



SUN CITY HOME OWNERS ASSOCIATION

May 2024

Weeds! We are all inundated with weeds and complaints about weeds. Just this month SCHOA received about 275 complaints about weeds! About half of these have been taken care of by homeowners, and many others are in process. On top of the 275 complaints about weeds, we also have had an additional 229 complaints about other issues concerning CC&R violations consisting of possible age restrictions, sheds, vehicles, parking, etc.

506

As we wrap up April, we have received a total of 506 complaints. We have 3 compliance officers who all work part time, and we oversee 17,500 homes. We're not your typical HOA, that's for sure and that's a lot of ground to cover. SCHOA works very hard on behalf of our community. So, if you aren't a member, and supporting us with our annual \$25 membership, you should be. It's the best \$25 you'll spend. Visit our website at suncityhoa.org and sign up. If you aren't sure if you are a member or not (because the mandatory RCSC annual fees do NOT apply to SCHOA) you can give us a call at 623.974.4718.



COMPLIANCE MATTERS.



SCHOA Office will be Closed Monday May 27 for Memorial Day

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

YOUR COMPLIANCE DEPARTMENT GETS RESULTS

APRIL COMPLIANCE COMPLAINTS

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

Type of Complaint	New	Closed	Currently Open
Age Restrictions	7	13	23
Animal Restrictions	5	9	12
Business in the Home	8	8	13
Condition of Property	157	133	310
Construction Standards	7	0	2
Dwelling Conditions	1	2	6
Fences	0	1	3
Setbacks	1	2	5
Sheds	2	11	53
Vehicles	47	50	59
TOTALS	194	254	506

Numbers as of April 30, 2024



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
(Grand - Olive)

623.243.7069

Comp6@suncityhoa.org

Phase 2
(Bell to Grand)

623.243.5542

Comp4@suncityhoa.org

Phase 3
(Beardsley to Bell)

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, 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 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. Sometimes the county ordinances are different than your deed restrictions and county ordinances do not supersede our CC&Rs. So, to save you time, and possibly financially, please call SCHOA before building.

Compliance Working for YOU!

238

April 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.

Update from Congresswoman Lesko



I hope you have had a great month! We have had a busy 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.

Over the course of this Congress, I have introduced several bills that would directly impact Sun City residents. I introduced the bipartisan *Enabling More Physical and Occupational Workforce to Engage in Rehabilitation (EMPOWER) Act* to increase Medicare access to physical and occupational therapy. I also reintroduced the *VA Medical Center Transparency Act* to increase transparency between Department of Veterans Affairs (VA) facilities, Congress, and veterans. Additionally, I introduced a resolution to recognize Medicare and Social Security as an important benefit that must be protected for current enrollees and strengthened for the future. We are working every day on bipartisan solutions to help improve your lives!

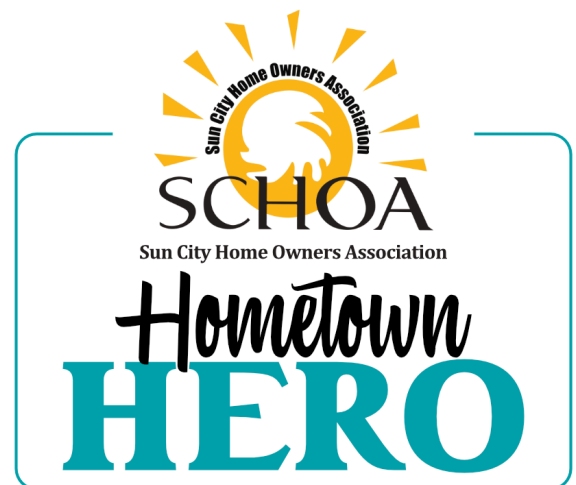
My team recently met with veterans during Coffee with Veterans hosted by Veterans Affinity and Dignity Health. We heard from veterans regarding their experiences in the service and shared ways we can assist with the VA and other federal agencies. I am so grateful for our military veterans and those who are working in our communities to better their lives.

