

# SUN CITY HOME OWNERS ASSOCIATION

December 2023

## SCHOA LIFESTYLE EXPO A SUCCESS

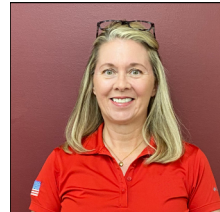


Our annual Lifestyle Senior Expo was a great event with hundreds of attendees, over fifty participants, food trucks and club performances by the Ukulele Club, Sun City Poms and the Sun City Handbell Ringers. Lots of great information was gathered by residents who were very grateful. Twenty-five residents won one of the fabulous door prizes donated by SCHOA Business Partners. Thank you to all the residents, community groups, clubs and business partners who made this event a huge success! Looking forward to another fabulous Expo next year!



## CONGRATULATIONS NEW BOARD MEMBERS

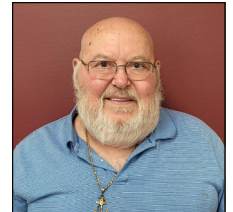
Congratulations to our three new board members, Emilie Baggett, John DeWeerd and Al Morton. All three will serve 3-year terms and will assume office on Tuesday, December 26, 2023. Thank you to all our SCHOA members who participated and voted in this election.



Emilie Baggett



John DeWeerd



Al Morton

## END OF YEAR GIVING



A great non-profit to consider supporting with your year end giving is the SCHOA Foundation, which is a tax-deductible 501(c)(3) and provides two services for our community. They fund RAMP (Resident Assistance and Maintenance Program), which is a program to assist members of our community who are unable physically and/or financially unable to maintain their property up to community standards. Second, they maintain the physical appearance of the 17 miles of "common" walls that run throughout Sun City. You can read more information about the Foundation on page 9.

**SCHOA Office will be closed on Monday, December 25 for Christmas Day and Monday, January 1, 2024 for New Years Day.**

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

# YOUR COMPLIANCE DEPARTMENT GETS RESULTS

## NOVEMBER 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	5	8	13
Animal Restrictions	15	11	11
Business in the Home	4	7	7
Condition of Property	82	133	172
Construction Standards	3	1	3
Dwelling Conditions	0	0	1
Fences	2	5	7
Grandfather	2	5	19
Setbacks	2	4	6
Sheds	8	10	62
Vehicles	88	106	53
<b>TOTALS</b>	<b>211</b>	<b>290</b>	<b>354</b>

Numbers as of November 28, 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](mailto:Comp4@suncityhoa.org)

**Phase 1 (from Sun City Blvd - Olive)**  
623.243.7069 | [Comp6@suncityhoa.org](mailto:Comp6@suncityhoa.org)

**Phase 2**  
623.243.5542

[Specialprojects@suncityhoa.org](mailto:Specialprojects@suncityhoa.org)

**Phase 3**  
623.243.7042 | [Comp2@suncityhoa.org](mailto:Comp2@suncityhoa.org)

# 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, call 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.

**Compliance Working for YOU!**

**290**

**November Closed 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](mailto:specialprojects@suncityhoa.org).

## Update from Congresswoman Lesko



We have had a busy past few weeks in the U.S. House of Representatives! I am continuing to work hard to uphold our constitutional values every day. It is an honor to serve as your member of Congress, and I hope my office continues to be a resource for you.

The House of Representatives has a new Speaker, and we are again hard at work for the American people. Last month, Republicans selected Congressman Mike Johnson from Louisiana to serve as the nation's 56<sup>th</sup> Speaker of the House. I am confident that Speaker Johnson will do an excellent job leading our chamber.

You may have seen my announcement that this term in the House will be my last in Congress. I want to be able to spend time with the members of my family, who I miss very much when I am traveling back and forth between Arizona and

Washington, D.C. It was an honor to serve this district, and I promise that I will work hard for my constituents every day through the remainder of my term, which concludes on January 2, 2025.

Earlier this month, I introduced the *Hands Off Our Home Appliances Act* to reform the U.S. Department of Energy's procedures for issuing energy efficiency standards for home appliances. This legislation stops federal bureaucrats from banning popular models of appliances and products in our homes and from raising costs for middle class families. I am proud to again stand on the side of choice for American consumers.

