

February 6, 2026

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Ballot Measure Dues Increase Presentation

You are cordially invited to attend a Board of Directors Workshop Presentation on our Capital Reserve Funds. The Board of Directors have prepared a detailed discussion paper that will share the history of our Reserve Funding program and our current funding position. It also takes a look at the next ten years funding needs and several options to fund those needs.

A ballot measure in the March election will ask voters to approve a ten percent (10%) increase in homeowner dues in each of the next three years to replenish our Capital Reserves.

Several Board Workshops have been scheduled to review and discuss the ballot measure. All the Workshops will be held in the San Tan Ballroom and are scheduled for:

- Monday, Feb. 9th @ 5:30pm
- Wednesday, Feb. 18th @ 2:00pm
- Monday, Feb. 23rd @ 3:00pm

Homeowners must show their Homeowner Card and sign into the Workshop as they enter.

A copy of the Workshop Presentation can be found on our website under the Board & Committees tab, Ballot-HOA Dues Increase. Your opinions are important to the Board, and we look forward to hearing from you. Thank you in advance for your participation.

2026 Annual Board Election

The end of March 2026, there will be four (4) open positions on the Board. Terms will be ending for Frank Gould and Kathy Skrei. Marty Neilson and Tami Ronnfeldt have the option of running for a second term.

Timing of Events

- ♦Cut-off for Candidate Applications Mon, Feb 9 @ 4:00pm- Administration Office
- ♦Verify Candidate Applications Tues, Feb 10 @ 10:00am - CLC Mtg Rm #1
- ♦Post Qualified Candidate Names Wed, Feb 11
- ♦Campaign Period Begins Wed, Feb. 11
- ♦Deadline for HO Registration for Online & Home Voting Fri, Feb 13
- ♦Ballots Mailed for Home Voting Mon, Feb 23
- ♦"Meet the Candidates Event" Tues, Feb 24 @ 5:00pm - San Tan Ballroom
- ♦Online Voting Available Fri, Feb 27
- ♦Cut-off Date for Receiving Ballots Wed, March 11 @ 4:00pm
- ♦In Person Voting Day Mon - Wed, March 9-11, 2:00-4:00pm daily @ the Administration Office
- ♦Results Announced Thurs, March 12
- ♦Annual Meeting Wed, March 25 @ 4:00pm - San Tan Ballroom



2026 Voter Registration

Register for On-Line Voting

- If you registered with Vote-Now in the past you are automatically registered to receive an e-ballot package for the upcoming Election.
- If you already have an e-mail address registered with the HOA, you will automatically be registered to receive an e-ballot package.
- If you have a new email address, you will need to re-register with Vote-Now AND update your email with Homeowner Services.
- If you are not registered, you will receive the ballot package via USPS mail.
 - It is the homeowner's responsibility to mail their ballot to Vote-Now at the address listed on the return envelope via USPS. Mail delivery time needs to be considered when mailing your ballot. Homeowner Services will not accept mailed ballots.

The e-ballot option is a much-preferred option and homeowners using this option will receive an instant confirmation of their vote as soon as they have completed the voting process.

The link to register for e-voting is on the CWPV website under the 2026 Election Tab, Voter Registration, Register To Vote.

Art at Sun Lakes

Plan on attending this year's 17th Annual Art at Sun Lakes event to support our local Fire Fighters. This year's date is Saturday, March 7th from 9am-2pm at the greenbelt across from the Cottonwood Tennis Courts (North Lake). There are approximately 100 artists of all mediums that will be attending this year. Come hungry. Our firefighters will be selling hot dogs and hamburgers as in the past. We also have some terrific raffle items. Remember, all profits that day will be used to support AFMA, Arizona Fire and Medical Authority Firefighters Charities.

Unit 11 Happenings

The Annual Unit 11 Homeowners Meeting will be held on Wednesday February 11th at 5:30pm in the Saguaro Room at the Cottonwood Clubhouse.

All Homeowners are invited and encouraged to attend.

The Monthly Unit #11 HOA Board Meeting will be held on Wednesday, February 18th at 4:00pm in the Computer Learning Center, Phoenix Room at the Cottonwood Clubhouse.

All Homeowners are welcome to attend.

Unit 19 Townhomes Only

SPECIAL NOTICE: The Annual Meeting for UNIT 19 will be held February 10, 2026 at 6:00 pm, registration beginning at 5:30 pm in the Steve Nolan Lecture Hall. The purpose of this meeting is to approve the minutes of the 2025 Annual Meeting, election results, financials and other association topics that come before the Board. Your attendance is important as 20% of in-person or ballots are required for a quorum. Looking forward to seeing you.