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.

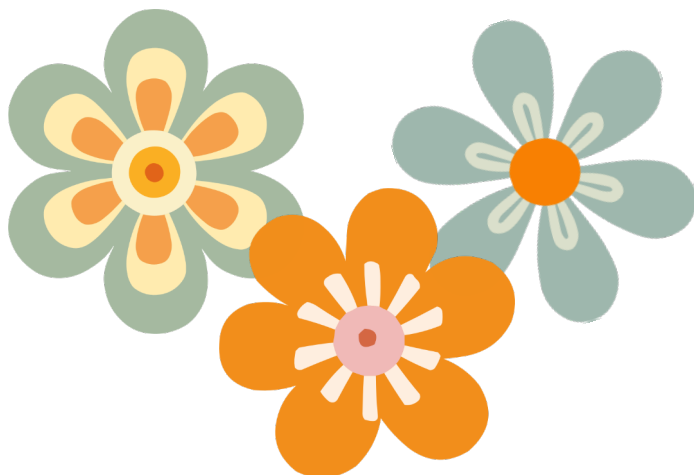
May God continue to bless you and our great Nation,

Congresswoman Debbie Lesko



SCHOA's Hometown Hero Program has been created to recognize and honor Sun City residents who are making a difference in the lives of others within our community. We will choose one recipient each month and honoring them with our Hometown Hero award and will be sharing their efforts with our community.

[Click here to nominate your Hometown Hero.](#)

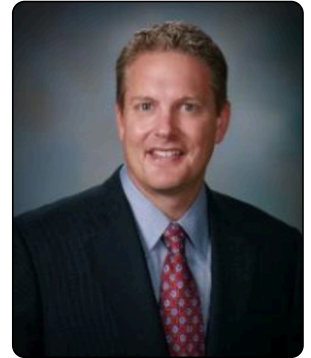


Update from Supervisor Hickman

Hello Residents,

I hope you all had a fantastic April and were able to get out and enjoy the great weather before the high temperatures start hitting the County.

Speaking of heat, what better way to get out of it than by visiting your local library over the next 5 years. I have great news! We met with the Recreation Centers of Sun City (RCSC) Board members and RCSC General Manager Matthew D'Luzansky and they agreed to renew our 5-year lease for both Sun City libraries. I would like to thank each and everyone of you for being so supportive of the libraries. You truly made a difference. We will continue working with the RCSC Board to make certain safety and security concerns are being addressed for both locations so that you can have an enjoyable library experience.



The Maricopa County Department of Public Health has confirmed a total of 645 heat-associated deaths in 2024, which sets a new record for heat deaths in a single year in Maricopa County. This breaks the previous year's total by over 50%. Though all residents and visitors of Maricopa County are affected by extreme heat, some populations are impacted more than others, such as people over the age of 50, those who live in mobile home parks, and people who are experiencing homelessness. As we head into triple-digit temperatures, please take precautionary measures to avoid heat-related illness. Drinking plenty of water and using sunscreen is a great start. But there are so many other ways to keep you, your family, and your pets safe in the extreme heat. To learn more, please click on the following link: [Heat Tips](#).

Staying in compliance with permitting regulations can be a hassle. That is why I am excited to announce that Maricopa County is launching Permit Center, a centralized one-stop shop for all of your permitting and planning needs, including reviews, inspections, invoice payments, and more. Starting this summer, residents will be able to easily log into the system and check on their permit activity, with guidance from the system's Decision Engine. Visit Maricopa.gov/PermitCenterUpdates today to sign up for email updates and click through some frequently asked questions.

