



# SUN CITY HOME OWNERS ASSOCIATION

2022 June NEWSLETTER

## Sun City - A Wonderful Place To Live! 55+ Restriction



Eric Hoagland  
President of SCHOA

Just a few years ago, after retiring from a long and challenging career, I decided to live the remainder of my life in a different place. I looked for the ideal community - a place with people my age to meet and enjoy with all the amenities imaginable a retiree might want. After a search in several sun-belt states with many locations I chose Sun City, Arizona.

Sun City, "The Original Fun City, or "The City of Volunteers" was the winner. It is a beautiful city with all the features I was hoping for. The most important feature is that it is a 55+ community. At the closing of the purchase for my new home in this glorious community I needed to show ID proving I was over 55 years of age (easy peasy) and sign an acknowledgment of the deed restrictions (CC&R's). Perfect. I and my fellow residents of Sun City agree to abide

by these rules for the benefit of all.

Sadly, not all property owners accept that rules apply to them. Let's focus on the 55+ overlay. It clearly states that at least 1 resident must be over 55 years of age. It also states that no person under age 19 may reside on that property. Yes there are allowances for emergencies and guests. (If you can't find your copy of the CC&R's SCHOA can provide one through their office or website.)

The 55+ overlay (restriction) is the Number One Reason that Sun City exists. When a property owner cheats on this rule they are harming all the rest of us. It is NOT OK. We cannot stand by letting cheaters make our city less than it should be. If we allow underage people to live in Sun City we can lose the 55+ overlay. Sun City will be destroyed unless we defend it.

I've spoken to some who say, "It's just temporary" or "There's not that many". SCHOA's response is that

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## Nearly 8,000 Pounds of Electronics Collected

Thank you to everyone who stopped by our Electronics Recycling event. We had hundreds of cars swing in and we ended up collecting nearly 8,000 pounds of electronics. Be on the watch, SCHOA is planning to have another recycling event in the fall.

If you can't wait until the fall you can drop items off at EWS located at 3141 N. 35th Avenue, Phoenix. Their phone number is 602.675.2955. You can also visit [their website for a list of accepted and prohibited items.](#)



### OFFICE HOURS

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

## Update From Congresswoman Lesko



It has been a busy few weeks in Washington, D.C. and Arizona! I am continuing to work hard to uphold our constitutional values each and every day. It is an honor to serve as your member of Congress and I hope my office can continue to serve as a

resource for you.

Americans continue to be burdened by inflation at the gas pump and grocery store. April's national inflation rate increased to 8.3% from last April. This means that inflation has nearly doubled since April 2021. This rampant inflation has led many Americans to live paycheck to paycheck. Americans are paying more for everyday items and continue to be left with less money in their pockets. Democrats must stop the spending to contain this rampant inflation.

My office recently presented the Friends of the Sun City Libraries with a Congressional Recognition for their contributions to the libraries of our community. The Friends of the Sun City Libraries is a volunteer organization that works

hard to collect and sell book donations in order to support their local libraries.

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,

*Debbie*  
*Congresswoman Debbie Lesko*

### **"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.



## Update From Supervisor Hickman



Hello residents,

I have some exciting news to share from our libraries. The Board of Supervisors just approved an agreement that will enable residents to get career and employment services at any of our 18 county library

locations, including the Sun City Library. This is part of a larger county effort to get workers the skills they need to get a good job and employers the staff they need to run a successful business. You can learn more at [mclidaz.org](http://mclidaz.org).

Board members and I are focused on running great elections in 2022. This month, we approved a comprehensive plan for the August Primary and November General elections that increases options for voters while enhancing security.

Registered voters will have the opportunity to “vote anywhere” at an estimated 210-225 Vote Centers on Election Day. Some of these Vote Centers will be open early for voters who want to

drop off early ballots. On average, Vote Centers are less than two miles apart and are near bus routes and light rail lines.

Independent voters CAN vote in the primary. You can vote at the polls, or you can vote by mail. If you want to vote by mail, you’ll need to tell us what ballot you would like. Select Republican, Democratic, or a non-partisan ballot (if available). This can be done by mailing back the postcard we sent voters on the automatic early voting list (AEVL), or by visiting [request.maricopa.vote](http://request.maricopa.vote).

