



SUN CITY HOME OWNERS ASSOCIATION

June 2023

SCHOA Preparing for November Board Elections

Eric Hoagland, President

Gail Warmath, Elections Chairman

HEAR YE! HEAR YE!

An opportunity is coming your way! Get out your calendars and a writing instrument, then make a mark on the date, July 5, 2023. This is the first date when you can obtain a candidate packet to run for election to your SCHOA Board of Directors. Although the election doesn't take place until Fall, don't miss the rush. Packets will be available at the SCHOA office.

Who can be a Director?

Members of SCHOA can be a Director. Membership in SCHOA is limited to ALL property owners in Sun City. If you own property, including Condo Owners, you qualify. If you're not a current member - JOIN. The cost to you is the outrageous price of \$25.00 annually. This is about the same as lunch for two at any nearby "fast food" restaurant. So, as a member of SCHOA you are eligible to run for the Board.



Eric Hoagland
President



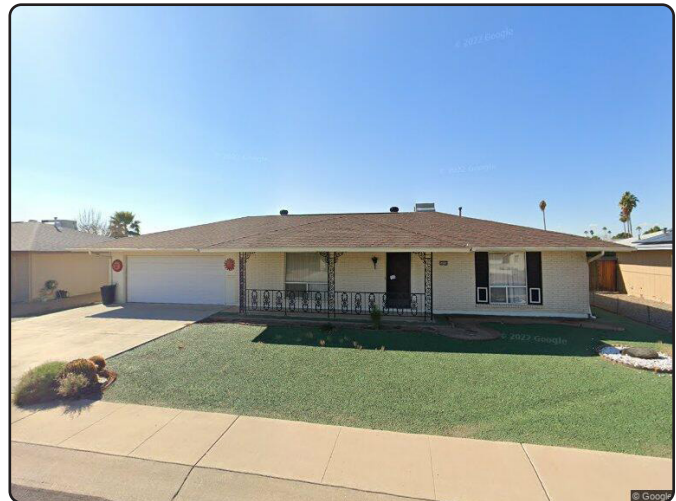
Gail Warmath
Secretary

Continued on page 7...

COMPLIANCE MATTERS



BEFORE



AFTER

SCHOA Office will be Closed Tuesday July 4 for Independence Day

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

YOUR COMPLIANCE DEPARTMENT GETS RESULTS

MAY 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	7	12	25
Animal Restrictions	8	8	14
Business in the Home	3	3	8
Condition of Property	162	534	350
Construction Standards	0	0	0
Dwelling Conditions	1	0	3
Fences	1	0	4
Grandfather	1	5	15
Setbacks	0	0	5
Sheds	8	11	53
Vehicles	98	124	70
TOTALS	289	697	547

Numbers as of May 25, 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

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!

289

May 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

Update From Congresswoman Lesko



It has been a busy time in Arizona and in the U.S. House of Representatives! It is an honor to serve as your member of Congress for Arizona's 8th Congressional District, and I hope my office can continue to be a resource for you!

Our law enforcement officers put their lives on the line every single day to keep our communities safe. In the U.S. House of Representatives, we want to honor these heroes for their outstanding service and sacrifice. That is why we recently passed legislation with overwhelming bipartisan support to honor our men and women in blue. One of these bills expresses support for local law enforcement officers and condemns efforts to defund or dismantle local law enforcement agencies. Unfortunately, 117 House Democrats voted against this bill. We also passed legislation to memorialize law enforcement officers killed in the line of duty, and five of the fallen law enforcement officers honored in this bill are from Arizona. I will continue to work with my congressional colleagues to champion our law enforcement officers who uphold law and order and protect innocent lives.

Monica from our office presented a Congressional Recognition to [JustServe](#), an online non-profit that connects volunteers with local projects in need of volunteer help. [JustServe](#) allows people to volunteer with faith-based, nonprofit, community, and government organizations. This important organization helps people make a difference by connecting people with the volunteer opportunities they desire and making it easier for them to serve their local 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.

As always, be safe and stay well.

May God continue to bless you and our great Nation,

Congresswoman Debbie Lesko

**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

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

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

SCHOA Calendar

SCHOA's Board of Directors will meet on Tuesday, June 27th from 9:00am - 10:00am at the SCHOA office.

Sun City residents are welcome to attend.

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

Board of Directors does not meet in July or August.