Lastly, on April 9, my colleagues and I passed a resolution to establish formal rules of decorum at public meetings that can help ensure civil and orderly participation. Proper decorum includes refraining from loud or threatening outbursts, not holding up signs, and remaining seated except for when called upon by the chairman or exiting. These new rules supplement updated security measures and will give members of the public clear guidelines about how to participate and express opinions on agenda items in a respectful and productive way. The full list of public meeting rules and decorum can be found on the Clerk of the Board's page or by clicking on the following link: [Public Meeting Rules and Decorum](#).

In your service,
Supervisor Clint Hickman, District 4
www.maricopa.gov/dist4
602-506-7642



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



HOA - GOOD OR BAD?



“Back In The Day”, many years ago, together with my wife, I became a Homeowner. That day was so exciting we were both almost vibrating. It was our first house but not our last. Between then and now there have been five homes claiming me as Homeowner. Owning a

home is like having a child. So Exciting. So full of wonder and opportunity. So full of responsibility. Prior to buying that first property we lived in an apartment which is a lot like having a condo without any principle - just expenses. I would bet that the vast majority of Sun City residents/property owners have a similar story.

Skipping forward to the present, I am proudly a Homeowner here in Sun City. The predominant reason we all live here is the community we enjoy that makes Sun City almost a full time vacation destination. Even though we are all different we have several things in common: First, we chose to live in a 55+ community allowing us to live life with people similar to ourselves. Second, we chose a community that has so, so many things to offer a senior that can't be found anywhere else. Third, Sun City is beautiful. Homes and properties are owned and maintained in an attractive manner for which all who live here should be proud.

Moving to Sun City provided a super opportunity to meet and associate with many other like-minded people. Cultivating these relationships, making new friends and gathering with neighbors is fulfilling for lots and lots of Sun City citizens. These relationships/associations are a main reason for spending a portion of our lives here.

For all you CPA's out there, HOA is not a four-letter word. We've all read or are aware of stories highlighting bad things about “HOA's”. And, I'm sure some of them are true (even if out of context). But like everything else in the news or about HOA's, we only hear about the bad

stuff. I submit that Sun City is a great place to live and in which to spend a portion of our lives. The search we made for the best place to retire is the common purpose that brought us all here.

I am proud to be associated with the people of Sun City. I am proud to be known as a member of our Home Owners Association. Together we live and continue to thrive in a beautiful community while pulling together to incorporate the many changes and deal with issues we face. A remarkable thing is that, unlike many places, we rise together in great numbers when needed to resolve concerns. A couple examples might be the future of the County Libraries in Sun City and underage residency. When the alarm went out - people rose up to be counted. Super refreshing considering the apathy we all have seen so often.

The associating of all Sun City people is the key to the over 50 years Sun City has grown, improved and continues to keep up with the times. We all have like goals and needs. Let's move together to keep Sun City the outstanding community to live in that attracted us and our friends and neighbors to live here.

Our official association, SCHOA was created soon after Sun City started growing. Its purpose, although defined as supporting the CC&R's, was/is to provide leadership and assistance in keeping Sun City the premier living destination it was designed and built to be. Your friends and neighbors count on our “HOA” to assist all of us in making Sun City the finest place it can be - for all of us.

I shudder to think what Sun City would be without SCHOA. It needs your support. Membership is not mandatory. Living in Sun City isn't either. Please, join with the several thousand of your like-minded friends and neighbors and show your support.

We're all in this together.

Submitted by,

Eric Hoagland,
Member, Board of Directors SCHOA Foundation

Honoring Community Efforts



Sundial Men's Club Offers Support to SCHOA Efforts

The Sun City Home Owners Association (SCHOA) was recognized by the Sundial Men's Club with a donation supporting ongoing efforts to maintain property values, protect the Age Overlay, and serve the community.

The Men's Club presented a \$5,000 check to SCHOA Board of Directors President Ed Van Ness, and General Manager Lisa Gray.

"We are so grateful for the very generous donation from the Sundial Men's Club," Gray said. "We will use this to help grow our membership and to offset some of the legal fees we encounter when property owners don't want to adhere to the CC&Rs."

