

February 21, 2025

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Website

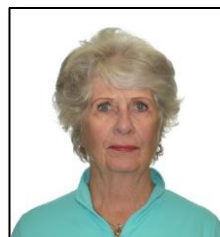
Meet the Candidates Event



Pat Duncan



Jean Nelson



Denise Orthen



Mike Swoverland

All SLHOA#2 homeowners are invited to attend the Meet the Candidates Event. Each candidate will present an initial statement and be asked questions on various HOA topics. Homeowners will also have the opportunity to ask questions of the candidates.

When: Thursday, February 27

Time: 5:00pm

Where: San Tan Ballroom

2025 Board Candidates

The 2025 Board Election Campaign began Wednesday, February 12th.

The end of March 2025, there will be two (2) open positions on the Board. Terms will be ending for Bud Jenssen and Glenn Martinsen. The Election Committee advertised for candidates to fill these positions and had application packets in Homeowner Services since January 27th. The cut-off for candidates to return the applications was 4:00pm on February 10th. Four (4) candidates returned an application, along with the required 50 homeowner signatures on a petition for candidacy. The signatures on the petitions were validated by the Election Committee on February 11th.

The following candidates have been verified and will be running for the two (2) open Board positions:

PAT DUNCAN

JEAN NELSON

DENISE ORTHEN

MIKE SWOVERLAND

For more information on each candidate visit our website @ www.cottonwoodpaloverde.com, select the homeowners only section, and the Board Election tab.

Timing of Events

- ♦ "Meet the Candidates Event" -- Thurs, Feb 27 @ 5:00pm - San Tan Ballroom
- ♦ Ballots Mailed for Home Voting -- Tues, Feb 25
- ♦ Online Voting Available -- Fri, Feb 28
- ♦ In Person Voting -- Mon-Wed, March 10-12, 2:00-4:00pm Daily @ the Admin Office
- ♦ Cut-off Date for Receiving Ballots -- Wed, March 12 @ 4:00pm
- ♦ Results Announced -- Thurs, March 13
- ♦ Annual Meeting -- Wed, March 26 @ 4:00pm - San Tan Ballroom



Coffee with the General Manager

Join us each month for a chance to visit with General Manager Steve Hardesty as well as a monthly Guest Manager who will be available to discuss their operation and answer any questions you may have.

- **February's Guest Managers:**
 - David Guthrie, Active Lifestyle Manager
 - Neil Hicks, Fitness Center Manager
- **When:** Wednesday, Feb. 26
- **Time:** 9:00am
- **Location:** Saguaro Room

Comment Card Corner

The following item has been selected by the Communications Committee and Administrative Services Manager from *white comment cards* submitted by homeowners over the past 12 months.

Homeowner Comment: Last time I contacted you was to thank you for turning on the fountain (aerator) on the South Lake. That was last June or July. Part of the reason we bought our house where we did was because we enjoyed the aerator. It has not been on since July or August. Why don't you use it? Is it money? Turn it on! Good for the fish. Good for people on South Lake. Positive: we enjoy the fish. Thank you.

Management Response: The HO didn't understand why the fountain wasn't running more consistently. We discussed the differences between a 'fill lake fountain' and a decorative fountain. I explained the usage of fill lake fountains only happens when we need to fill the lake. She was appreciative of the phone call.

Homeowner Comment: Concern about not watering the grass surrounding the three lakes in north PV and forcing the grass to become dormant during the high season. Confirm that this experiment will not be repeated.

Management Response: Did not overseed this year. Thanked the homeowner for their feedback.

16th Annual Art at Sun Lakes

Plan on attending this year's 16th Annual Art at Sun Lakes event to support our local Fire Fighters. This year's date is Saturday, March 1st 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 for the AFMA Firefighters Charities.

