

ON THIS DAY...



1798

First US Presidential Election

Congress sets January 7, 1789 as the date by which states are required to choose electors for the country's first-ever presidential election. A month later, on February 4, [George Washington](#) was elected president by state electors and sworn into office on April 30, 1789.

As it did in 1789, the United States still uses

the [Electoral College](#) system, which today gives all American citizens over the age of 18 the right to vote for electors, who in turn vote for the president. The president and vice president are the only elected federal officials chosen by the Electoral College instead of by direct popular vote.

Today political parties usually nominate their slate of electors at their state conventions or by a vote of the party's central state committee, with party loyalists often being picked for the job. Members of the U.S. Congress, though, can't be electors. Each state is allowed to choose as many electors as it has senators and representatives in Congress. During a presidential election year, on Election Day (the first Tuesday after the first Monday in November), the electors from the party that gets the most popular votes are elected in a winner-take-all-system, with the exception of [Maine](#) and [Nebraska](#), which allocate electors proportionally. In order to win the presidency, a candidate needs a majority of 270 electoral votes out of a possible 538.



JOKE OF THE WEEK!

- My New Year's resolution was to drop my bad habits, but no one likes a quitter.
- May all your troubles last as long as your New Year's resolutions.

2025 HOA DUES

Please remember – The first half of the 2025 HOA 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.



Board Application

2025 BOARD APPLICATIONS

There will be two (2) positions opening on the Board of Directors in 2025. Board Applications for the 2025 Board Election will be available on Monday, January 27th at the Administration Office. If you are interest in serving on the Board, we encourage you to apply!

Remember: Keep up to date with what is going on in the Cottonwood Palo Verde community by viewing our website and reading The Flyer and In The Know.

COFFEE WITH THE GENERAL MANAGER

- Wednesday, January 29
- 9:00am in the Saguaro Room
- Special Guests:

Scott Anderson, Golf Course & Common Area Manager
Jon Griglak & Joey Jones, CWPV Golf Professionals



GUEST PASSES

If you are expecting family and friends, get your Guest Passes **AHEAD of TIME** to avoid the lines.



Print the form from our website and have it ready when you come in. Go to www.cottonwoodpaloverde.com, click on Homeowners Only, Forms and Guides, and select Guest Card Form & Guidelines.

Guests are defined as persons residing in the household of the homeowner or renter (**while the owner or renter is in residence**) for periods not to exceed 30 days per year.

REMEMBER - Guests require a pass to use any of the amenities if they are not with you. Guest Passes are required at the Fitness Activity Center along with a \$5/day fee!

PLEASE DRIVE - 25!



Please remember the SPEED LIMIT in Cottonwood and Palo Verde is a maximum of **25 MPH**. Why? Because we have walkers, pets, bikers and golf carts on our roads and we all want to be safe.

Some of us still work, so we must be somewhere on a schedule. Or, thank goodness, some of us are involved in our community by serving on committees or belonging to one of our fine recreation clubs. Again, we are on a set schedule. But guess what? The speed limit is still **25 MPH!**

Please pay attention to your surroundings when driving on our streets. Please pay attention to the road signs when driving on our streets. Please use your turn signals when driving on our streets. **AND – PLEASE WATCH YOUR SPEEDOMETER WHEN DRIVING ON OUR STREETS! THANK YOU!**

2023 EMPLOYEE OF THE YEAR

Judy Purcell is on 2023 Employee of the Year. Judy has worked for the HOA since October of 2022 and has made an immediate impact on everyone she works with and the homeowners she encounters. She has seamlessly transitioned from Homeowner Services Attendant to Receptionist to her newest role as AP Staff Accountant. In the process Judy has reorganized and improved numerous procedures at the front office and has helped negotiate a new office supply program saving the HOA 20-25% on what we were previously paying. She has also challenged the Managers on existing Agreements to ensure we are not overpaying for services.



Judy has the ability to make everyone, homeowners and co-workers alike, feel at ease with her quick wit and knowledge. She is always looking for savings for the HOA, is very detail oriented with a positive and professional attitude, while being fun loving. Congratulations Judy on a very well deserved honor!

ARE YOUR HOMEOWNER RECORDS CURRENT?