Many Sun City residents think they are members of the Sun City Homeowners Association (SCHOA) because they pay their annual RCSC mandatory fees. **However, SCHOA and the RCSC are two different organizations.** Property owners do pay a Preservation and Improvement (PIF) fee when purchasing a home and then an annual assessment fee, both of which go to the RCSC. None of this goes to SCHOA.

SCHOA oversees our Covenants, Conditions and Restrictions (CC&Rs/Deed Restrictions) and works to protect our age overlay and monitors government regulations that could harm our community.

Though SCHOA's CC&Rs are mandatory, the SCHOA \$25 annual membership fee is voluntary.

"We hear from people all the time how much they love living in Sun City: The clean, wide streets, well-manicured properties that help maintain all of our values," said Van Ness. "It is from support from groups like the Men's Club, and especially from our membership among our residents, that makes it possible to protect our community. Your membership as a resident or homeowner is vital."

For more information about becoming a member, please give us a call 623.974.4718. You can join SCHOA and find more information on our website SunCityHOA.org.

Letter From A SCHOA Board Member

By Emilie Baggett
SCHOA Board Member

I am a new Sun City resident, and I want to share with you the journey I took that led me to also become a SCHOA board member, shortly after my move.

It all goes back to the importance of communication and helping to 'connect the dots' among our lifetimes of vastly different experiences – family, culture, gender and emotion. We can be in the same rooms, or in this case neighborhoods – hearing and experiencing the same conditions, but applying different memories, education and even barriers to our individual perceptions and how we respond. In the end, what I learned was we have one thing in common – we live in a great community filled with dedicated people!

The key to communication is utilizing incredible resources available to all Sun City Homeowners, that help bring us together with positive, shared goals. I encourage all homeowners and residents to visit the Sun City Home Owners Association. They offer MANY resources including:

- A compliance department available to answer questions before projects, to ensure they align with the CC&Rs.
- Ongoing efforts to protect our age overlay, watch state legislation and agencies that may impact our property values, utility rates and quality of life.
- Materials including the CC&R deed restrictions we agreed to live by that protect our property values and age overlay, are available in office and online at suncityhoa.org.
- Resources for SCHOA members including a Business Partner Program to help navigate hiring a contractor or a variety of vetted businesses.

I admit, when faced with the massive task to read and affirm what I would honor in the CC&Rs, I was like many others who found it overwhelming when all you want to do is enjoy your new home in this dream community.



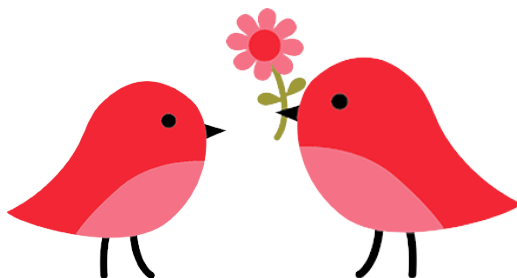
I was thrilled to discover at SCHOA there is an abundance of enthusiasm and participation among residents who have become members for only \$25 annually per household, as part of their effort to preserve and protect our caring and thoughtful community in this massively diverse and ever-expanding county.

Sun City is a unique community, with no city government. SCHOA is the place to go to ask important questions: What is necessary to build or begin a project? How do I plan a project—for example, a fence: based upon what some of my neighbors might see as aesthetically pleasing, while considering what might be needed to protect my property from unwanted trespassers, and simultaneously what best allows the natural biodiversity of animals to freely pass through my yard?

It is important for us to all remember that it is a privilege to live here. We each want to maintain the value of our homes, (for various reasons both personal or for legacy); we also have an obligation to also consider our neighbors -- to consider the value of their properties in relation to ours. What a concept! Love thy neighbor as thyself.