My team recently had the opportunity to attend the 2023 Arizona Veterans Hall of Fame Induction Ceremony. Nineteen men and women were added to this distinguished list, including several from Arizona's 8<sup>th</sup> District. One in particular, Ralph Malcom Milliken, Jr., is from Sun City! I am so grateful for all our nation's military veterans. These men and women have sacrificed so much to protect and defend our Constitution and freedoms. We owe a great debt to all who have worn the American uniform. I have always been committed to ensuring that our state and nation keep the promises we have made to these heroes in our communities.

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](http://www.lesko.house.gov).

As always, be safe and stay well.  
May God continue to bless you and our great Nation,

Congresswoman Debbie Lesko



**988**  
SUICIDE  
& CRISIS  
LIFELINE

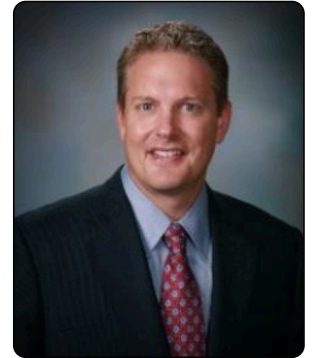
988 has been designated as the new three-digit dialing code that will route callers to the National Suicide Prevention Lifeline. When people call, text, or chat 988, they will be connected to trained counselors that are part of the existing Lifeline network. These trained counselors will listen, understand how their problems are affecting them, provide support, and connect them to resources if necessary.

# Update from Chairman Hickman

Hello Residents,

I hope you all had a great Thanksgiving and were able to spend time with your loved ones!

I've always said that one of the best parts of this job is forging partnerships with our cities and towns to make life better for residents. I had the opportunity to do that recently when Rob Schmitz, the Acting Fire Chief for the Sun City Fire and Medical Department, reached out.



He mentioned an issue that's been delaying emergency response times in Sun City. Turns out, cars were inadvertently stopping in front of the driveway to Sun City Fire Station 133, all because the road in front of our driveway was not clearly marked. When cars stop in front of the exit, emergency responders have to wait for traffic to clear, delaying help to those in need.

Our team at the Maricopa County Department of Transportation came down to the fire station and added striping that makes it clear to drivers, they can't stop in front of the driveway. It was a pretty simple solution, all things considered, but it still requires every driver to be aware and follow the rules of the road. Working with our emergency responders to help make us all safe, is one of the reasons I love being a public servant.

Speaking of public servants, I had flags at county-owned facilities lowered to half-staff in honor of long-time West Valley leader, Thelda Williams, who passed away last month. Thelda served this community well for 30 years on the Phoenix City Council and as a division commander for the Maricopa County Sheriff's Office. She will be missed.

With jurisdictional elections in the books, our attention turns now to 2024. The Presidential Preference Election (PPE) is in March. You must be a registered Republican or Democrat to vote; independents are not eligible to participate in the PPE under state law. The deadline to register is February 20. You can visit [BeBallotReady.vote](https://www.maricopa.gov/BeBallotReady) for more information.

Lastly, at our November 15<sup>th</sup> Formal Board of Supervisor meeting, my colleagues and I approved the appointment of Pam Schwartz to the Maricopa County Transportation Advisory Board (TAB), representing Supervisorial District 4. I had the pleasure of working with Pam over the years while she served in different capacities as a SCHOA board member, and continues to serve as your Vice President. Some of the fundamental responsibilities as a TAB member will be to review and approve the Maricopa County Department of Transportation (MCDOT) 5-year Transportation Improvement Program and bring the voice of constituents to MCDOT transportation decisions. I am excited for Pam and know that she will do well in representing my district. Congratulations Pam!

I wish you and yours a fantastic holiday season.

In your service,

Chairman Clint Hickman, District 4

[www.maricopa.gov/dist4](https://www.maricopa.gov/dist4)

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American Owned Dental Office in Los Algodones, Baja California, Mexico

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

## A LETTER FROM THE SCHOA PRESIDENT



Happy Holiday Season One and All! Just a few days ago we all celebrated Thanksgiving. This day was an opportunity to step back from daily challenges and issues to admit how grateful we are to be where we are. Remembering all the joys and goodness life has brought us as we journeyed to where we are today. We hope everyone enjoyed contact with their many friends and loved ones as well as meditated on those who weren't able to be with us for this celebration.

