an evaluation when you have received a service from one of our Business Partners.

At SCHOA we REFER but do not recommend, one Business Partner over another. The referrals are given in random order. For more information, contact the SCHOA office at 623.242.8764 or marketing@suncityhoa.org.

CONGRATULATIONS TO SCHOA's BUSINESS PARTNER OF THE MONTH

Renewed Life Property Solutions, LLC

Thank you for providing excellent service and going above and beyond to Sun City residents!

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

Have you recently used SCHOA's Business Partner Referral Program?



If so, we'd like to hear from you. Please take a moment to share your experience by completing and following the [instructions on this Evaluation form](#). Your feedback is an excellent way to promote the Business Partner Referral Program. If you have any questions, please email marketing@suncityhoa.org. To find out more about becoming a member of SCHOA, visit our website at suncityhoa.org

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Northwest Valley Connect needs you—especially between April and November!

We provide over 1000 rides per month at no charge to seniors over 65 and veterans who cannot drive in Sun City, Sun City West and Sun City Grand, Surprise, Youngtown, and parts of Peoria. In the spring and summer, we need drivers to replace the transport heroes who return home.

Please consider giving the gift of transport to someone who looks very much like your own mother or father.

You can help as:

- A driver for a specific person
- A driver on a schedule YOU select: 4 hours a week or multiple days. Seasonal drivers welcome.
- A Ride Facilitator to help our clients request rides



You can drive your own vehicle or drive one of our wheelchair-assisted vehicles. Partial mileage reimbursement is offered to volunteers who drive their own vehicles.

Call Gail Christianer at 623-282-9300 or email GChristianer@northwestvalleyconnect.org to explore the role that best fits your needs. There is also a paid driver opening (starting at \$14/hour). Please contact Steve Royer at 623-282-9300 or by email at sroyer@northwestvalleyconnect.org.



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 is an opportunity to help 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:

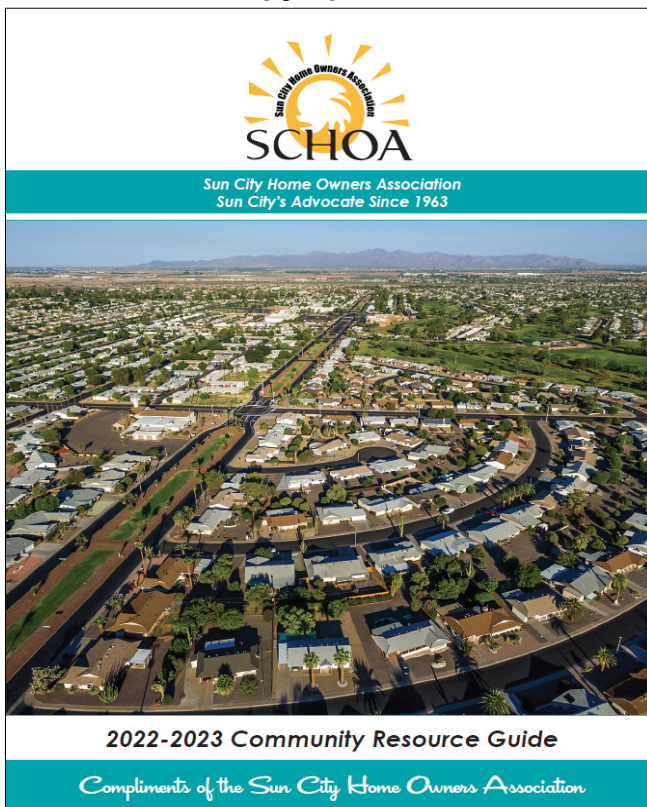
- **SCHOA** maintains our CC&Rs and protects our age overlay

- **SCHOA** strives to keep our utility rates low and affordable by monitoring the Arizona Corporation Commission.
- **SCHOA** monitors legislation that would affect Sun City.
- **SCHOA** offers a robust Business Partner Referral Program allowing members to find vendors who they can trust to hire.
- **SCHOA** offers many more benefits to their members.

By joining SCHOA you help to protect your property values and help to keep Sun City an enjoyable and beautiful place to live. For a voluntary membership of only \$25* a year per household, you can help us to continue providing these services. *SCHOA membership fees are separate from the RCSC fees.

For more information regarding SCHOA Membership benefits and to join, contact our Membership team at 623.974.4718 or membership@suncityhoa.org You can [join or renew your membership online.](#)

**SCHOA's NEW 2022-23
COMMUNITY RESOURCE GUIDE**
Pick a copy up at our office.



**PROTECT YOURSELF
FROM SCAMS!**

The Arizona Attorney General's office is a great resource for information concerning various types of fraud and scams that target Seniors.

We've included the number to their Helpline and links to their website and [Senior Tool Kit.](#)

Senior Helpline
602.542.2124
844.894.4735 (toll free)
602.542.7918 (Español)

[Senior Took Kit](#) includes information on various SCAMS, Identify Theft, Counterfeit Check Fraud, ATM Fraud, Credit Card Fraud, Health Care or Health Insurance Fraud, Elder Abuse, plus more!

Did you know you can [sign up for SCAM ALERTS here!](#)

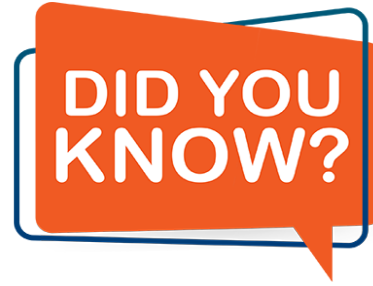
55+ Age Restriction FROM OUR CC&Rs

(Covenants, Conditions and Restrictions)
Page 2-3

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.

You can [download a copy of the CC&Rs here.](#)



SCHOA is Separate from the RCSC.

Many Sun City residents think they are members of SCHOA because they pay their annual \$525 mandatory recreation center fee. However, SCHOA and the RCSC are two different organizations and none of the \$525 goes to SCHOA.

The RCSC maintains anything that has to do with recreation in Sun City which includes the Recreation Centers, Pools, Lake, Clubs, and Golf Courses.

SCHOA oversees and enforces our mandatory Covenants, Conditions and Restrictions (CC&Rs). SCHOA works to protect our age overlay and other government regulations that may attempt to harm our community. We led the charge when we fought against EPCOR and the water consolidation. We recently led the charge against Maricopa County issuing a underage permit. Though our CC&Rs are mandatory for each homeowner in Sun City and everyone signs these when they move in agreeing they will abide by them, the SCHOA \$25 membership fee is voluntary. If you are a Sun City resident but are not a SCHOA member we encourage you to join us. You can find more information on our website, <https://suncityhoa.org/member-benefits/> or give us a call at 623.974.4718.

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