If you find yourself uncertain (like I did); come visit SCHOA. We welcome and encourage community participation. Come ask for a copy of the CC&R's. Attend our monthly board meeting and address a concern so that we may bridge the physical barrier and learn how we can support you and maintain the community we love and wish to protect.

If you aren't a member of SCHOA, I encourage you to join us! Visit suncityhoa.org, call 623.974.4718 or visit in person at 10401 W. Coggins Drive.



SCHOA CALENDAR



MAY WORKSHOP



Thursday, May 16, 2023 | 11:00am – 1:00pm
SCHOA Meeting Room
10401 W Coggins Drive, Sun City AZ 85351

RSVP: 480.259.4046

Mexico Dentistry – Experience the SAVINGS!

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

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

SCHOA Roads & Safety Committee Meeting will meet on Wednesday, May 15 at 10:00am at the SCHOA office. Sun City residents are welcome to attend.

SCHOA's Board of Directors will meet on Tuesday, May 28 at 9:00am at the SCHOA office. Sun City residents are welcome to attend.



SCHOA Offices will be closed in honor of Memorial Day, Monday, May 27, 2024

SUN CITY GOLF CARS



NEW-USED-REBUILT
PARTS-ACCESSORIES

Authorized Club Car Dealer

**Full Service/Repair Shop with
Club Car Trained Technicians**

*****May Specials***:**

**UP TO \$2000 OFF ALL REMAINING
2022 & 2023 ONWARDS*!!!**

(see Showroom for Full Details)

Financing available OAC

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½ mile South of 111th Ave/Grand Ave
www.swgolfcars.com info@swgolfcars.com

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*restrictions apply; does not include tax/title/license fees; see showroom for details, expires 5/31/2024

HONOR FLIGHT MISSION 105

By Airman 1st Class Lloyd E Maple Jr

February 14th, I received a call from a Brenda. Her words were something like this “Lloyd Maple, this is Brenda calling from Honor Flight Arizona. We would like to invite you to join us on our April 10th flight to see your military memorials in Washington DC. Are you available on that date and would you like to go?”

I didn't hear the next words as this just echoed in my ears. You see, I was so taken back by the date and the fact that I was being asked to join other Veterans to take the Honor Flight to Washington DC. The date April 10th would mark my 86th birthday. Really?



What a coincidence. Everything came back in focus as she sounded so excited for me to join other Veterans to be honored with a flight to our Capital and see some of what she called our military memorials built especially to honor our service to our country.

You just can't imagine the excitement I felt during the next few weeks leading up to the date of departure from Phoenix Sky Harbor. It was on my mind every day. Old memories started coming back of my days in the service. Mostly good memories as you try to block out any bad memories, as they become less important.

During the 3 months leading up to my excursion, I received several emails telling me various details where and when to meet, what to pack and other details like it looked like rain so pack an umbrella. The day came



quickly and I headed off, by myself to Sky Harbor to experience what was about to happen.

I had been told to meet in an area by the door #1 on the north side of Terminal 4. Upon arrival I found a flurry of activity as there were tables of information of what our 3 days would be like and was given a yellow shirt identifying each of us as Honor Flight Veterans of WWII, Korean and Vietnam wars. Already there were about 40 people there. Dividing us into 5 teams of about 10 Vets per team. Gave us coffee, juice and donuts. This gave us time to meet others of our team and also our Guardians that would accompany us. The Guardians were there to serve & help any that needed any extra help. There were 10 vets that needed wheelchairs.

All in all. the total going on this flight numbered 75 including two volunteered Medics, just in case of any medical needs. It was so well orchestrated that it was feeling like a military operation, one however without military gear. It was evident that a lot of planning had taken place and also evident this was not their 'First Rodeo.'

After clearing all 75 people through security, we arrive at our gate. Soon, we were all surprised to find the particular airplane that would carry us on our trip. None other than South West Airlines **Freedom One**. What a proud surprise and an appropriate airplane for our Honor Flight.



(Continued page 14)

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!