FREE WORKSHOPS



Wednesday, June 14th, 2023 | 10am - 11:00am

SCHOA Meeting Room
10401 W Coggins Drive, Sun City AZ 85351

Please RSVP by phone: Vera Bond 480.688.6595 | Alicia Hughes 623-670-0679

5 EASY STEPS TO PREPARE YOUR HOME TO SELL & NET MORE MONEY

- Pre Inspection
- Decluttering
- Maintenance Schedule
- Next Move Options
- Understanding Value & Market Conditions



Thursday, June 15th, 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@movement.com

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. 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 cashflow, 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), 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.

Update From Supervisor Hickman



Dear residents,

With inflation high, many seniors who are on a fixed income are struggling to make ends meet. Unfortunately, our aging population is currently seeing the largest increase of people experiencing homelessness. This is unacceptable. My colleagues and I have partnered with the City of Phoenix and the State of Arizona to help fund to build Ozanam Manor II.

Maricopa County is investing \$6 million into construction of Oz II. The completed project will bring 100 new transitional housing units designed to serve the needs of older adults experiencing homelessness. The facility will be run by Saint Vincent de Paul. Visit Maricopa.gov/rescue for assistance.

If you are already looking forward to camping this fall, you are in luck! Our Parks Department is bringing back their "Buy One Get One" camping promotion. Starting on September 18th, when you reserve a campsite for a night, you get the next night free. Usery, McDowell, Cave Creek and White Tank Regional Parks are participating. The promotion lasts until October 31st. Visit MaricopaCountyParks.org to reserve a space.

In your service,

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



"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.

Local help with your Medicare questions.



Dale Parish
Licensed Sales Agent
(480) 286-2169, TTY 711
dparishinsurance@aol.com
daleparishinsurance.com



SCHOA NOVEMBER BOARD ELECTIONS (Continued from page 1)

What does a Director do?

The Board meets officially once a month - 10 months a year. The Board elects their officers annually at the December meeting for the following year. Most Directors also participate in standing committees. Simply put, as a Board Member you participate in all important decisions as well as guide the policies and future of your community. If you care about Sun City - this includes everyone with a complaint as well as everyone who looks for improvement - you will have an impact serving on your Board.



If you have any questions or reservations, PLEASE contact SCHOA. Any Board member would love the chance to go over the role that Directors play and their obligations. The office phone is 623-974-4718 or stop by the office at 10401 West Coggins Dr., Sun City, and pick up a packet before they are all gone (we can provide more if needed)!



MEET OUR NEW BOARD MEMBER JACK ELLIOTT!



Jack moved to Arizona in 1985 from Connecticut and has a BS in Economics and a Master's in Elementary Education. Jack worked in the print media industry, has been a real estate agent and appraiser and until 2020 was a teacher for Deer Valley Unified School District.

Jack moved to Sun City in 2015 with his spouse, Jack. He currently is volunteering on SCHOA's CC&R Revisions Committee. He also has volunteered as the state representative of the BMW-Z car club and as an event coordinator. Jack feels his experience and education gave him a solid background to be a board member at SCHOA. He looks forward to giving back to the community.



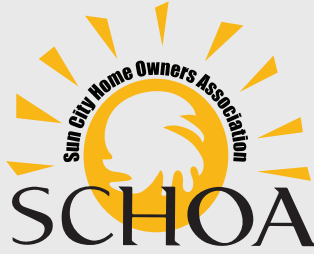
Del Webb 

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

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 - 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



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.

A LETTER FROM THE PRESIDENT



Happy Holidays One and All. No, not those Holidays. We are celebrating the Summer Holidays. The party atmosphere of the season requires all possible excuses for fun and frivolity. Sun City residents must take advantage of these occasions.

You astute readers, may have noticed Mother's Day was not mentioned in my last month's remarks. I hereby announce that Mother's Day is the beginning of the Summer Celebrations - at least the precursor to all that follow. I hope all mothers enjoyed their day and I suspect that father took mother (and all nearby family) out to a pleasant meal in appreciation of their personal fantastic mother and all she has done for them.

Next, we cannot forget Father's Day. How can we? How many of us would be around if not for our fathers? Answer me that! Just thinking back about fathers and their role. You know the thoughts - "Nose to the grindstone!", "Toting that bale!", and "Toiling from dawn to dusk". Whew, so tired - amazing children actually occurred.

And, obviously out of sequence, we observe Memorial Day to remember those who gave their all for the rest of us in defense of our way of life. We all have lost friends and relatives as a result of military service. It's also a good time to be thankful for ALL who served - including those who bear wounds, scars and disabilities, as well as, unmarked "veterans" that put their lives on the line when asked.

