IN THE KNOW

THIS WEEK IN OUR COMMUNITY

Cottonwood Palo Verde at Sun Lakes

SEPT 1 — SEPT 7

1 TUE

- 10am: Facilities & Grounds Meeting | CLC Phoenix Room

2 WED

- 2pm: Golf Committee Meeting | CLC Lecture Hall
- 4pm: Twilight Golf | Cottonwood Country Club
- 6-9pm: Reign N Country | Palo Verde Restaurant & Lounge

3 THU

- 11am: Food & Beverage Committee Meeting | Phoenix Room
- 12pm: Board Workshop, Reciprocal Task Force Findings | CLC Lecture Hall
- 2pm: Audit & Finance Meeting | CLC Lecture Hall
- 4pm: Team Trivia | Cottonwood Bar & Grill
- 4pm: Twilight Golf | Palo Verde Country Club
- 5-8pm: Rhonda Towns | Palo Verde Restaurant & Lounge

4 FRI

- 9am: Board Workshop: CLOSED session (Legal) | CLC Lecture Hall
- 10am: Board Workshop: OPEN session | CLC Lecture Hall
- 12pm: Admin. & HOS Office CLOSES (Summer Hours)
- 6-9pm: Smashing Cranberries | Cottonwood Bar & Grill

5 SAT

- 2pm: Free N Fun Bar Bingo + Progressive Bingo | Cottonwood Bar & Grill

6 SUN

7 MON

- Closed All Day: Administrative & Homeowner Services Office closed for Labor day
- 6am-Noon: Fitness Activity Center Labor Day Hours
- 3:30pm Music Video Bingo | San Tan Ballroom

TIME IS RUNNING OUT TO SHAPE THE FUTURE OF COTTONWOOD PALO VERDE!

Your perspective, expertise, and voice are vital to keeping our community vibrant, financially sound, and thriving. With eight standing committees supporting the Board of Directors, this is your opportunity to step up, share your talents, and make a direct impact on the decisions that affect us all.



Applications close strictly on TUESDAY, SEPTEMBER 15TH—don't let this deadline pass you by!

Act Fast—How to Apply Today

- **In Person:** Pick up an application at the Administration Center.
- **Online:** Download the form via the website under Homeowner Services / Document Center.
- **Deadline:** Submit completed forms to the Admin Center by **Tuesday, September 15, 2026**

The deadline is right around the corner—turn in your application today and take an active role in guiding our community forward!

Learn More about our Committees & Task Forces

With many different committees each has a very specific set of goals for our community. Learn more about each of the committees and task forces on our website here

MONTHLY COMMITTEE & TASK FORCE MEETINGS

Each committee holds a monthly meeting to discuss agenda topics and allows homeowners to raise concerns. Meeting times can be found online here or in the chart below

Committee	Date	Time	Meeting Room
Architectural Compliance	September 15	8:30am	Don Hicks Conf. Room
Audit & Finance	September 3	2:00pm	Lecture Hall
Facilties & Grounds	September 1	10:00am	Phoenix Room
Food & Beverage	September 3	11:00am	Phoenix Room
Golf Committee	September 2	2:00pm	Lecture Hall
Reserve Task Force	TBD	TBD	TBD
Capital Planning	TBD	TBD	TBD
Recreation & Entertainment	September 8	10:00am	Phoenix Room
Safety & Security	October 14	10:00am	Meeting Room 1

COMMUNITY WEBSITE

Homeowners are encouraged to visit www.cottonwoodpaloverde.com for the latest community information. The website is your go-to resource for financial statements, meeting minutes, menus, maps, and more

As a reminder, the website continues to evolve as the single source of truth for all community updates, with ongoing improvements to usability, performance, and security

MONTHLY BOARD MEETINGS

The Monthly Board meeting addresses agenda items and typically includes financial, committee, and management reports, as well as homeowner comments

Workshops will be scheduled as needed

Please check online here, The Flyer, and here (In The Know) for updates or changes to meeting times or locations



GOOD TO KNOW INFORMATION

ADMINISTRATION & HOMEOWNER SERVICES

Important reminders, useful insights, and community information to keep residents informed, prepared, and *in the know*

GUEST PASSES

If you're expecting family or friends, please obtain **Guest Passes** in advance to avoid lines.

- **Guest Card Form** is available here—print and complete it before visiting Homeowner Services.
- **Guest Definition:** Individuals staying in your household while you are in residence, for up to 30 days per year.
- **Reminder:** Guests must have a pass to use amenities if unaccompanied. A Guest Pass is also required at the Fitness Activity Center, along with a $10 daily fee.

SPEED LIMIT 25MPH

Please remember: the speed limit in Cottonwood and Palo Verde is **25 MPH**—no exceptions.
With walkers, pets, bikers, and golf carts sharing our roads, safety comes first, even when you're on a schedule.
When driving, please:

- Stay alert to your surroundings
- Follow all road signs
- Use turn signals
- Watch your speed

Thank you for helping keep our community safe

BIKING & WALKING

We do not have sidewalks in our community. Please take extra caution when walking or biking using these tips

When walking:

- Wear light or reflective clothing
- Carry a flashlight if in the dark
- Make eye contact with drivers
- Keep pets on a short, reflective leash
- Walk facing traffic, near the curb

When biking:

- Use a bike light & rear reflectors
- Wear light-colored or reflective clothing
- Stay alert to traffic behind you (a mirror helps)
- Ride near the curb, the same way as traffic

BE SURE TO HAVE ID AND CELL PHONE WITH YOU

HOMEOWNER RECORDS CURRENT?

