



# The Flyer

Cottonwood PaloVerde at Sun Lakes, HOA #2  
25219 S. EJ Robson Blvd., Sun Lakes, AZ 85248  
480-895-3550 / [www.cottonwoodpaloverde.com](http://www.cottonwoodpaloverde.com)

**March 21, 2025**

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For More Information on Any of  
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Website



## Public Roadway Regulations & Cottonwood Pool Project Vote

The vote on the Public Roadway Regulations and Cottonwood Pool Project is taking place March 19<sup>th</sup> through April 2<sup>nd</sup>.

Public Roadway Regulations, if the vote passes, would retain the Association's authority to enforce parking restrictions pertaining to Recreational Vehicles on the public roadways.

The Board of Directors held a Special Meeting on Wednesday, February 19<sup>th</sup> to discuss the Cottonwood Pool Project. After extensive investigation, membership input and discussion, the Board decided to proceed with "Version 4.0". The Association is proposing a one-time special assessment in the amount of \$635 per Lot for the purpose of funding the project. Multiple revenue sources will be used to fund the Pool Project and various payment options will be made available to homeowners if passed.

### Timing of Events:

- Voting Started
  - Wednesday, March 19<sup>th</sup>
- In Person Voting
  - Monday, March 31<sup>st</sup> - Wednesday, April 2<sup>nd</sup> from 2:00-4:00pm at the Administration office
- Final Voting Day
  - April 2<sup>nd</sup>
- Results Announced
  - Thursday, April 3<sup>rd</sup>

*Additional information regarding the upcoming Public Roadway Regulations and Cottonwood Pool Project Vote can be found on the website, [www.cottonwoodpaloverde.com](http://www.cottonwoodpaloverde.com), The Flyer, In The Know, and eblasts.*

## Audit & Finance Committee

The Audit & Finance Committee is looking for volunteers. If you are interested in serving on this very important Committee, we encourage you to apply!

Applications are available at Homeowner Services, and our website [www.cottonwoodpaloverde.com](http://www.cottonwoodpaloverde.com) under the Forms & Guides tab.



## Comment Card Corner

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

**Homeowner Comment:** *Parking lot at Fitness Center is very busy and at times hard to find a place to park. Especially during the winter months. Golf carts could double up in 1 car parking space. Paint lines in parking spaces for 2 golf carts like at Cottonwood along pool area.*

**Management Response:** *Talked to HO and she was excited that we had already done the front 5 parking spaces that are not handicapped parking. She expressed a desire for more spaces on the side of the building to be done as well but was understanding when I explained we only had approval for the front area.*

**Homeowner Comment:** *Not a concern - a compliment. Despite the less than pleasing look of the not so green space around our lakes this season, it is such a relief that the pesky birds (geese, ducks) fly right past us for greener pastures. It is an unexpected and welcome surprise, and we are happy that those pests aren't messing our walkways and patios this year.*

**Management Response:** *Thank you.*

### COTTONWOOD PALO VERDE AT SUN LAKES ANNUAL MEETING OF THE MEMBERS 4:00 P.M. San Tan Ballroom MARCH 26, 2025 AGENDA

1. Call To Order
2. General Manager's Report on the Association
3. 2024 Audited Financials
4. President's Message
5. Capital Plans for 2025
6. 2024 Directors Comments
7. Thank You to Outgoing Board Members
8. Introduction of New Board Members
9. Introduction of New Board Officers
10. 2025 Directors Comments
11. Homeowner Comments
12. Adjourn Meeting

## Blood Drive

The Sun Lakes Sheriff's Posse and the American Red Cross will be hosting a Blood Drive on Saturday, March 22nd, 2025 from 8 a.m. – 1 p.m. If you would like to donate, go to website [sunlakesposse.org](https://sunlakesposse.org), scroll down to Upcoming Events, and Click on (Here) for more information and pre-register. The Blood Drive will be held at the Sun Lakes Sheriff's Posse Building, 9531 E. Riggs Road in Sun Lakes.