It is important that you check periodically to be sure we have your current information in your homeowner account. This is especially important when we need to contact you in an emergency or send important HOA mailings. You can update your information by submitting a **HOMEOWNER INFORMATION CHANGE SHEET**. This form can be completed at Homeowner Services or you can access a copy on our website: www.cottonwoodpaloverde.com under the "Homeowners Only" Section and then click on "Forms & Guides" and choose the Homeowner Information Change Sheet. Complete the form, sign and return to the Administration Office.



ADMINISTRATION CENTER: DROP BOX

For your convenience, a Drop Box is located east of the entrance of the John R. Dobson Administration Center. This box is provided for homeowners to drop off HOA paperwork, such as their dues assessments and comment cards when the office is closed.



THESE PATHS ARE MADE FOR GOLFERS



Every path on and around the golf courses are made for golfers to get around. At no time are these paths to be used by non-golfers for walking, jogging, bike riding, dog walking, etc.

Anyone caught violating these rules will be stopped and asked to leave. The rules apply to everyone who is not golfing and will be enforced 24 hours a day-7 days a week. Yes, this means no walking at night .

There are walking paths around the Five Lakes in Cottonwood for walking and exercise. Please enjoy our amenities and use them as intended.

PET OWNERS

When you are out walking your pet and enjoying the Cottonwood Palo Verde surroundings, please don't be one of the inconsiderate pet owners who does not pick up after their pet. This failure forces the rest of us who wish to enjoy the same surroundings to tip toe around the mess created by you and your pet. PLEASE pick up after your pet at all times.



Pets must be on a leash at all times and don't walk your pets next to the greenbelt fence line. Walk them next to the walking path.

CHAPTER 6-03 SECTION II of the Sun Lakes HOA #2 Policy Manual defines all the rules and fines for pet violations.

The Homeowner Handbook states: No homeowner shall permit his or her dog, cat or other animal to create unsanitary conditions anywhere on common properties.

Please be accountable for you and your pet.

NEWS FROM THE LIBRARY

The library volunteers would like to thank all the people who have donated books to the CWPV library. We appreciate being able to update our reading selections for the many people who use the library.



If you would like to donate books with a copyright date of 2014 to 2024 please leave them on the counter at the library.

Reminder: We CAN NOT accept cookbooks, textbooks, magazines, pamphlets, periodicals, reference books, religious books, VHS, and cassette format media.

We are fortunate to have so many libraries located near us. Please remember to return books to the correct library from which you checked them out.



HOW TO GET AROUND ON THE CWPV WEBSITE

For those of you who are new to the neighborhood or simply need a refresher, here's how:

- ENTER INTO YOUR WEB BROWSER www.cottonwoodpaloverde.com
- CLICK **Homeowners Only Access**. From here you will see tabs providing access to HOA information and events.

LOST AND FOUND

The San Tan Gate provides a secure location for items that are lost or found and is open 24 hours for your convenience. Homeowners must give a description of the missing item prior to release. Call (480)895-6846.



ARE YOU A NEW HOMEOWNER?

Be sure to come to Homeowner Services and get your picture taken for your member ID card(s).

BIKING AND WALKING SAFETY

Each year in the U.S., more than 65,000 pedestrians are injured and about 5,000 are killed by cars. This hasn't yet happened in our community. We want to do all that we can to prevent such accidents. We don't have sidewalks, so a few precautions for walkers and bikers are important, especially this time of year when more walkers are out and visitors are in town.



- **Walk facing traffic.** Do all that you can to be seen by drivers. Wear light colored clothing and something reflective. In the dark, carry and wave a flashlight as you walk. Try to make eye contact with oncoming drivers. If walking your dog, keep your pet on a short leash, wearing a reflective collar or leash. Most importantly, walk facing traffic, close to the curb, NOT in the automobile traffic lane.
- **Bike with traffic.** At night, be sure your bike has a light and reflectors, especially on the back. Wear light colored clothing. Be extra aware of traffic approaching you from behind. Install a mirror. Bike close to the curb, NOT in the automobile traffic lane.

Be sure to have identification with you and carry your cell phone. **DRIVERS**, please be extra alert during the dark hours and drive SLOWLY.

COMMENT CARDS

Your input is very important and comment cards are an excellent means of voicing concerns, compliments, thoughts, etc. You can find the **White Comment Cards / Boxes** throughout our Community at the following locations:

- Next to Cottonwood bulletin boards across from the Main Pool
- Outside the Saquaro Room (North Entrance)
- At the Palo Verde Clubhouse Bar Entrance
- At the Fitness Center
- At the Administration Center



FOOD & BEVERAGE COMMENT CARDS are available at the Cottonwood Bar & Grill and Palo Verde Restaurant.