- **GoGreen Daylight Systems LLC** - Skylight Replacement & Repair. Also Offer Solar Tube installations.
- **11 Bravo Mobile Auto Glass** - Mobile Auto Glass Repair & Replacement, Mobile ADAS Recalibration Window mechanical repairs, Insurance approved vendor.

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

Good People Landscaping

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.

To find out more about becoming a member of SCHOA, visit our website at suncityhoa.org.

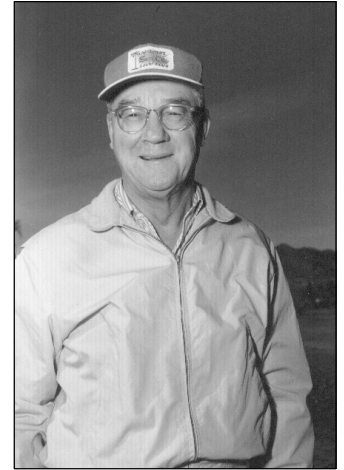
COMMUNITY EVENTS

Celebrating Del Webb's 125th Birthday

Please join the Del Webb Sun Cities Museum as we celebrate the 125th birthday of Sun City's founder, Delbert Eugene Webb!

The museum will be open 10 a.m.-4 p.m. May 17 to celebrate Mr. Webb's birthday and we invite museum members and guests to visit the museum and enjoy festivities that will include free ice cream and exhibits focusing on the life of Del Webb.

Of special interest will be the world premiere of the museum's first "history-maker" video presentation made possible by a grant from the Del Webb Foundation. The foundation last year provided a grant to the museum that will fund five video interviews of individuals who played a role in the development of Sun City and Sun City West.



The first interview features Don Tuffs, a former president of the Del Webb Sun Cities Museum and the first manager of the Sundome Center for Performing Arts in Sun City West. Don will share stories of the Sundome and the many artists who have performed on its stage.

The world premiere of the film will be at 11 a.m. in the museum's Constance McMillin Gallery.

Free ice cream will be provided throughout the day, courtesy of Tim and Amy Nixon, owners of The Nixon Group. The Nixon Group is the sponsor of the Del Webb Birthday Celebration.

Admission to the museum is free to members, and \$5 for non-members. Visit www.delwebbsuncitiesmuseum.org for information.



[Visit the Sun Cities Museum website here](http://www.delwebbsuncitiesmuseum.org)

Museum Hours

Sunday - Noon to 3:00pm

Monday - Thurs - 10:00am - 4:00pm

Admission \$5.00 - Free for members

10801 W. Oakmont Drive, Sun City

623.974.2568

You are invited!

SCHOA will join the Maricopa County Recorder's Office at 11:00am May 7 to support the unveiling of their new kiosk at the Sun City Library located at the Bell Recreation Center at Bell Road and 99th Ave. The kiosk allows residents to work locally with Recorder's Office staff in recording documents. Come say hello and learn about encourage your neighbors to become SCHOA members!



Join us for the
grand opening of
Sun City's new
Recording Kiosk!

Tuesday, May 7 at 11 a.m.
Sun City Library
16828 N. 99th Ave.
Sun City, AZ 85351

MARICOPA COUNTY
RECORDER'S OFFICE



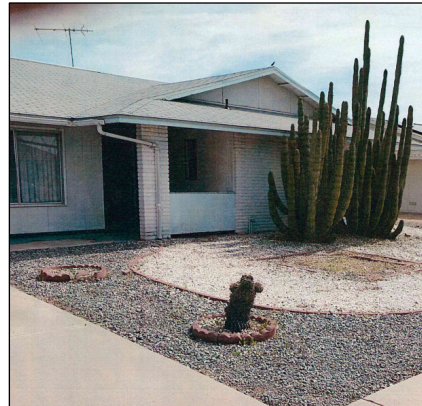
HELPING YOUR COMMUNITY

Your Donations are still helping many Less Fortunate Residents in Sun City

Recently the front and back yard of a very grateful resident had their property cleaned using dollars that were donated to SCHOA Foundation for that very purpose. This is just one example of the

RAMP program helping someone who either could not afford and/or was physically unable to clean their own yard. They received this benefit from donations made to SCHOA Foundation in support of SCHOA's RAMP program. Their property was brought back to community standards and for their enjoyment.