Finally, I want to express my appreciation for all the law enforcement officers who serve and protect our community. Over the past year, we’ve lost four members of the Maricopa County Sheriff’s Office, including two in the line of duty. Their sacrifice will never be forgotten.

In your Service,

Clint Hickman, District 4  
Maricopa County Board of Supervisors  
[www.maricopa.gov/dist4](http://www.maricopa.gov/dist4) | 602-506-7642

### Poll Worker Recruitment

Maricopa County recruits year-round to hire poll workers each election. There are many different poll worker jobs. From team leaders to our technically savvy troubleshooters, these workers come from across Maricopa County and are of different backgrounds and political parties. Poll workers are our neighbors and community members and are a critical part of running elections.



- Pay starts at \$12.80 and varies depending on the job
- Poll workers must be registered to vote in Maricopa County
- We provide paid training for all poll workers

Being a poll worker is no longer just an Election Day job. We will have voting locations open for 27 days, two weeks, two days, and Election Day. Maricopa county voters interested in working with the Maricopa County Elections Department can sign up at [GetInvolved.Maricopa.Vote](http://GetInvolved.Maricopa.Vote) or call 602-506-1511.

We will also be hiring for other positions including:

- Ballot processors
- Truck drivers
- Warehouse employees and more!



## SCHOA and RCSC Are Older Than Previously Reported! (Part 1)

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

While at the museum recently, I was asked two interesting questions by the same guest:

1. *Who created SCHOA?*
2. *If SCHOA is a homeowner's association, how come becoming a member is not a requirement?*

The guest was surprised when I asked about their schedule for the morning, as I knew the answer to both questions, but the answer was both long and complicated.

Because the questions above are asked often, SCHOA has agreed to allow your museum the opportunity to share those answers with a larger audience via this monthly newsletter. Experience teaches that our readers will enjoy learning about Sun City's early history and that the answers to the inquiries above may generate additional questions. Submitting those questions to either SCHOA or to the Del Webb Sun Cities Museum will generate a response for you from one of our historians or SCHOA. Let us begin our journey together by sharing the story of "Sun City—The Community That Changed the Nation."

Before proceeding, an explanation of Sun City's name would be helpful, as it is unique in terms of its origin. Del Webb Development Company (DEVCO) sponsored a nationwide naming contest that attracted entries from across the country. Del Webb himself selected the name Sun City from entries, with the winner receiving a new home built on a plotted home site in Sun City of their choosing.

Sun City as a name for a community that grew to over 38,000 has an explanation, when Sun City has never been a city. DEVCO fully expected that result and gently encouraged it consistently throughout the eighteen-year development from 1960-1978. When the first residents ("The Pioneers") arrived in late April 1960, they were surprised there was no local government, no mayor or city council, no department to complain to regarding recreation, messy neighbors, extra charges for having two toilets instead of one, missing fire hydrants and street lights and other concerns of importance. Conversations at the frequent neighborhood potlucks and at afternoon chats at the community swimming pool led to a consensus of a need to get organized.

That desire for representation marks the starting point for answers to those original questions when neighbors organized meetings at the recreation center auditorium (Oakmont) in both October and November 1960. A seminal decision resulted with a call for Sun City's first election of representatives to be held in December at the same location. Nine leaders were chosen, who in turn formed The Sun City Civic Association with voluntary membership and dues set at \$2 annually. The defined purpose was to represent the residents in two broad categories: recreational concerns and relationships with utilities, and county, state and federal governments and their agencies.

Governance quickly became more complicated, as in less than 30 days "The Pioneers" returned to Oakmont to vote on accepting a gift from DEVCO in the form of Oakmont Recreation Center with its auditorium, craft rooms, swimming pool, and other outdoor amenities. That day, January 20, 1961, was the official birth of both SCHOA and the RCSC, as an overwhelming acceptance vote result triggered a split of the recreational and governmental functions of the original organization into two separate entities. However, both, at least for the first year, would share the same nine members for their boards of directors. Both would continue and establish membership criteria with membership in the RCSC and SCHOA remaining voluntary at that point. (RCSC and SCHOA initially had different names that were changed more than once over the years for different reasons.)