Now to organize the next several weeks - you need a plan. As aspiring Santas, two lists need to be developed and finalized - good children (and perhaps grown-ups) or bad children (most of us). Lumps of coal are getting more difficult to find so try to keep the naughty list to a minimum. Gift cards are nice for most on your Holiday list. Extra special people should be gifted a similar card but with a bow attached showing their specialness. You diligent shoppers can show your creativity in picking appropriate colored cards. See - gift list no longer a problem!

We need to address an "age old" (not old age!) problem facing most Sun City residents. As the most famous gifting day approaches we are all asked, "What would you like for Christmas?". Everybody needs to "Man Up".....say what you really want! Suggestions might include - Assorted flavors of Metamucil, Blackberry Brandy to be recognized as a tonic/vitamin and to lose that pesky reference to alcohol. Perhaps they could send fewer ads selling Medicare Advantage programs or mailings for "extended warranties" for your car or toaster.

Okay, your gifting problems being solved you can make your plan to enjoy the Holiday. Join with loved ones so they know they are loved ones - if not in person then by phone or even better by "Zoom" or another of its siblings. See friends and neighbors and smile (it's the Season) and resolve to make even more friends. Make sure to stock up on the energy and fuel you'll need (all those carbs, calories and medically banned products) to hit the ground running in the new year just one month away. Those couple extra pounds will be available to provide the stamina you require to keep going until Spring.

Finally - here comes the "plug". Be kind to all. 'Tis the Season to give - don't let this chance escape. Help one another. Be there when needed. Your time and your treasure are of immense value - not just to you but to many in your community. Jump in and help - then you can look in the mirror with satisfaction and maybe even sleep well - even without the Blackberry Brandy (vitamin/ tonic!)

**- Eric Hoagland**  
**SCHOA President**



## SCHOA CALENDAR

**SCHOA Roads & Safety Committee Meeting** will meet on Wednesday, December 20 at 10am

**SCHOA's Board of Directors** will meet on Tuesday, December 26 at 9:00am at the SCHOA office. Sun City residents are welcome to attend.

**Follow SCHOA on Facebook**

[Click here to join SCHOA on Facebook](#)



**FREE WORKSHOPS**



**Thursday, Dec. 7, 2023 | 9:30am**

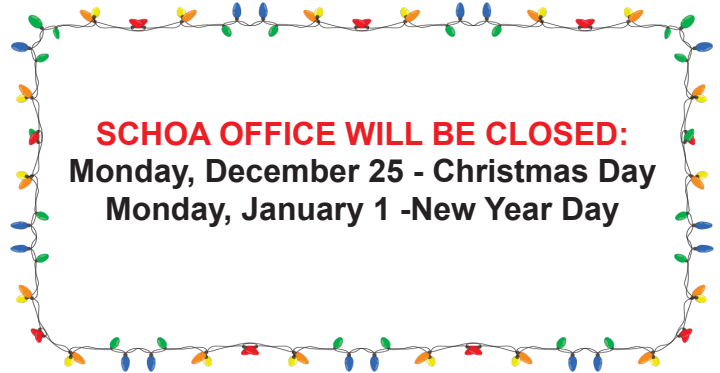
At the SCHOA office, 10401 W Coggins Dr

**RSVP: 623.341.6334 | [bill.cave@movement](mailto:bill.cave@movement)**

Bill Cave (NMLS# 1936190) - 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.

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 Professional for Movement Mortgage (NMLS# 39179), Began Mortgage Lending in 2002-focused solely on Home Equity Conversion Mortgage Programs, Degree in Health Services Administration.



**SCHOA ANNUAL MEETING**

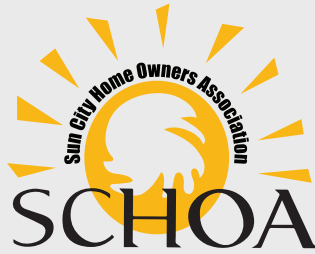
**SAVE THE DATE**

**January 10, 2024**

During our monthly Roads & Safety Meetings the number one issue that residents bring to the committee is speeding throughout our community. Please keep in mind when driving through Sun City that the speed limit is generally 25-30 miles per hour.