Lastly, as seniors, we remember the many no longer with us. Fathers, Mothers, Sisters, Brothers and many others - gone from us forever. Who we are and how we got here is a result of those relationships. Memorial Day is a good opportunity to refresh those memories and be so, so grateful for all we are and have.

Eric Hoagland - SCHOA President



PROTECT YOURSELF FROM SCAMS



Protecting Arizona seniors from financial exploitation is an important function of the Attorney General's Office.

This office addresses fraud and deceptive practices in areas like financial scams, telemarketing fraud, home repair, and bogus charities. Con artists use everyday tools to commit these types of scams - the mailbox, the telephone, and the internet.

Other types of scams are described in The [Senior Toolkit](#) and by clicking on [Federal Trade Commission Scam Alerts](#).

Follow these universal rules to safeguard yourself and your money:

- Do not give anyone your financial or other personal information unless you know who you are dealing with.
- Do not wire money or send a check to someone you don't know.
- Do not trust a name or number. Contact a company or agency, directly, to verify if they made the call or sent the letter.

Register your phone numbers at [donotcall.gov](https://www.donotcall.gov). Scammers ignore it, but legitimate businesses generally honor the list.

<p>CONSUMER ALERT: Gift Card Purchases</p> <p>At a glance: Scammers use a variety of approaches to trick people into giving them money through the use of gift card purchases. Some examples are government impersonator scams (like IRS, like jury duty, like law enforcement), scams where the caller pretends to be a friend or family member, and utility company scams where a caller threatens to shut off utility services.</p> <p>Scammers are requesting gift cards as a form of payment because it is difficult to track the scammer down once the gift card information is provided to the scammer.</p>	<p>CONSUMER ALERT: Paid Television Services</p> <p>At a glance: The type of television services that someone chooses can depend on the area that they live in. As such, your options in choosing a cable or satellite service may be limited.</p> <p>Regardless, some companies impose hidden fees that will increase the price beyond the advertised price that you were promised.</p>	<p>CONSUMER ALERT: Cell Phone Service</p> <p>At a glance: Before purchasing a cell phone and choosing a phone service, it is important to analyze how much you'll be using your phone and what you plan to use it for. Cell phones that are capable of providing more than basic phone coverage will naturally cost more than simpler plans.</p> <p>If you only intend to use a cell phone for placing calls, make sure you purchase a plan that fits your needs and that you are not being charged for services that you do not intend to use.</p>	<p>CONSUMER ALERT: Service Contracts/Warranties</p> <p>At a glance: Many people think that warranties and service contracts are the same, but they are not. You typically do not have to pay extra for a warranty because it is included in the price of the good or service. However, a service contract may be called a "home warranty" or "extended warranty" even though they are technically not warranties.</p> <p>These service contracts sometimes seem like a scam because the company that sold it to you might make it extremely difficult or time consuming to get the repairs completed.</p>	<p>SCAM ALERT: Lottery & Sweepstakes Scams</p> <p>Scam at a glance: You receive an email, card, letter, or fax saying that you've won a prize, usually from a lottery or sweepstakes that you don't remember entering. To claim your prize, you have to pay money up front. No matter how much you pay, the prize never comes.</p> <p>Lured by prospects of instant wealth, far too many consumers are responding to lottery and sweepstakes solicitations. Unfortunately, seniors are more likely to be targeted by these solicitations.</p>
<p>Warning Signs:</p> <ul style="list-style-type: none"> • The caller may make the matter seem urgent and pressure you into buying a gift card to pay. • The caller tries to convince you not to hang up and says that they will wait on the line for you to purchase the gift card and read them the activation numbers. • The caller pretends to be from a government agency such as the IRS and claims that you are in trouble for failing to pay your taxes. • The caller poses as a family member or friend with an emergency and in need of money. • You are asked to purchase gift cards and a money order, or wire funds to collect a prize. 	<p>Warning Signs:</p> <ul style="list-style-type: none"> • Third-Party Sellers: Check to see if the service involves a third-party seller. Having a third-party seller can complicate any contracts you may have. • Unexplained Fees: Be diligent about checking your monthly bill. Look to see what you are being charged for. Look out for inconsistencies and call your provider if you don't know what fees belong to which services, especially with a bundle. • Cancellation Fees: Ask about cancellation fees prior to purchasing the service along with the conditions and time frame you have for terminating a service. 	<p>TIPS:</p> <ul style="list-style-type: none"> • Review your bill carefully, especially the first bill. You may have to pay for the phone device and any activation fees. • Be wary if there are additional fees on your bill that you don't recognize. 	<p>Tips:</p> <ul style="list-style-type: none"> • Caps on payments: If a warranty is promising to protect you from a big expense but caps the amount it will pay for covered repairs, it won't provide much protection against a large repair. • Limitations and Exclusions: If the contract has numerous limitations and exclusions, the service contract might not cover much. 	<p>Warning Signs:</p> <ul style="list-style-type: none"> • You are asked to send any money in order to receive your prize. • There is a limited window of time to claim your prize or winnings. • The lottery or sweepstakes is based in a foreign country. • You are asked for your bank information so funds can be "direct deposited" into your account. • You are asked to purchase gift cards or send a money order to collect your prize.