*That concludes part one of this series. Our unique story continues and gets increasingly more interesting. Watch for part 2 in our July newsletter.*



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

*Museum Hours for May and June*  
*Sunday - Noon to 3:00pm*  
*Monday and Tuesday - 10:00am - 4:00pm*  
*Admission \$5.00 - Free for members*  
*10801 W. Oakmont Drive, Sun City*  
*623.974.2568*

**Board of Directors** meets on Tuesday, June 28 from 9:00-10:00am at the SCHOA office.

SCHOA members are welcome to attend.

**SCHOA Roads & Safety Committee does not meet in June, July or August.**

**Board of Directors do not meet in July or August.**



### Sun City - A Wonderful Place To Live! 55+ Restriction

Continued from page 1

all offenders have to be pursued. We cannot wait until the tipping point is reached. How can we say this person is to be ignored and not the next person? And, a typical report from a homeowner is "Why isn't SCHOA doing anything about this". One current case is a property owner asking for a "Temporary Permit" for an underage person to occupy a residence. SCHOA has been trying to make the property return to compliance since August of 2021. This permit will allow them to help destroy Sun City.

We all need to stand up and protect Sun City! Or, Sun City will cease to exist!



You can watch our latest meetings on our [YouTube Channel here](#). Be sure to subscribe to our channel so you are notified when we post new videos.

May 24 - [SCHOA Board Meeting](#)



[Follow SCHOA on Facebook](#)



## 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!



## DISPOSE OF YOUR PRESCRIPTION DRUGS

Throughout the year some drugs and vitamins can be dropped off at the Maricopa County Sheriff's office located at 13063 W. Bell Rd in Surprise (the corner of Bell Road and Dysart Road). There is a white drop box located in the lobby where items can be left between 8:00am - 3:00pm. Please note what is accepted and what is not:

### Accepted Items:

- Prescriptions (Schedule II - V controlled)
- Over-the-counter medications
- Non-Controls
- Medications for pets
- Vitamins

### NOT Accepted:

- Illegal drugs
- Needles
- Hydrogen peroxide
- Aerosol cans
- Thermometers
- Lotions
- Inhalers



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.

## POLITICAL YARD SIGNS

It's that time of year again and we get calls about political yard signs. [Here is the Arizona State Statute that specifies the guidelines of political yard signs.](#)



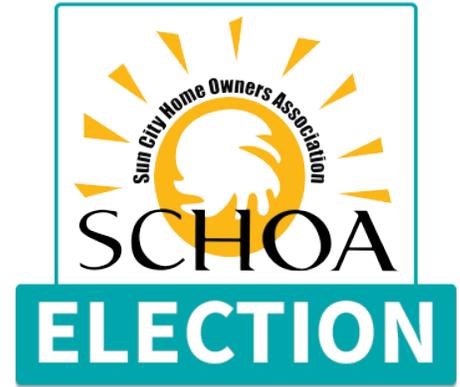
## LOOKING FOR A FEW GOOD...

Men and women to become board of director candidates for the Sun City Home Owners Association. You will be volunteering to give back to our wonderful community while working with a great group of folks who want the best for Sun City just as you do.

Becoming a board member is a simple process. Be a deeded real estate owner in Sun City, a member in good standing with SCHOA and be able to serve a three-year term. There are candidate events and orientation so you will learn more about the position and meet other residents. There are four openings for 2023 and applications may be picked up at the SCHOA office at 10401 W. Coggins beginning on July 1, 2022. The election will be in early November.

You will find this work satisfying and rewarding so please consider this opportunity! If you have any questions, please call the SCHOA office at 623.974.4718. We look forward to speaking with you.

- Gail Warmath, Elections Chair



The **SUN CITY COMMUNITY ASSISTANCE NETWORK (Sun City CAN)** is an organization of volunteers that provides free assistance to low-income seniors, disabled persons and others in meeting their basic needs and maintaining an independent lifestyle.