Safety & Security Committee Events

- What can the Arizona Fire & Medial Authority (AFMA) help you with? Join the AFMA as they discuss the lock box program, home safety surveys, and fire safety.
 - Monday, March 10th from 10am-noon in the CLC Lecture Hall

2025 Crystal Award Honorees

The Annual Crystal Award Ceremony and Banquet will take place on Sunday, March 16, 2025 at the San Tan Ballroom at Cottonwood. Crystal Awards are presented each year to honor individuals who have demonstrated exemplary service and contributions to the betterment of the Sun Lakes Community. This year's Cottonwood Palo Verde recipients are Wanda Johnson and Martin Neilson. To attend this wonderful event, tickets are available at the Cottonwood Palo Verde Administrative Office Monday-Thursday for \$40/person (cash/check only).

Now Hiring

- ✓ Building Maintenance Technician
- ✓ Certified HVAC Technician
- ✓ Certified Pool Technician

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

2025 HOA Dues – Past Due

Please remember – The first half of the 2025 HO Dues were due January 1, 2025 any HOA Dues NOT paid by January 20th will incur 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.

Concerts & events



Active Lifestyle Events

- **WALKING WITH ACTIVE LIFESTYLE**
Every Tuesday & Thursday -- 8:30am Sharp
Meet at the benches across from the CW Tennis Courts
- **BICYCLE REPAIR DAY**
1st Monday of every month from 9:00am - 12 Noon
Cottonwood Parking Lot
- **SAFETY & EDUCATION SEMINAR**
Squatters, In-Home Care, Solar Care & Maintenance,
SRP Rate Changes
Tuesday, February 25th @ 10:00am
CLC Lecture Hall
- **ROVERS REST STOP**
Saturday, March 8th from 9:00am-12:00noon
Paint Room A-7

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

- **PIANO MEN GENERATIONS**
Show is Tuesday, February 25, 2025 @ 7:00PM
- **SHAKE BABY SHAKE - JERRY LEE LEWIS**
Show is Tuesday, March 4, 2025 @ 7:00PM
- **UPTOWN - MOTOWN**
Show is Tuesday, March 18, 2025 @ 7:00PM
- **ULTIMATE CHICAGO**
Show is Tuesday, March 25, 2025 @ 7:00PM
- **WHITE WING DOVE**
(Tribute to Stevie Nicks & Fleetwood Mac)
Show is Tuesday, April 15, 2025 @ 7:00PM
- **TOBY (Tribute to Toby Keith)**
Show is Tuesday, April 22, 2025 @ 7:00PM
- **LA Vation (U2)**
Show is Tuesday, May 20, 2025 @ 7:00PM
Tickets on Sale Tuesday, March 18, 2025



Pro Shop Hours

Cottonwood & Palo Verde -- 7:00am - 5:00pm

Golf Schedules (Oct. - April)

Cottonwood

Mon., Thurs., Fri., Sat., & Sun.

8:30am & 1:00pm Shotguns

Tues. & Wed.

Tee Times beginning at 7:30am

Palo Verde

Mon., Tues., Fri., & Sat.

8:30am & 1:00pm Shotguns

Wed., Thur., & Sun.

Tee Times beginning at 7:30am

Hole-in-One

It's golf's holy grail—the hole-in-one. The rarest of feats every golfer dreams about, and the one shot that everyone, even non-golfers, talks about. Congratulations to our Hole-In-One members.

Cottonwood

- Jeff Thompson, January 31, Hole #15
- Deb Feist, February 9, Hole #15

Palo Verde

- Naomi Bryson, January 23, Hole #15
- Tyler Mock, January 24, Hole #12

Upcoming Golf Clinics

\$20 per Person

Sign up at Palo Verde Pro Shop

- Saturday, Feb 22 - Full Swing @ CW
- Tuesday, Feb 25 - Bunker @ CW
- Thursday, Feb 27 - Chip/Pitch @ PV
- Saturday, March 1 - Full Swing @ CW
- Tuesday, March 4 - Putting @ PV
- Thursday, March 6 - Chip/Pitch @ PV
- Saturday, March 8 - Full Swing @ CW

Restaurant Menus and Events

Feb 21st – Feb 28th

When visiting our Restaurants: The FACILITIES DRESS CODE will be strictly enforced, and HOMEOWNER CARDS will be checked.