<p>SCAM ALERT: Computer Tech Support</p> <p>Scam at a glance: Con artists may try to contact you by phone or use pop-up messages/windows on your computer to prompt you to call them. Once they have you on the phone, they may try to convince you to pay for their fraudulent services to "fix" your computer.</p> <p>Or, even worse, they may request access to your computer so they can "diagnose" the problem, when in reality they attempt to install or download malicious software (malware) and steal sensitive information such as passwords.</p>	<p>CONSUMER ALERT: Timeshares</p> <p>At a glance: Sitting through a 90-minute or more presentation on timeshares in order to receive a free night's stay, free airfare, or free concert tickets can be very tempting.</p> <p>After the presentation, you may even be interested in purchasing a timeshare, but before you sign on the dotted line, you need to find out more information, such as timeshare vacation availability, maintenance fees, taxes, and resale opportunities. In addition, if the timeshare is purchased outside of the United States, there may be a completely different set of laws regarding timeshare sales.</p>	<p>SCAM ALERT: Door-to-Door Sales Scams</p> <p>Scam at a glance: A stranger approaches you at your home using fraudulent or high-pressure tactics to sell you a product or service, often at a low price or limited time offer. They may insist on payment up-front, never provide the product or service, or misrepresent the quality of what's being offered. Sometimes, they sell you a product or service at an inflated or high price.</p>	<p>SCAM ALERT: Foreclosure "Rescue" Schemes</p> <p>Scam at a glance: Scammers make guarantees that they can lower your mortgage payments or save your home from foreclosure. They demand an up-front fee.</p> <p>The scammers don't fulfill their promises, but keep your fee. Advance fees for loan modifications are illegal in most instances.</p>	<p>SCAM ALERT: Home Repair Fraud</p> <p>Scam at a glance: A contractor offers to do a home repair for a very low cost, perhaps explaining the low cost by claiming the materials are left over from another job. They may ask for money upfront, but not return to do the job. Or they may do the job, but charge you much more than they originally quoted.</p> <p>Scammers may try to bait you into paying them for repairing something that did not need to be fixed or for doing a very poor, unsatisfactory job.</p>
<p>Warning Signs:</p> <ul style="list-style-type: none"> • You receive a call from a person claiming that they are with "technical support" and stating that something is wrong with your computer. • You receive a pop-up message on your computer that prompts you to call a number for further assistance. Legitimate companies do not display pop-ups that ask you to call a toll-free number about viruses or security problems. • You are asked to pay for computer repairs with a gift card, wire transfer, or money order. 	<p>Warning Signs:</p> <ul style="list-style-type: none"> • Being rushed into signing an agreement. • Being told that the offer is only for a "limited time". • Timeshare owners may be required to pay various unexpected, uncapped fees, including fees that can increase annually. • Beware of someone claiming they can sell your timeshare at a great price and asking for money upfront for "income," "taxes," "fees" or "services." 	<p>Warning Signs:</p> <ul style="list-style-type: none"> • A person shows up at your residence without contacting you prior to their arrival. • The person is not in a work uniform or doesn't appear to be dressed professionally. • You do not recognize the information or they are asking for personal information or to enter your home. • If you express that you are not interested, they become hostile, impatient, or more aggressive in their sales pitch. 	<p>Warning Signs:</p> <ul style="list-style-type: none"> • You are contacted by phone or mail without initiating the contact. • You are advised to stop making your mortgage payments or are told to stop communicating with your mortgage company. • The company asks you to sign a deed transferring your property to them, with the promise your home will be transferred back to you. • You are rushed through the transaction and urged to sign documents immediately or before you have a chance to fully review them. 	<p>Warning Signs:</p> <ul style="list-style-type: none"> • A contractor comes to your door unsolicited and offers his or her services. • The contractor charges for an estimate or an advance fee, stating they will come back to complete the work. • You are told that you need repairs immediately. • The business does not have a state-based connecting license.