### ***CAN Looks Back at the Year 2021***

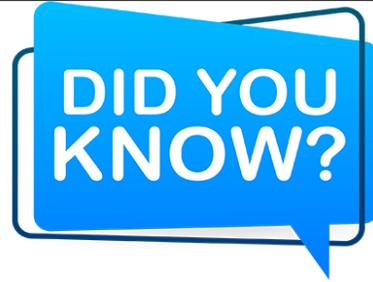
- Sun City CAN TaxAide volunteers e-filed 1,967 free federal tax returns and helped clients get \$1,397,000 in tax refunds.
- We helped about 441 low-income families get \$134,663 in property tax refunds or \$367 per family.
- After tax season last year, we helped 273 people respond to IRS letters and file late/amended returns.
- Through the APS and Southwest Gas crisis assistance program, we paid about \$29,000 on the utility bills of low-income people.
- Our counselors helped 429 people with benefits assistance and over 127 people with Medicare/Medicaid issues.
- We partnered with Habitat for Humanity to paint four houses at a cost of over \$10,000.
- We mailed out over \$70,000 in checks to 305 low-income condo residents for EPCOR Water rebates.
- We installed 37 free fire department lock boxes on the homes of low-income residents at a cost of \$2,590.
- We provided free office space, telephone, and internet for the Maricopa County Assessor's office.

To contact [Sun City Community Assistance Network \(Sun City CAN\)](mailto:admin@SunCityCAN.org) call 623.933.7530 or email [admin@SunCityCAN.org](mailto:admin@SunCityCAN.org). Their office hours are Monday - Friday 8:00am - Noon and are located at 10195 W. Coggins Drive, Sun City, AZ 85351 (103rd Ave & Coggins – 1 block South of Grand, East of 103rd)

## Have USED Eyeglasses?

Do you have eyeglasses that  
you no longer need?  
Drop them off at our office.

We are collecting used eyeglasses for the Sun City Early Bird Lions Club. If you have a pair of glasses that you no longer need, swing by our office at 10401 W. Coggins Drive and drop them in the box in our lobby. #RecycleForSight



## Dispose of old Batteries and Light Bulbs!

You can drop off used batteries and light bulbs\* at your nearest Home Depot.

*\*They will not take the long fluorescent tubes.*

## Notify MCDOT

To report non-emergency roadway concerns visit: [mcdotprojects@maricopa.gov](mailto:mcdotprojects@maricopa.gov) or call 602.506.6063



## CANYON STATE Rheumatology

Our Mission is to provide high quality, compassionate care in a kind and respectful environment.



Kenneth Lawlor, DO

Some of the common conditions that we treat: Rheumatoid Arthritis  
Gout-Osteoarthritis | Polymyalgia Rheumatica | Psoriatic Arthritis

2060 W. Whispering Wind Dr. Ste 264 | Phoenix  
[canyonstatejointdoc.com](http://canyonstatejointdoc.com) | (623) 235-6889

## ARE YOU A MEMBER OF SCHOA?



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 (Conditions, Covenants 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.
- **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](#).

**50 Years**  
1969-2019

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

**SERVICE IS OUR SALESMAN**

**GENERAL EXTERMINATING**  
PEST CONTROL  
License #C4078

**PEST TERMITE WEEDS**

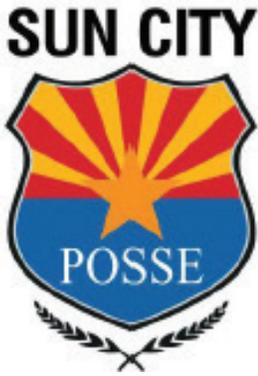
**623.977.2100**  
12040 N. 111th Avenue • Youngtown, AZ  
[WWW.GENERALX.COM](http://WWW.GENERALX.COM)  
MON-FRI 8-4:30p.m. (Closed 12-12:30 for lunch)



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](mailto:marketing@suncityhoa.org)

Thank you for your continued support!



Neighborhood Watch is an organized program that trains and provides helpful tools to neighborhood groups, enabling them to add another layer of security. The concept is neighbors watching out for neighbors. A first step in having a successful

Neighborhood Watch is to recognize that we are the eyes and ears in our neighborhoods.