Help Celebrate This Year's Crystal Award Recipients!

Attend the Crystal Awards Banquet on Sunday, March 22, in the Oakwood Ballroom at IronOaks. The no-host bar opens at 5:00 p.m. Tickets are \$40 for a full course meal with a choice of shitake chicken breast or braised beef short rib. Purchase tickets at the Oakwood Concierge Desk. Get your tickets now—they're selling fast. Ticket sales end March 13.

Now Hiring

- ✓Communications Manager
- ✓Homeowners Services Attendant
- ✓Janitorial Housekeeper
- ✓Maintenance Technician
- ✓Server
- ✓Server Assistant

Please contact: Bonnie Martin @ 480-275-8597 or email: Bmartin@sunlakes2.com

CW Pool Project Behind the Curtain: Pool Renovation

Site Visit / Inspection Report - January 28, 2026

Representatives from Aqua Design International and Shasta Pool conducted a recent site visit and inspection. The project continues to move forward smoothly.

Key Progress Highlights:

- Overall Progress: Pool and spa construction is progressing well. Plumbing is approximately 90% complete.
- Infrastructure: Under-drains and sight tubes are in place, and equipment room stubs have been installed.
- Backfill Preparation: Gravel for the pool and spa floors is staged on-site and will be ready for backfilling once permit approval is received.
- Plumbing Quality: Plumbing is currently being prepared for the PSI test. The workmanship has been noted as high quality, and the fitting counts have been verified as correct.
- Materials Update: Pool drains are expected to arrive shortly, keeping the project timeline on track.



Weeds

In Arizona, specifically in the Sun Lakes area, the best time to apply pre-emergent for weed control is twice yearly. February to March for summer weeds and September to October for winter weeds. Why is a biannual schedule important? Our desert's mild winters and occasional rainfall enable weeds to sprout throughout several seasons.

Why pre-emergent works. Its simple, a chemical layer is added into the top layer of soil, blocking weed germination, preventing weed seeds already present in the soil from sprouting, effectively killing the plant before it breaks the surface. An unkempt yard with weeds gives a neglected untidy appearance. Weed free yards enhance the visual appeal of your home and prevents weed related compliance notices.

2026 HOA Dues – Past Due

Please remember - The first half of the 2026 HO Dues were due January 1, 2026. Any HOA Dues NOT paid by January 19th have incurred late fees and interest charges. If you are unsure if you have paid your dues, please call the office at 480-895-3550 and we will gladly check for you.

PLEASE NOTE: If you are **presently** enrolled in auto debit for your homeowner dues, you may disregard this notice.

CW Pool Construction Parking

The handicap parking areas to the east of the Cottonwood Pool Construction have been moved further east, parallel to the walkway. We anticipate this change to continue through the end of March and apologize for any inconvenience.

Comments & Suggestions

Share your thoughts and suggestions with Management! **QR Codes** are posted throughout the community, including the clubhouses, golf courses, and dining areas.

Scan the QR Code with your smartphone to **submit comments or suggestions** on community operations, golf, or food and beverage services. All submissions will be reviewed by the General Manager, who will respond directly when appropriate. Your feedback helps us continue improving the experience for all residents—thank you for taking the time to share your input!

General Comments



Food & Beverage



Active Lifestyle

UPCOMING EVENTS

- BICYCLE REPAIR DAY**
 1st Monday of every month from 9:00am - 12 Noon
 Cottonwood Parking Lot
- WALKING WITH ACTIVE LIFESTYLE**
 Tuesday & Thursday @ 8:30am
 Meet Across from the Cottonwood Tennis Courts at the Bench by the Lake
- WATERCOLOR WORKSHOP**
 \$55 (all supplies included)
 Tickets available at Homeowner Services
 Monday, February 16th from 12:30pm - 3:00pm
 Saguaro Room
- MEDITERRANEAN COOKING CLASS**
 \$55
 Tickets available at Homeowner Services
 Sunday, March 1st from 12:00pm - 3:00pm
 Saguaro Room

Concerts



Doors Open @ 6:00pm
 All Shows Are in the SanTan Ballroom

Tickets Go On Sale 8:00am at
 Homeowner Services or Online at 10:00am

2026 CONCERT TICKETS ARE \$37

- BOB SEEGER - TURN THE PAGE**
 Show is Tuesday, Feb 17, 2026 @ 7:00PM
- JIMMY BUFFETT**
 Show is Tuesday, March 3, 2026 @ 7:00PM
- YACHTZILLA! SOFT ROCK**
 Show is Tuesday, March 10, 2026 @ 7:00PM
- TOBY KEITH**
 Show is Tuesday, March 17, 2026 @ 7:00PM
- BEATLES EXPERIENCE**
 Show is Tuesday, March 31, 2026 @ 7:00PM
- EAGLES, ONE OF THESE NIGHTS**
 Show is Tuesday, April 7, 2026 @ 7:00PM