Here are some before and after pictures:



The cleanup of this property and many others are at no cost to the homeowner. About 10% of Sun City residents are living at or under the poverty level and can't afford to pay to have their property cleaned. They need help and your donations go a long way in helping them to bring their property back to community standards. So please, be generous in your contributions.

With recent rain, there has been a crop of more weeds to contend with. I am certain we will need more donations to handle the number of yards that will need assistance in 2024. SCHOA Foundation is a Qualified Charitable Organization (QCO - #22263). Donations made to SCHOA Foundation can be made in lieu of paying Arizona state income tax, up to \$841.

This is a win-win situation for you and the homeowner. It is a great way of donating without additional money coming out of your pocket. And the money stays in Sun City helping our neighbors, rather than going to the State of Arizona to be used for whatever. You can declare that donation for your tax obligation. You can direct your donation to go towards the RAMP program and/or the Walls program. You can mail or drop off your donation at the SCHOA office located at 10401 W. Coggins Dr, Sun City, AZ 85351. Thank you for being a great neighbor!

Lloyd Maple
SCHOA Foundation President

HONOR FLIGHT MISSION 105 (Continued from page 10)

We were flown to Baltimore and stayed in the Hilton near the airport so we could rest up for our very busy next day. In the morning, we boarded a bus, wheelchairs and all, for the various Memorials including Arlington National Cemetery. We were astounded just how large the cemetery is. We saw the changing of the Guard at the tomb of the Unknown Soldier. I even found the gravestone of Audie Murphy (the most decorated soldier ever). We spent time with 5 memorials, Arlington National Cemetery and had dinner at Ft Meyer (Army post next to Arlington National Cemetery)

Without giving away any surprises for future Honor Flight attendees, I will conclude with, in my opinion, Mission 105 was full of surprises around every corner, most enjoyable, worthwhile & tiring trip I have been on in a long time. So many memories. Constantly people were thanking us for our service. I have never shaken so many hands and especially many, many high school students thanking us for our service and shaking our hands. Maybe there is hope for America, at least shown by these students.

Who is eligible for Honor Flight trip? Any veteran who served in a branch of the U.S. military during WWII, the Korean War or Vietnam, or a veteran from any service era who is currently terminally ill, is currently eligible to go on an Honor Flight trip as an honored veteran free of charge. Go to www.honorflight.org to help our Veterans on future flight



"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. [SEND A TIP THROUGH THE MCSO WEBSITE](#)



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

Donations can be dropped off at our office located at:

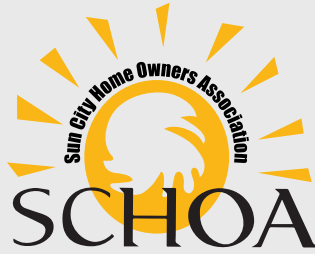
10401 W. Coggins Drive, Sun City.

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 	HYGIENE ITEMS 	HOUSEHOLD ITEMS
PAPER PRODUCTS 	FOR INFANTS & KIDS Diapers Wipes Pedialyte Infant Cereal Fruit Cups Granola Bars Mac & Cheese Cups Crackers Juice Boxes	FOR SENIORS Nutritional Shakes & Drinks Adult Hygiene Products

SCHOA INFORMATION



SCHOA BOARD OF DIRECTORS

Ed Van Ness, President
Pam Schwartz, Vice President
Gail Warmath, Secretary
John Terko, Treasurer
Emilie Baggett, Director
John DeWeerd, Director
Jack Elliott, Director
Al Morton, Director
Jerry Walczak, 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

The SCHOA staff looks forward to assisting you!