The Posse, working with MCSO, provides the training and tools to help set up an effective Neighborhood Watch program. An informational meeting conducted by Posse and MCSO representatives is held at regular intervals at the Posse headquarters. At one of these meetings you can learn general information about Neighborhood Watch and keeping your community safe. If after attending you are interested in organizing a program for your neighborhood, a specific time for a Posse team

to come meet with you and your neighbors will be scheduled.

Our community has Sun City Fire & Medical, MCSO and the Posse working to keep us safe. But by knowing our neighbors and having an awareness of our neighborhoods, issues that can disrupt or threaten our safety can often be avoided. To learn more about Neighborhood Watch or to find out when the next informational meeting will be held, call the Posse at 623-972-2555, Ext. 139; follow us on Facebook ([facebook.com/suncityposse](https://facebook.com/suncityposse)); or visit the Posse website, [www.suncityposse.org](http://www.suncityposse.org).



### **NEXT POSSE NEIGHBORHOOD WATCH MEETING - June 13, 9:00-10:00am**

[More information here](#)

## **SUN CITY POSSE**

10861 W Sunland Dr  
Sun City, AZ 85351  
623.972.2555



*Serving the Sun City Community  
Since 1973*

## **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.

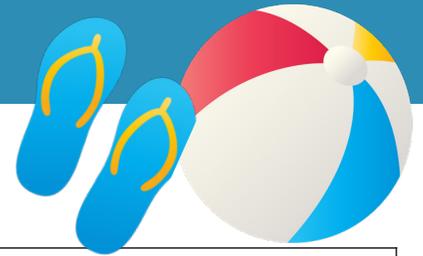
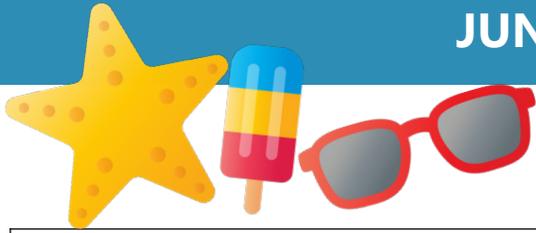
### **Planning to be away from your residence for a week or more?**

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 - 623.972.2555**

# JUNE WORD SEARCH



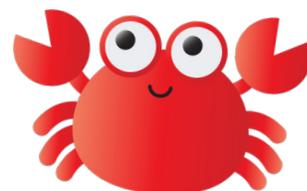
JUNE

S	R	K	C	T	C	F	W	Q	I	N	B	Y	J	C
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BARBECUE  
CELEBRATE  
FATHERS DAY  
FLAG DAY  
FUN



GRADUATIONS  
JUNE  
SUMMER  
SUNGLASSES  
SUNSCREEN



VACATION  
WEDDINGS

# 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 (Conditions, Covenants and Restrictions)”.

### 55+ Age Restriction FROM OUR CC&Rs

(Covenants, Conditions and Restrictions)

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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.](#)

### Need to contact our Compliance Department?

**Phase 1 (Grand to Sun City Blvd)**

[Comp4@suncityhoa.org](mailto:Comp4@suncityhoa.org)

**Phase 1 (Sun City Blvd to Olive)**

[Comp6@suncityhoa.org](mailto:Comp6@suncityhoa.org)

**Phase 2 -** [Specialprojects@suncityhoa.org](mailto:Specialprojects@suncityhoa.org)

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

### 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 Home Owners 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.

## YOUR COMPLIANCE DEPARTMENT GETS RESULTS

### COMPLIANCE COMPLAINTS FOR THE MONTH OF MAY\*

\*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	Opened	Closed
Condition of Property	143	393
Vehicle	119	156
Sheds	9	14
Animal Restrictions	9	8
Age Restrictions	6	5
Dwelling Conditions	0	0
Fences	0	2
Business in the Home	3	3
Construction Standards	1	1
Grandfather	0	1
Setbacks	0	0
<b>TOTALS</b>	<b>290</b>	<b>583</b>

\*Numbers through May 26

**SCHOA WORKING FOR YOU!**

**583 CLOSED**

**MAY 2022 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](mailto:specialprojects@suncityhoa.org)

# 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:

- **CANYON STATE RHEUMATOLOGY - Health & Wellness**  
Healthcare services with a focus on Rheumatology
- **CARLA BALK / DELEX REALTY - Realtor**  
Dedicated Realtor who works relentlessly to help Clients meet their real estate goals. Assists Buyers, Sellers & Renters to quickly find a property that best meets their criteria within the proposed budget.