# SCHOA INFORMATION



## SCHOA BOARD OF DIRECTORS

Eric Hoagland, President  
Pam Schwartz, Vice President  
Gail Warmath, Secretary  
John Terko, Treasurer  
Jack Elliott, Director  
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 - Thursday  
9:00am - 3:00pm

Friday 9:00am - Noon  
(Excluding Holidays)

[SunCityHOA.org](http://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
- **Connie Grace - Administrative Assistant**  
623.974.4718 | Admin1@suncityhoa.org
- **Compliance:**
- **Rick Gray - Interim 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
- **Marcie Miller - Compliance Admin Assistant**  
623.243.7552 | Admasst@suncityhoa.org
- **Deborah Pierce - 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:**
- **Jean Morlang - Marketing Manager**  
623.242.8535 | MarketingManager@suncityhoa.org
- **Vicky Bowen - Business Partner Coordinator**  
623.242.8764 | Marketing@suncityhoa.org
- **Elma Wilson - Membership**  
623.974.4718 | Membership@suncityhoa.org
- **Lynn Harrington - Customer Service**  
623.974.4718 | CustomerService@suncityhoa.org





## What is Arizona's Charitable Tax Credit?

The Charitable Tax Credit allows Arizona taxpayers to claim a dollar-for-dollar credit when they make donations to qualifying charities like SCHOA Foundation.



### When is the deadline to make a tax credit donation?

**TAX DAY!** Contributions made to a Qualifying Charitable Organization (like SCHOA Foundation) that are made on or before April 15th may be applied to either the current or the preceding taxable year for your Arizona State tax return.

### How much can I contribute?

To receive a dollar-for-dollar tax credit on your Arizona state taxes, donors can give a maximum of **\$421** for single taxpayers or heads of household and **\$841** for couples filing jointly.

### What if I donate to another entity? Can I claim this credit, too?

**YES!** There are four different qualified areas eligible for a tax credit, and you can claim each of them in the same tax year, up to your tax liability from that year.

### How will my donation to SCHOA Foundation be used?

You may designate your donation to go to the RAMP program helping Sun City Residents, who cannot financially or physically clean their own exterior property. Or you may ask the donation to go towards the repainting of 17 miles walls throughout Sun City. This will cost you nothing as you will receive that amount back as a credit to your 2023 Arizona taxes. It is always great, in keeping our donated monies in Sun City to help our own community.

If you are not familiar with the AZ Tax Credit program follow the following steps:

Step 1 - Donate to **SCHOA Foundation, 10401 W Coggins Dr, Sun City, AZ 85351**.

Step 2 – File your taxes & claim the credit by using the SCHOA Foundation code **22263**.

Your donation will help our Sun City neighbors in need, in cleaning their property back to community standards. Here is an example of a property of over-grown trees and shrubbery with abundant weeds that we recently cleaned for the owner. It was done at no cost to the homeowner and paid by donations from people who wanted to help. The owner, after his property was cleaned and bushes trimmed, was delighted and very appreciative of how it turned out.

On behalf of the many property owners, who have been helped, I want to extend a big THANK YOU for your past and future donations which help many Sun City residents in a time of need.

*Lloyd Maple*  
*SCHOA Foundation President*





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](mailto:membership@suncityhoa.org) You can [join or renew your membership online](#).



### What to expect from Notify MCDOT

Notify MCDOT is an online tool residents can use to report non-emergency Maricopa County roadway concerns directly to the Maricopa County Department of Transportation, so that staff can follow up to resolve the issues.

Please be as detailed as possible. Include address, description, and photo (if possible), so that MCDOT staff can determine the best way to address your concerns. You are encouraged to

enter an email address in order to get updates on the status of your issue as MCDOT staff work towards a resolution.

This tool is best suited for service requests like potholes and other Maricopa County roadway repair needs. Notify MCDOT is not monitored 24/7. Issues that threaten public safety or require immediate attention, should be reported to 911.