Main Phone: 623.974.4718

- **Lisa Gray - General Manager**
SchoaGM@suncityhoa.org
- **Gale Nelson - Administrative Assistant**
623.974.4623 | admin1@suncityhoa.org
- **Compliance:**
- **Kristine Schmitz - Compliance Manager**
623.242.9926 | Compliancemanager@suncityhoa.org
- **Larry Batson - Compliance Officer / Phase 1**
Phase 1 (Grand Avenue to Olive)
623.242.9926 | Comp6@suncityhoa.org
- **Michael Smith - Compliance Officer / Phase 2**
(Grand Avenue to Bell Road)
623.243.5542 | Comp4@suncityhoa.org
- **Mike Fisher - Compliance Officer / Phase 3**
Phase 3 (Bell Road to Beardsley Avenue)
623.243.7042 | Comp2@suncityhoa.org
- **Patti Lech - Compliance Admin Assistant**
623.243.7552 | Admasst@suncityhoa.org
- **Marketing:**
- **Beth Lucas - Marketing Manager**
623.242.8535 | MarketingManager@suncityhoa.org
- **Vicky Bowen - Business Partner Coordinator**
623.242.8764 | Marketing@suncityhoa.org
- **Pat Bandhauer - Membership**
623.974.4718 | Membership@suncityhoa.org
- **Lynn Harrington - Customer Service**
623.974.4718 | CustomerService@suncityhoa.org



HELPFUL IDEAS

Natural Homemade Weed Killer: A Recipe That Works

We know that weeds continue to be an issue this time of year, and want to help by sharing a **natural, homemade weed killer** that has worked for us!

The recipe is made from products that are easy to obtain locally – white vinegar, Epsom salt, and Dawn dish detergent. Multiple of our own staff followed this recipe and were thrilled to see weeds dead the very next morning!

The basic ingredients are 2 cups of Epsom salt, 1 gallon of white vinegar (5 percent dilution), and 1/4th of a cup of Dawn dish liquid.

We will post a link to the full article with instructions, that involve simply mixing the products together, letting it settle for two minutes, pouring into a spray bottle and spraying the weeds! We recommend spraying again the next day unless results are immediate. Pull any remaining dead weeds and roots.

Always keep safety in mind, of course, and read the safety instructions on any product you use. [Enjoy the full article here.](#)



Make Sure Your Lock Box Key is Current

New to Sun City? Or, at any point did you purchase a home that already had a lock box from the Sun City Fire and Medical Department installed? Have you undergone home renovations – maybe a new door to your home?

If for any reason the key within your emergency lock box may be different from your current entry key, we recommend you contact the fire department to request a new key.

The lock box is an important way to enable emergency help to reach you or a loved one without damaging property, and when every moment may count. It is available to Sun City residents through the fire department for \$70.



The lock box is a sturdy steel security box mounted to your home with keys locked safely inside.

If you need an update to the key inside your lock box, the fire department offers a Key Change request you can access with a call or a form on their Website.

Please call the administration office at 623-974-2321 during normal business hours (Monday-Thursday 7:00 a.m. – 5:00 p.m.) to schedule an appointment or for more information [click here.](#)

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 - 623.972.2555

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.



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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.](#)



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.



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(99th Avenue & Olive)

623-915-7777

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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.



TWO DIFFERENT ORGANIZATIONS

Property owners pay a \$4,000 (PIF) Preservation and Improvement fee and a \$1,000 (CIF) Capital Improvement fee when purchasing a home and then an annual \$575 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](#).**



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SUN CITY, AZ 85351

SCOTTSDALE

6424 E GREENWAY PKWY, STE 100
SCOTTSDALE, AZ 85254

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The power of together

From cultural celebrations and community gatherings to new opportunities and honored traditions, join us in keeping our communities vibrant and Arizona's future bright.