GOLF COMMENT CARDS are available at the Cottonwood and Palo Verde Pro Shops.

Other options for submitting your comments or concerns include:

- Send an email to Admin@sunlakes2.com
- Send in an email to the appropriate Manager
- Call the Administration Office
- And of course, the annual survey takes comments

Please SIGN your comment card and include your phone number so Management can contact you regarding your concern. All cards received are documented and acknowledged by Management for an appropriate action or response.

The Board of Directors holds two regularly scheduled public meetings per month:



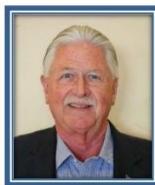
The Agenda Planning Meeting, the primary purpose of which is to set the agenda for the more formal Board Meeting. This meeting also provides an opportunity for homeowners to raise any matter of concern.

The Monthly Board Meeting, traditionally held on the last Wednesday of the month, addresses the Board agenda set at the Agenda Planning Meeting. This meeting typically includes a financial report; Board, Committee, and Management reports; Board comments; recommendations from administration and committees and presentations by invited guests. This meeting also provides the forum for homeowner's comments or questions.

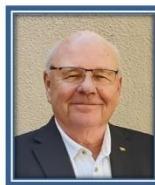
Workshops are occasionally planned and are posted before the scheduled date.

Be sure to check the bulletin boards, "The Flyer" and "In The Know" for any changes to the date, time or location of these meetings.

2024 - 2025 BOARD OF DIRECTORS



LEONARD HORST
PRESIDENT



MARTY NEILSON
VP / TREASURER



TAMI RONNFELDT
SECRETARY



FRANK GOULD
DIRECTOR



BUD JENSEN
DIRECTOR



MARYANN SINERIUS
DIRECTOR



GLENN MARTINSEN
DIRECTOR

MANAGEMENT TEAM



STEVE HARDESTY
GENERAL MANAGER
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PATTI JOHNSTON
ADMINISTRATIVE SERVICES
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COTTONWOOD PALO VERDE
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GOLF COURSE & COMMON
AREA MANAGER
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TOM CATRI
PATROL MANAGER
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CW HEAD GOLF PROFESSIONAL
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JOEY JONES
PV HEAD GOLF PROFESSIONAL
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jones@sunlakes2.com



DAVID GUTHRIE
ACTIVE LIFESTYLE DIRECTOR
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dguthrie@sunlakes2.com



IMPORTANT HOMEOWNER INFORMATION *(Click subject lines below)*

- [HOMEOWNER ACCOUNT CHANGES](#)
- [WIRELESS LOCATIONS IN COTTONWOOD PALO VERDE](#)

IMPORTANT PHONE NUMBERS

Fire & Emergency	911	Cottonwood Pro Shop	480-895-9449
Maricopa County Sheriff	602-876-1011	Palo Verde Pro Shop	480-895-0300
Sun Lakes Sheriff's Posse	480-895-8751	Cottonwood Bar & Grill	480-895-9688
Arizona Rangers Comp.	602-663-2509	PV Restaurant Reservations	480-895-1981
Poison Control	602-253-3334	Banquets/Catering	480-219-7009
SRP (<i>street light issues</i>)	602-236-8888	CWPV Administration Office	480-895-3550
SRP Emergency	602-236-8811	Homeowner Services	480-207-7618
CWPV Mobile Patrol	480-895-9277	Fitness Activity Center	480-272-6484
San Tan Gate	480-895-6846		

JOHN R. DOBSON ADMINISTRATION CENTER SUMMER HOURS OF OPERATION

HOMEOWNER SERVICES

Monday – Friday **8:00AM - 4:00PM**
Saturday - Sunday **CLOSED**



ADMINISTRATION

Reception Desk and "Back Office"
Monday - Friday **8:00AM - 4:00PM** (*Closed for Lunch 12-1pm*)
Saturday - Sunday **CLOSED**



If we are closed, please call and leave a message at 480-895-3550 and we will get back to you during business hours.

If you have business requiring the assistance of Administration Staff, please call to make an appointment or contact us Monday-Friday, 8AM-4PM.

- Thank You