Entertainment

Cottonwood

Thursday, Feb 27–Todd & The Two Tars (Restaurant)– 4PM–7PM

Friday, Feb 28 – Johnny K & Kompany – 6PM–9PM

Palo Verde

Saturday, Feb 22 – Charlie Glasgow – 5PM–8PM

Wednesday, Feb 26 – Rhythm Edition – 6PM–9PM

Thursday, Feb 27 – Memories – 5PM–8PM

Events

Both Clubs

Weekly Drink Special (2/21 – 2/27)

\$5 Strawberry Sunrise Paloma

Aztec Gold Tequila, Fresh Lime Juice, Strawberry Puree,
Grapefruit Juice

Happy Hour Specials

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

Cottonwood

Monday, March 17 – ST. PATRICK'S DAY

\$40 (inclusive) – Tickets on Sale @ Homeowner Services

Doors 4:00pm / Buffet 5:00pm

Entertainment by The Campbell Band 6:00pm–9:00pm

Palo Verde

Saturday, March 15 – ST. PATTY GRAS WINE DINNER

\$60 (plus tax & gratuity) – Call for Reservations

Serving from 4:00pm – 7:00pm



PLAN YOUR CATERING, PARTIES & BANQUETS
Call for more information
480-895-0339

This Week's Menus

Cottonwood

(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 – Bottomless Mimosas \$7

7:00AM–12:00NOON

Full Menu – 4:00PM–8:00PM

Featured Flatbread of the Week: BBQ Chicken

Monday – Regular Menu Available Until 5pm (excluding entrees)

\$15 Monday Night Buffet Special 4:00PM–8:00PM

Herb Roasted Pork Loin

Music Video Bingo – Doors Open @ 3:00 PM

Games Begin @ 3:30 PM, 5:00 PM, & 6:00 PM

Buffet 3:00 PM–6:00 PM – San Tan Ballroom

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

Thursday – Weekly Buffet \$16

Baby Back Ribs, Mashed Potatoes & Chocolate Cake

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

Palo Verde

(RESERVATIONS / CURBSIDE TAKEOUT CALL 480-895-1981)

PLEASE CALL OR GO ONLINE FOR RESERVATIONS

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

Feb 21 – Cocktail Corner Meal -- \$18 – 4:00PM–7:00PM

Chef Carved Sirloin, Mashed Potatoes, Green Beans, Salad Bar &
Assorted Desserts

Saturday – Build Your Own Personal Pizza \$15
Lounge Menu – 11:00AM–6:00PM

Sunday – Brunch \$18 – Bottomless Mimosas \$7
10:00AM–1:00PM
Lounge – 11:00am–6:00pm

Monday – Lounge – 11:00AM–6:00PM
Lounge Menu – 11:00am–6:00pm (Dining Room Closed)

Tuesday – Braised Pork Tacos \$14 – 11:00AM–6:00PM
Lounge Menu – 11:00am–6:00pm (Dining Room Closed)

Wednesday – Lobster \$45
4:00PM–8:00PM

Bar – Dining Room – Full Menu

Thursday – Pasta Station \$18
Bar – Dining Room – Full Menu – 4:00PM–6:00PM

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

Feb 28 – Cocktail Corner Meal -- \$18 – 4:00PM–7:00PM
Fried Chicken, Mashed Potatoes, Buttered Corn, Biscuits,
Salad Bar & Peach Crumble