SAFETY UPDATES

The Sun City Posse Listened!

By Theresa O'Dell | Media Relations

Whenever Sun City residents have had the opportunity to express safety concerns at community meetings or in newspaper forums, one issue that is commonly heard pertains to speeding cars on our main thoroughfares and residential streets. The message is the same, "Slow down, people!"

Although the Posse cannot issue speeding citations, we listened and shared the concerns of our neighbors. The Posse considered what we might do to help. In an effort to create more driver awareness of their speed, the Posse has increased the use of the Radar Trailer in Sun City. The Recreation Centers of Sun City has shown support for the Posse's action by allowing the trailer to be parked on recreation center properties, thus giving more visibility to the friendly reminder to slow down along major thoroughfares and in residential areas of our community.

The Posse is here to serve the community. This is one small way we can contribute to public safety in Sun City. If you have questions or suggestions about the Radar Trailer, contact us at 623-972-2555.

The trailer is just one reminder to residents to slow down. It cannot solve the speeding problem; only those driving on our streets can do that. For your safety and that of your neighbors, we encourage everyone to slow down, add just a few more minutes to your commute, and arrive at your destination...safely.

The Sun City



*Serving the Sun City Community
Since 1973*

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.

PROTECT YOUR GOLF CART

Did you know? Golf cart manufacturers use and sell with a standard set of keys individual to the brand. Meaning it is real easy for someone to get a key to any model golf cart by simply placing an order on amazon. So in addition to doing the obvious which is always remove your key from the ignition when your cart is not in use, you may want to take the extra step of having a locksmith re-key your cart.



Speeding seems to still be an ongoing issue here in our community. Please keep in mind when driving through Sun City that the speed limit is generally 25-35 miles per hour.

MCSO SEND A TIP

How to Report a Crime

This section provides information about how to report a crime in progress or a crime that has already happened. If you are in immediate danger, please call 911. You can report a crime and receive assistance from the police regardless of your age or immigration status.



[Send A Tip](#)

[Learn more about the rights of crime victims.](#)

NOTIFY MCDOT



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 the 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.





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](#).

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.



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!

- **Woodfield** - Arizona's Coolest 55+ Community RV Resort + Luxury Park Model Homes in the Beautiful White Mountains
- **VERA BOND** - *72SOLD-Hague Partners Senior Real Estate Specialists* - 72SOLD Senior Real Estate Specialist educational workshops meet the needs of maturing Americans that need to sell, buy, and relocate. Seniors will learn the process of Real Estate transactions and transitions but most importantly there will be a focus on the areas that can cause stress and thousands of dollars in mistakes. Our knowledge and expertise will guide homebuyers and sellers over the age of 50 through major Real Estate and lifestyle transitions with the best options and information to make life-changing decisions!

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

JEFF REITER PAINTING

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



When Does Monsoon Season Start Again?

The Monsoon season officially starts June 15th and runs through September 30th, but last week had some questioning if we may be getting off to an early start. No matter if this is your first season or your 100th, there is always something to learn. Click below to get the latest from Maricopa County on Monsoon Season.

[More Information Here!](#)

BEWARE

As you may all be aware, we live in the desert and so do many incredible creatures. Many however, we prefer to see from afar.



Unfortunately, some of these creatures are undesireables in our neighborhoods such as Rattlesnakes, Coyotes, Bobcats and the like.

It has been brought to our attention that some of these desert dwellers have been spotted and or have come a little too close for comfort. In particular Rattlesnakes. Here are some resources to help you in case you happen to have an encounter with any of these critters.

- [Banner Health Poison & Drug](#)
- [Arizona Game & Fish \(Coyotes, Bobcats, Rattlesnakes, etc.\)](#)

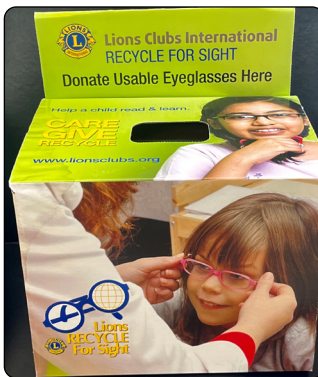
Have USED Eyeglasses?

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](#)



We have a food bank drop off here in our office for Valley View Community Foodbank. Next time you pop in to renew your membership, enjoy a free workshop, or meet with our compliance department, please make sure to bring a few items from the list above.

Most Needed Items



SCHOA's NEW 2022-23 COMMUNITY RESOURCE GUIDE Pick a copy up 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

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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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.



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