## WELCOME BACK to our Business Partner Program:

- **HOME INSTEAD - Senior Living & Housing / Caregiver / Errands-Personal Assistant / Senior Resources** Supporting independence & improving quality of life wherever seniors call home; Non-Medical Care Services; Alzheimer or Dementia Care; Transitional Care Services; Hospice Support; Companionship & Home Helper; Meal Preparation; Personal Services/Care & Errands; Medication Reminders; Accompany to Doctors & Social Outings; Grocery Shopping; Laundry; Light Housework

## BUSINESS PARTNER OF THE MONTH

### SCHOA'S 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

#### Hochstetler Home Improvements, LLC

Remodeling / Painting / Handyman / Doors / General Contractor / Cabinets-Kitchen/Baths  
General Remodeling & Repair Contractor: Room Additions; Paint; Drywall; Doors;  
Kitchen Cabinets; Handyman

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.

### AS A SCHOA MEMBER DID YOU KNOW...

that you can access our Business Partner list on our website?  
If you need help accessing this, give us a call at 623.974.4718

We also have a wall of Business Partner business cards in our lobby.

## P.R.I.D.E.S. PROUD RESIDENTS INDEPENDENTLY DONATING ESSENTIAL SERVICES



The PRIDES organization – Proud Residents Independently Donating Essential Services, once again completes another beautification project on the streets of Sun City.

“The Agave Project – 2022” is located at 107th and Peoria” The project began with the SCW Garden club reaching out to the PRIDES Event Coordinator - Mr. Ronn Enzweiler. They shared with Ronn that they were looking to donate hundreds of Agave Plants to the Beautification program managed by the PRIDES, if Ronn could find them a home.

Through many hours of communication, negotiating and logistics of water, Maricopa County’s Sun City team along with the EPCOR Water Company an agreement was finalized, and water was secured for the Agave Project. This is a much-needed improvement to the area that started over a year ago. The water source was the initial hold up.

A new meter needed to be installed. That meter number needed to go to finance at county to accept the charges from that meter. Then the location needed to be brought up to code with the new zoning codes. Then county needed to cut through cement to place water lines. This work was completed and we had water added to 107th and Peoria. Our planting could begin.

The agave plants will add additional color and dimension to the area. Along with the Agave, a handful of Cacti were added but will require a hand watering program as the new water lines will not reach the section of street where the cacti were planted.

The PRIDES Organization would like to express a sincere thank you to the SCW Garden Club for the plant donation, as well as our Maricopa County workers that continue to support the efforts of the PRIDES in Sun City and to the EPCOR water company.

Sun City needs the PRIDES and PRIDES need you! Become a volunteer! Go online to: [suncityprides.org](https://suncityprides.org) click on home page for opportunities or call us at 623-972-6558 or email us at [suncityprides@gmail.com](mailto:suncityprides@gmail.com) A member of our organization will reach out to you. Thank you!

### 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 valley wide resources here.](#)



# 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](mailto: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](http://www.azscco.org); call 623.974.9035 or email [scco@suncitycoa.com](mailto:scco@suncitycoa.com).

## **FOR COMMUNITY INFORMATION AND REFERRAL SERVICES**

Call 211 or 877.211.8661 or visit [211arizona.org](http://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  
Al Morton, Vice President  
Gail Warmath, Secretary  
Ritchie Miller, Treasurer  
Jim Powell, Director  
Pam Schwartz, Director  
Jerry Walczak, Director  
Mike Wendel, 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](http://SunCityHOA.org)

The SCHOA staff looks forward to assisting you!