Pro Shop Hours

Cottonwood & Palo Verde 7:00AM - 5:00PM Daily

Golf Schedules

Cottonwood

Mon., Thurs., Fri., Sat., & Sun.
 Shotguns start @ 8:30am & 1:00pm
 Tues. & Wed.
 Tee Times beginning at 7:30am

Palo Verde

Mon., Tues., Fri., & Sat.
 Shotguns start @ 8:30am & 1:00pm
 Wed., Thur., & Sun.
 Tee Times beginning at 7:30am

Tee Time Reservations

Both golf courses are now using the Jonas Tee Time Reservation System.

All league signups will now be done through a sign-up sheet (only for certain events) or invites from Golf Genius for each round. There is no event request in the Jonas program. All members of CMGA, CLGA, PVMGA, PVLGA, and PVCL will be sent out invites a week or more prior to the actual event.

The first step for all golfers and homeowners is to register on our new website: www.cottonwoodpaloverde.com.

Select **"Member Login"** located in the upper right corner of the homepage. Choose **"Member Registration"** and follow the prompts. You will need your **Member Number** (found on the front of your homeowner card) and the **exact spelling of your name** as it appears in HOA records.

If you need help with registration, please contact the Cottonwood or Palo Verde Pro Shop and we will gladly assist you.

Restaurant Menus and Events

Feb 6th – Feb 13th

COTTONWOOD (RESERVATIONS REQUESTED FOR PARTIES OF 8 AND ABOVE, 480-895-9688)

This Week's Menu

(TAKEOUT CALL: 480-895-9688)

Friday -- Fish Fry \$16 & Full Menu - 4:00PM-8:00PM

Saturday -- Chef Special / Full Menu - 4:00PM-8:00PM

Sunday -- Brunch \$15 - 7:00AM-1:00PM
Full Menu - 4:00PM-8:00PM

Monday -- Regular Menu Available until 8pm (excluding entrees)
\$15 Monday Night Buffet Special 4:00PM-8:00PM
Steak Fajitas & Chicken Fajitas, Rice & Beans
Happy Hour all Night

CANCELLED - Music Video Bingo

Tuesday -- Prime Rib Carving Station \$22 & Full Menu
4:00PM-8:00PM

Wednesday -- Pasta Station \$16
Caesar Salad, Create Your Own Pasta, Ice Cream
Full Menu - 4:00PM-8:00PM
Team Trivia - Doors Open @ 2:30 PM
Game Time 4:30 PM - Limited Menu / Full Bar

Thursday - BBQ St. Louis Rib Dinner \$16 & Full Menu
4:00PM-8:00PM

Friday -- Fish Fry \$16 & Full Menu - 4:00PM-8:00PM

Entertainment

Friday, Feb 6 - Carvin Jones -- 6PM-9PM (BALLROOM)

Events & Specials

Happy Hour Specials

Daily 11:00am-5:00pm

CW Weekly Drink Special (2/06 - 2/12)

\$5 Touchdown Margarita
Rum, Cointreau, Lime Juice, Salt Rim

Sunday, Feb 8 - SUPERBOWL SUNDAY

Food & Happy Hour Drink Specials available from 11:00am-7:00pm

Saturday, Feb 14 - VALENTINE'S DAY DINNER

\$60 (plus tax & gratuity)
Serving 4:00pm - 8:00pm (No Reservations)
Special Valentine's Day Menu
3 Courses with your Choice of 1 Item for each Course
Free Bottle of Champagne per Couple
Music Provided

PALO VERDE

This Week's Menu

(PLEASE CALL OR GO ONLINE FOR RESERVATIONS: 480-895-1981)
(TAKEOUT CALL: 480-895-1981)

Friday -- Fish & Chips \$16 - 11:00AM -8:00PM

Feb 6 - Cocktail Corner Meal -- \$18 - 4:00PM-7:00PM
Chicken Piccata, Mashed Potatoes, Broccoli, Salad Bar,
Assorted Desserts

Saturday -- Build Your Own Personal Dinner Pizza \$15
Lounge Menu - 11:00AM-8:00PM

Sunday -- Brunch \$18 - Bottomless Mimosas \$7 (10:00AM-2:00PM)
Lounge Hours - 11:00AM-7:00PM
(LIMITED LOUNGE MENU AVAILABLE 2:00PM-6:00PM)