## Coffee with the GM

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.

- **March's Guest Manager:** Jennifer Todisco, Food & Beverage Manager
- **When:** Wednesday, March 26 @ 9:00am
- **Location:** Saguaro Room

## Unit 19 Meeting

UNIT 19's Board will hold the March monthly meeting for Townhome Owners Only, on 3/27, starting at 4:00pm in the Steve Nolan Conference Room. All Homeowners are encouraged to attend and provide input prior to any Board vote.

In the future mark your calendars for the 3rd and 4th Thursday of each month for the 2 different Board Meetings Planning and Monthly. The monthly meeting is the only meeting that the Board makes community decisions that are discussed and ask for homeowners input on a specific motion(s), before there is a vote for a final decision.

## Community Garage Sale

### GET YOUR TREASURES READY!

Saturday, April 12<sup>th</sup> is the date Cottonwood Palo Verde homeowners may hold a garage sale.

- Items for sale must be contained in the garage or driveway and be removed by 3:00 pm.
- Homeowners are responsible for their own advertising. Signs are allowed on this day only; no larger than 25"x24".

## 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 20<sup>th</sup> 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



## 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**

- **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 Band Tribute)**  
Show is Tuesday, May 20, 2025 @ 7:00PM
- **Rock Revisited**  
Show is Tuesday, June 10, 2025 @ 7:00PM  
Tickets on Sale Tuesday, April 8, 2025

**LIMITED  
SEAT**

**LIMITED  
SEAT**

## 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**  
1<sup>st</sup> Monday of every month from 9:00am - 12 Noon  
Cottonwood Parking Lot
- **MEDITERRANEAN COOKING**  
\$55 / person - Sign up @ Homeowners Services  
Sunday, March 23<sup>rd</sup> 3:00pm  
Saguaro Room
- **CHEESE MAKING 101**  
Learn 2 cheeses in 2 hours  
\$50 / person - Sign up @ Homeowners Services  
Sunday, March 30<sup>th</sup> @ 4:00pm  
Saguaro Room
- **BEGINNER WATERCOLOR WORKSHOP**  
\$55 / person - Sign up @ Homeowners  
Monday, March 31<sup>st</sup> from 12:30pm-2:30pm  
Saguaro Room

**SOLD OUT**



## PV Golf Course Re-Rating

We are planning on having the AZ Golf Association do a full course re-rating at PV on Thursday the 27<sup>th</sup> of March. This won't impact play, but we want the golfers/members to know that they will see the AZ Golf Staff out doing their rating process on that day. It's an all-day process to re-rate the course.

## 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

## Upcoming Golf Clinics

\$20 per Person

Sign up at Palo Verde Pro Shop

- Saturday, March 22 - Full Swing @ CW
- Thursday, March 27 - Bunker @ CW
- Saturday, March 29 - Full Swing @ CW



# Restaurant Menus and Events

## March 21<sup>st</sup> – March 28<sup>th</sup>

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

### Entertainment

#### Cottonwood

Friday, Mar 21– Rhythm Edition – 6PM–9PM

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

Friday, Mar 28– Splash Band – 6PM–9PM

#### Palo Verde

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

Wednesday, Mar 26 – Decades – 6PM–9PM

Thursday, Mar 27 – Memories – 5PM–8PM

### Events

#### Both Clubs

##### Weekly Drink Special (3/21 – 3/27)

\$5 Spritz del Conté

Italian Spritz with Orange, Aromatic Herbs and Premium White Wine

##### Happy Hour Specials

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

#### Palo Verde

##### Sunday, April 20 – EASTER BRUNCH BUFFET

*Reservations Required*

\$50 Adults / \$23 Children (Ages 5-12) - (plus tax & gratuity)

Serving from 11:00am – 4:00pm



**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

Chicken Alfredo

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

Beef & Broccoli, Egg Fried Rice & 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