Main Phone: 623.974.4718

- **Michael O'Paterny - 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**  
623.242.7552 | Admasst@suncityhoa.org
- **Pat Dvorscak - Compliance Officer**  
Phase 1 (Sun City Blvd to Olive Avenue)  
623.243.7069 | Comp6@suncityhoa.org
- **Larry Just - 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:**
- **Lisa Gray - Marketing Manager**  
623.242.8535 | MarketingManager@suncityhoa.org
- **Debra Beaver - 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 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. The Foundation, as an arm of Sun City Home Owners Association, is a 501(c)(3) designated Corporation under IRS guidelines. The SCHOA Foundation is also an Arizona

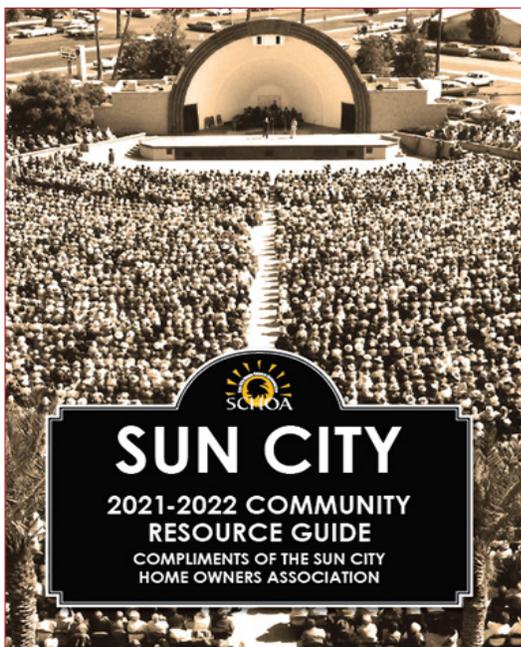


Qualified Charitable Organization (QCO). This means that Arizona citizens can donate up to \$400 per person (\$800 per household) to the SCHOA Foundation (QCO code 22263) and subtract that amount from their State Income Taxes. The Foundation oversees the funding of the WALLS (which administers and organizes the painting of the common walls in Sun City) and RAMP (Resident's Assistance Maintenance Program) Projects. Please consider a gift today.



## SCHOA's SUN CITY COMMUNITY RESOURCE GUIDE

A digital copy is available on our website.



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showroom for details, expires 6/30/2022*

# WHEN HIRING A CONTRACTOR THINGS TO WATCH OUT FOR FROM THE 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](#).



Sunshine Service, is an organization serving the geographic community of Sun City and supplying their need for durable **medical equipment and other households items** since 1962.

Sunshine Service vs. Medicare is a no brainer. They can fill a durable medical equipment need immediately. As an example, if your doctor recommends a wheelchair, take it to them and you will have one and be out the door in minutes. No charge - No government paperwork - No waiting for approval.

There's no need to buy crutches, canes, or walkers that you might need for just a few months, and then have to store at home or try to sell. Borrow them from Sunshine Service. Use them for as long as they're needed and then return them when you are done with them. There never is a charge for anything they loan, but donations are always appreciated. [Visit their website](#) to learn more or give them a call at 623.974.2561.



The Social Security Administration is hosting their ongoing retirement planning educational series, provided in partnership with The Area Agency on Aging Phoenix (Arizona's State Health Insurance Assistance Program, or SHIP) and hosted by The Phoenix Public Libraries. Join them for a Medicare 101 session on coverage options every first Tuesday of the month, followed by my Social Security 101 session a week later. These are free, live sessions with Q & A. **Click on the link below to register or call the library at 602-262-4636.**

- [Medicare 101: Navigating the Complexities - Library Calendar - Phoenix Public Library](#)  
June 7th at 4:30 P.M.
- [Social Security 101: Everything You Wanted to Know - Library Calendar - Phoenix Public Library](#)  
June 14 at 4:30 P.M.



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For more information,  
visit: [www.armoredroofingusa.com](http://www.armoredroofingusa.com)



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)

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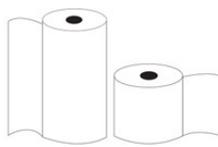
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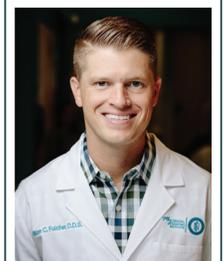
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