# SCHOA FUNDRAISER

**We're trying something new this year!**

For those who might be interested in beautiful, fresh evergreen wreaths, garland, centerpieces, tabletop trees, directly from the Pacific Northwest, for the upcoming holiday season, [check this out](#)

SCHOA will receive 15% from all orders placed using our link.

You can pre-order now and get free shipping through Nov. 10.

Free standard shipping in the contiguous U.S. through 11/10. Then only \$4.95 flat rate standard shipping per item thereafter.

\*Help us spread the word - share this link with others who you think would be interested.

[www.lynchcreekfundraising.com/c/301323](http://www.lynchcreekfundraising.com/c/301323)

If you go directly to [their website](#), here's SCHOA's unique ID to use when checking out: **301323**

Thanks!



**LYNCH CREEK FARM**

## "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.

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. 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. 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)

# COMMUNITY ORGANIZATIONS

## The Sun City Posse

By Theresa O'Dell | Media Relations

The Sun City Posse is known for its many outreaches with services into the senior community. The Posse's tenacles at times extend beyond the boundaries of Sun City, reaching other demographics.

Each year the SC Posse collaborates with MCSO to put smiles on the faces of a bit "younger audience" through two special events. Both of these events specifically target the underserved community of Aguila, AZ., and reach children in pre-school through 8<sup>th</sup> grade. The Posse sends out the call for school supplies and clothing during the summer for a Back-to-School Supplies Drive in preparation for a new school year. In November they gear-up to collect new toys for an annual holiday Toy Drive which is currently underway.

Collections for the TOY DRIVE concludes on December 8<sup>th</sup>. The community is always invited to participate along with Posse members. This year, as in years past, the response has been extremely generous. For more information on how you can be involved, call 623-972-2555.

The children from Aguila Elementary may not live in Sun City and you will not hear the laughter or see the smiles that these gifts bring, but imaging the joy in giving is sure to resonate and warm the hearts of all those in our senior community who so willingly give.

Thank you for again supporting this outreach of the Sun City Posse.

The Sun City



Serving the Sun City Community  
Since 1973



## Sun City PRIDES

By Ronn Enzweiler

As usual the SC PRIDES have been busy about town. The PRIDES garage has been given a face lift. The fresh coat of paint on the garage doors gives it a new look. About time the area code has been added to the phone number.

In phase one, south of Grand north of Olive, continues to receive a grooming. Agaveland has had some replacement plants placed in the ground. Many of the palm trees along Alabama have been marked for consideration to be removed. The shade canopy is nicely growing in.

Plans are underway concerning the Arbor Day event in Feb 2024. Each Saturday the "squad" gathers at an ever changing location to remove weeds and trash. On any given Saturday commonly 30-50 orange bags of trash can be gathered for the county to remove. Once the seasonal rains return the fun really begins.

Plans are underway concerning the replacement of trees along Del Web & Thunderbird.



# 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!

- **Oak Street Health** – Primary care doctors for adults on Medicare.
- **Peak Window & Door Screen** - We specialize in screened in Sunrooms and Patios. Also repairing and replacing window screens and door screens with bug screens or sun screens.

## 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](mailto:marketing@suncityhoa.org).

### CONGRATULATIONS TO SCHOA's BUSINESS PARTNER OF THE MONTH Rainguard Aluminum

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 our Business Partner 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](mailto:marketing@suncityhoa.org).

To find out more about becoming a member of SCHOA, visit our website at [suncityhoa.org](http://suncityhoa.org).

## FREQUENTLY CALLED NUMBERS

**Sun City Home Owners Association (SCHOA)..... 623-974-4718**

<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>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) .....	623-561-4600
RCSC Cardholder Services.....	623-561-4603
RCSC Chartered Clubs Office (at Lakeview).....	623-561-4660
<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 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>

## TWO DIFFERENT ORGANIZATIONS

Many Sun City residents think they are members of SCHOA because they pay their annual RCSC mandatory fee. However, SCHOA and the RCSC are two different organizations. Property owners pay a \$4,000 (PIF) Preservation and Improvement fee when purchasing a home and then an annual \$525 assessment fee, both of which go to the RCSC. None of this 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) and works to protect our age overlay and government regulations that may attempt to harm



our community. Though our CC&Rs are mandatory for each homeowner in Sun City, who agreed to adhere to them when buying their home, the SCHOA \$25 annual membership fee is voluntary. We are one of the only HOAs in the country that has mandatory adherence but voluntary membership fees.