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

Corned Beef, Buttered Fingerling Potatoes,

Braised Cabbage & Carrots and Baileys Chocolate Mousse

**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 Tails \$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

**March 28** – Cocktail Corner Meal -- \$18 – 4:00PM–7:00PM

BBQ Shrimp & BBQ Chicken, Cheesy Grits, Mashed Potatoes,  
Sweet Corn & Peach Cobbler

**BOARD OF DIRECTORS MEETING  
MARCH 26, 2025  
3:00 P.M., SAN TAN BALLROOM  
AGENDA**

1. Call to Order
2. Pledge of Allegiance
3. Introduction of Managers
4. Approve the February 26, 2025 Board Meeting Minutes. **(TAB #1)**
5. Employee of the Month, March 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 (*Pat Shouse*)
  - 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) - *At the 4:00pm Annual Meeting*
10. Directors Comments - *At the 4:00pm Annual Meeting*
11. Capital Reserve Replacement Fund Requests: **NONE**
12. PV Gate Reserve Fund: **NONE**
13. Voluntary Contribution Fund: **NONE**
14. Capital Improvement Fund Requests: **NONE**
15. Old Business:
  - A. Approve the Facilities & Grounds Committee's 2025 Goals. **(TAB #2)**
  - B. Approve the Audit & Finance Committee's 2025 Goals. **(TAB #3)**
  - C. Approve the Safety & Security Committee's 2025 Goals. **(TAB #4)**
  - D. Approve BP 10-07, Safety & Security Charter. **(TAB #5)**
16. New Business:
  - A. Approve the proposed 2025-2026 Board Meeting Schedule. **(TAB #6)**
  - B. Approve the appointments of Kathy Skrei and Wendy Lahr to the Reciprocal Task Force **(TAB #7)**
  - C. Approve the transfer of the 2024 surplus to the Capital Reserve Account.
  - D. Approve Aqua Design's Architectural contract contingent upon approval of the pending homeowner vote, April 2, 2025. **(TAB #8)**
17. First Readings: **NONE**
18. Homeowner Comments
19. President's Message - *At the 4:00pm Annual Meeting*
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.*

## Board of Directors Meeting

**Topic: Legal (Closed Meeting)**

Wednesday, March 26<sup>th</sup> -- 1:00pm – Don Hick's Conference Room

## Monthly Board Meeting

Wednesday, March 26<sup>th</sup> -- 3:00pm – SanTan Ballroom

## Annual Board Meeting

Wednesday, March 26<sup>th</sup> -- 4:00pm – SanTan Ballroom

## Board of Directors Meeting

**Topic: Legal (Closed Meeting)**

Monday, March 31<sup>st</sup> -- 1:00pm – Don Hick's Conference Room



Board Meeting Minutes can be viewed on our website [www.cottonwoodpaloverde.com](http://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](http://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, March 25	8:30am	Phoenix Room
Audit & Finance	Thursday, April 3	2:00pm	Meeting Rm #1
Communications	Monday, April 7	9:30am	Meeting Rm #1
Election	Wednesday, April 2	3:00pm	Meeting Rm #1
Facilities & Grounds	Tuesday, April 1	10:00am	Phoenix Room
Food & Beverage	Thursday, April 3	9:00am	Phoenix Room
Golf	Wednesday, April 2	2:00pm	Phoenix Room
Recreation/Entertainment	Tuesday, April 8	10:00am	Lecture Hall
Reciprocal Task Force	Monday, April 14	9:00am	Meeting Rm #2
Safety & Security	Wednesday, April 2	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.**

**DISCLAIMER** The materials comprising *The Flyer* are provided by Sun Lakes HOA#2 Management and staff as a service to our members for informational purposes only. While every effort is made to ensure the information contained in *The Flyer* is accurate, errors may occur. We apologize for any inconveniences but will not be held liable or responsible for any such errors that may occur.