Monday -- Lounge - 11:00AM-7:00PM
Lounge Menu - 11:00AM -6:00PM (Dining Room Closed)

Tuesday - Grilled Chicken Tacos \$14 - 4:00PM-6:00PM
Lounge Menu - 11:00AM -6:00PM (Dining Room Closed)

Wednesday - Roasted Turkey Dinner \$35- 4:00PM-8:00PM
Bar - Dining Room - Full Menu

Thursday -- Pasta Station \$20 - 4:00PM-8:00PM
Bar - Dining Room - Full Menu - 11:00AM-8:00PM

Friday -- Fish & Chips \$16 - 11:00AM -8:00PM
Feb 13 - Cocktail Corner Meal -- \$18 - 4:00PM-7:00PM
Honey Baked Ham, Au Gratin Potatoes, Green Beans, Salad Bar,
Assorted Desserts

Entertainment

Saturday, Feb 7 - Cheryl Thurston - 6PM-9PM
Wednesday, Feb 11 - Outside the Line - 5PM-8PM
Thursday, Feb 12 - Memories - 5PM-8PM

Events & Specials

Happy Hour Specials

Monday - Saturday 1pm-4pm and Sunday's - All Day

PV Weekly Drink Special (2/06 - 2/12)

\$5 Raspberry Beret 'Tini
Razzmatazz Vodka, Grenadine, Lemon

Saturday, Feb 14 - VALENTINE'S DAY DINNER

\$60 (plus tax & gratuity)
Serving 4:00pm - 7:00pm
Visit the PV Dining Room between 11am-3pm Daily to Buy & Select Your Seats.

Saturday, Feb 21 - KING CRAB BOIL

\$85 (+ gratuity)
Tickets Available at Homeowner Services
Serving 4:00pm - 7:00pm
1pd King Crab Legs, Andouille Sausage, Poached Shrimp+
Music by Summer Breeze

Administration & Homeowner Services

Administration Center
 Monday – Friday: 8am-4pm
 (CLOSED for lunch 12-1pm)
 Saturday – Sunday: Closed

Homeowner Services
 Monday – Friday: 8am-4pm
 (OPEN for lunch 12-1pm)
 Saturday – Sunday: Closed

Homeowner Services
 480-207-7618 (New Phone #)

Administration Center
 480-895-3550
 FAX: 480-895-3802

Fitness Activity Center
 480-272-6484 (New Phone #)

Banquets/Catering
 480-219-7009 (New Phone #)

CW Bar & Restaurant
 480-895-9688

PV Lounge & Restaurant
 480-895-1981

CW Pro Shop
 480-895-9449

PV Pro Shop
 480-895-0300

Human Resources
 480-275-8597 (New Phone #)
 FAX: 480-384-4097

Patrol
 480-895-9277

San Tan Gate
 480-895-6846

Lost & Found
 San Tan Gate
 Open 24 hours

Emergency 911

Board Meetings & Workshops

Homeowner cards will be checked at the door.

Dues Increase Presentation

Monday, February 9th -- 5:30pm
 San Tan Ballroom

Closed Board Meeting

Topic: Legal
 Tuesday, February 17th -- 1:00pm
 Don Hicks Conference Room

Agenda Planning Meeting

Tuesday, February 17th -- 3:00pm
 Steve Nolan Lecture Hall (CLC Bldg)

Dues Increase Presentation

Wednesday, February 18th -- 2:00pm
 San Tan Ballroom

Dues Increase Presentation

Monday, February 23rd -- 3:00pm
 San Tan Ballroom

Meet the Candidate Event

Tuesday, February 24th -- 5:00pm
 San Tan Ballroom

Monthly Board Meeting

Wednesday, February 25th -- 3:00pm
 Steve Nolan Lecture Hall (CLC Bldg)

Board Meeting Minutes can be viewed on our website www.cottonwoodpaloverde.com and are posted on the Association Bulletin Boards.



Committee/Task Force Meetings

Open to all CWPV Homeowners unless otherwise noted.

COMMITTEE NAME	MEETING DATE	TIME	LOCATION (CLC)
Architectural Compliance	Tuesday, Feb 10	8:30am	Lecture Hall
Audit & Finance	Thursday, March 5	2:00pm	Meeting Rm #1
Capital Reserve Task Force	TBD	TBD	TBD
Facilities & Grounds	Tuesday, March 3	10:00am	Phoenix Room
Food & Beverage	Thursday, March 5	11:00am	Phoenix Room
Golf	Wednesday, March 4	2:00pm	Lecture Hall
Recreation/Entertainment	Tuesday, Feb 10	10:00am	Phoenix Room
Safety & Security	Wednesday, March 4	10:00am	Meeting Rm #1

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