**BOARD OF DIRECTORS MEETING
FEBRUARY 26, 2025
3:00 P.M., CLC STEVE NOLAN LECTURE HALL
AGENDA**

1. Call to Order
2. Pledge of Allegiance
3. Introduction of Managers
4. Approve the January 29, 2025 Board Meeting Minutes. **(TAB #1)**
5. Employee of the Month, February 2025
6. Treasurer's Report
 - A. Controller's Report
7. Committee and Task Force Reports
 - A. Safety & Security Committee (*Mike Rogers*)
 - B. Recreation / Entertainment Committee (*Mike Swoverland*)
 - C. Reciprocal Task Force (*No Meeting*)
 - D. Golf Committee (*Diane French*)
 - E. Food & Beverage Committee (*Jean Nelson*)
 - F. Facilities & Grounds Committee (*Gregg Lorimor*)
 - G. Election Committee (*Jack Dreyer*)
 - H. Communications Committee (*Denise Haynie*)
 - I. Audit & Finance Committee (*Denise Orthen*)
 - J. Architectural Compliance Committee (*Maryann Sinerius*)
8. Project Report: **NONE**
9. Management Report (Steve Hardesty)
10. Directors Comments
11. Capital Reserve Replacement Fund Requests:
 - A. Management recommends replacing the three (3) Burner Grill at the Cottonwood Restaurant (Project #CR13-25, Purchased 2013) **(TAB #2)**

Restaurant Supply	\$7,569
Supplies On The Fly	\$7,714
Webstaurant	\$8,200

Management recommends the low bid from Restaurant Supply for a total budget authority of \$7,569.
12. PV Gate Reserve Fund: **NONE**
13. Voluntary Contribution Fund: **NONE**
14. Capital Improvement Fund Requests: **NONE**
15. Old Business:
 - A. Approve HOA Rules Document (version 3). **(TAB #3)**
 - B. Approve the Golf Committee's Updated Charter. **(TAB #4)**
 - C. Approve the Communications Committee's 5-Year Plan. **(TAB #5)**
16. New Business:
 - A. Remove all Board Policies and place them into the Rules Document or Board Procedures Book as appropriate.
17. First Readings:
 - A. Approve the Facilities & Grounds Committee's 2025 Goals. **(TAB #6)**
 - B. Approve the Audit & Finance Committee's 2025 Goals. **(TAB #7)**
 - C. Approve the Safety & Security Committee's 2025 Goals. **(TAB #8)**
 - D. Approve BP 10-07, Safety & Security Charter. **(TAB #9)**
18. Homeowner Comments
19. President's Message
20. Adjourn Meeting

Administration & Homeowner Services Hours

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

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

Lost & Found
San Tan Gate
Open 24 hours

Important Numbers

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

Emergency 911

Board Meetings & Workshops

Homeowner cards will be checked at the door.

Monthly Board Meeting

Wednesday, February 26th
3:00pm -- CLC Steve Nolan Lecture Hall

Meet The Candidate Event

Thursday, February 27th
5:00pm – San Tan Ballroom



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

**Board Meeting dates are posted on the bulletin boards, website and In the Know. Please note that Board Meeting dates & locations are subject to change. Executive Sessions & Workshops will be held as needed. Be sure to check The Flyer, emails, bulletin boards and our website, www.cottonwoodpaloverde.com for the most up to date information.*

Committee/Task Force Meetings

Open to all CWPV Homeowners unless otherwise noted.

COMMITTEE NAME	MEETING DATE	TIME	LOCATION (CLC)
Architectural Compliance	Tuesday, Feb. 25	8:30am	Phoenix Room
Audit & Finance	Thursday, March 6	2:00pm	Meeting Rm #1
Communications	Monday, March 3	9:30am	Meeting Rm #1
Election	Wednesday, March 5	3:00pm	Meeting Rm #1
Facilities & Grounds	Tuesday, March 4	10:00am	Phoenix Room
Food & Beverage	Thursday, March 6	9:00am	Phoenix Room
Golf	Wednesday, March 5	2:00pm	Phoenix Room
Recreation/Entertainment	Tuesday, March 11	10:00am	Lecture Hall
Reciprocal Task Force	Monday, March 10	9:00am	Meeting Rm #2
Safety & Security	Wednesday, March 5	10:00am	Meeting Rm #1

Do You Have Renters?

It is required of all renters in Cottonwood and Palo Verde to have a Renter Card in order to use any of the CWPV facilities. To obtain a Renter Card, the Homeowner of record must surrender their Homeowner Cards, complete and sign a CWPV Rental Agreement and pay a \$25 rental processing fee and \$225 Amenity Use Fee for use of the Association amenities (cash or check).

Please be sure if you are renting your home that your Renters are aware they will need to set up an appointment to pick up their Rental Card by calling (480) 895-3550 ext. 305.

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