We hear all the time that people LOVE living in Sun City. They love the clean wide streets, and clean properties which helps their property values. One of the main reasons for the look and feel of the community is because SCHOA enforces the CC&Rs. If you are a Sun City resident but are not a SCHOA member we encourage you to join us. If you aren't sure if you are a member, please give us a call at 623.974.4718, we'll be happy to check your status. **You can join SCHOA and find more information on our website.**

## WHEN HIRING A CONTRACTOR THINGS TO WATCH OUT FOR ARIZONA REGISTRAR OF CONTRACTORS

### Common scams:

- Storm-chasers
- Driveway sealing
- Roof repairs

### Warning Signs:

- Goes door-to-door
- Offers "leftover" materials at discounted rates
- Bid comes in far below others
- Pressures you to decide on the spot
- Accepts only cash or asks for a large deposit

### Avoid being a victim of a scam:

- Avoid door-to-door solicitors offering low-cost construction services.
- Always do your homework before hiring a contractor; call the [AZ Registrar of Contractors](#) or use the "[check a License](#)" section of their website to ensure the contractor is appropriately licensed.
- Obtain several bids or estimates and ask for references.
- Obtain a written contract from the contractor that includes all services to be provided, the license number of the contractor, and start up and completion dates of the project. Looking for the minimum elements of a contract, [click here](#).



# Hand In Hand - Helping People Experiencing Homelessness

Maricopa County, in collaboration with Community Bridges Inc., is offering outreach services to people experiencing homelessness in unincorporated and targeted communities of Maricopa County. The program, called Hand in Hand Street Outreach, will operate up to (7) days a week depending on the region. [Visit their website here.](#)

Members of the public concerned about the well-being of people experiencing homelessness in unincorporated areas of Maricopa County may initiate a request for service by emailing as many details as possible about the location and number of people to [MaricopaCountyReferral@cbridges.com](mailto:MaricopaCountyReferral@cbridges.com)

SCHOA also has a [list of resources here.](#)



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# Sun Cities

MUSEUM

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

### Museum Hours

Sunday - Noon to 3:00pm

Monday & Tues - 10:00am - 4:00pm

Admission \$5.00 - Free for members

10801 W. Oakmont Drive, Sun City

623.974.2568

## 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.](#)

# PROTECT YOURSELF

## FROM SCAMS

**"See Something,  
Say Something"**



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.

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

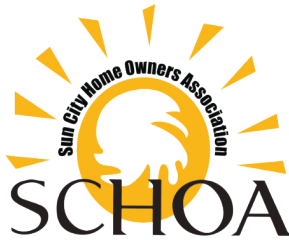


Sun City Home Owners Association  
Sun City's Advocate Since 1963



2022-2023 Community Resource Guide

Compliments of the Sun City Home Owners Association



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

**Your SCHOA Membership  
Protects ALL Sun City  
Property Values.**

*\*SCHOA Memberships are separate  
From your RCSC dues.*

**SunCityHOA.org**

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*\*restrictions apply; does not include tax/title/license fees; see  
showroom for details, expires 12/31/2023*



**SCHOA is collecting food for the  
Valley View Community Food Bank.**

Donations can be dropped off  
at our office located at:

10401 W. Coggins Drive, Sun City.

Our office hours are:  
Monday - Thursday, 9:00am - 3:00pm  
Friday, 9:00am - 12:00pm  
(Excluding holidays)

### Most Needed Items

CANNED FRUITS & VEGGIES



CANNED MEAT



CANNED BEANS & SOUP



CEREAL



WHOLE GRAIN PASTA & RICE



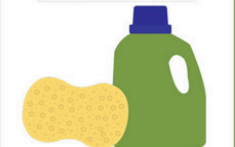
PEANUT BUTTER



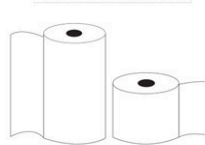
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