Please keep your homeowner account information up to date—especially for emergency contact and HOA communications.

Update your details by submitting a Homeowner Information Change Sheet, available

- At Homeowner Services
- Online here

Complete, sign, and return the form to the Administration Office

GOLF PATHS

- **Golf course paths are for golfers only**—no walking, jogging, biking, or dog walking at any time
- This rule is **enforced 24/7**, including at night. Violators will be asked to leave
- For walking and exercise, please use the Five Lakes paths in Cottonwood

PET OWNERS

- Please be a responsible pet owner—always clean up after your pet
- Pets **must be leashed at all times** and walked along designated paths, not near the greenbelt fence
- HOA rules prohibit unsanitary conditions on common property and will be enforced

SEND US YOUR FEEDBACK

You may have seen an uptick in QR codes around our community, they play an important role in shaping the future of our community. You'll find QR codes posted throughout our community including at the clubhouses, in our communications, golf courses and pro shops, and in our dining facilities. Please send us your feedback!

our input is very important and your feedback is an excellent means of voicing concerns, compliments, thoughts, etc.

You can fill out the questionnaire using one of the following options:

- Scan the QR codes with your smartphone camera
- On our website
  - here for General Comments
  - here for Food and Beverage Comments

General Comments

Food & Beverage

ADMIN 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

UNIT 19 TOWNHOME OWNERS

Important Notice: When monthly board meetings resume in September, there will be a **NEW meeting schedule:**

- **Planning Meetings** will be held on the 3rd Monday of each month from 1:30pm - 3:00pm
- **Executive & Monthly OPEN** Board Meetings will take place on the 4th Monday of each month from 6:00pm - 7:30pm. Please note that when the Board conducts an executive **CLOSED** meeting, it will take place at 5:30pm, prior to the open session. A " No Admittance" sign will be displayed on the door until the Closed session has concluded.

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

COMMUNICATIONS

Community updates are shared daily through multiple channels, including email, our website, digital screens near or inside our facilities, weekly eNewsletters, printed newsletter, signs, flyers, meetings and more.

To stay up to date with the latest information, please be sure to subscribe to our marketing email communications here

BEFORE YOU REMODEL BE SURE YOU COMPLETE THE APPLICATION

Planning an exterior upgrade, new landscaping, or home addition? Submitting an Architectural Control Committee (ACC) application before starting work—or pulling county permits—is essential to protecting your investment.

The formal approval process requires detailed project plans, material specifications, and property surveys. Obtaining ACC approval first ensures your project complies with community standards and prevents wasted time or non-refundable permit fees if plans require adjustments.

Bypassing this process carries serious risks. Unapproved construction leads to formal violation notices, recurring fines, and the potential requirement to dismantle unapproved work at your own expense. Always secure ACC approval first to keep your project moving smoothly and stress-free.

Link to Application

KEEP IT CLEAN, KEEP IT WEED-FREE!



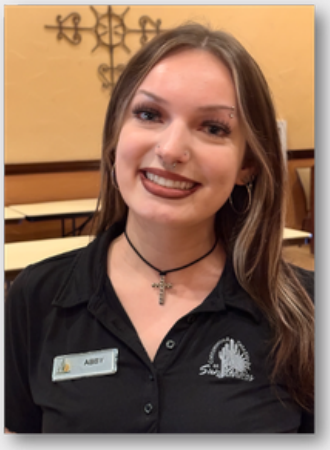
WEED-FREE YARDS KEEP COMPLIANCE AWAY!

GET TO KNOW OUR TEAM

EMPLOYEES OF THE MONTH: AUGUST 2026

Cottonwood Palo Verde at Sun Lakes

ABBY SAIZ - FRONT OF HOUSE, COTTONWOOD BAR & GRILL



Abby has been a server at Cottonwood for the past nine months and has consistently shown her willingness to step in and assist wherever needed, including helping with banquet events. She is hardworking, dependable, kind, and always brings a smile and positive attitude to the workplace.

Throughout the summer, Abby has been an important part of our “Core 4” employees who helped keep Cottonwood running smoothly during one of our most challenging seasons. She never hesitates to lend a hand and can always be counted on to support her coworkers. Her strong work ethic and team-first attitude make her a valuable member of the Cottonwood team.

Thank you, Abby, for your continued dedication, flexibility, and willingness to go above and beyond. We appreciate everything you do and are proud to recognize you as an Employee of the Month.

MARIA ALVARADO - BACK OF HOUSE, COTTONWOOD BAR & GRILL



Maria has been a line cook at Cottonwood for the past ten months and consistently demonstrates dedication, reliability, and a strong work ethic. She takes pride in preparing quality meals, maintaining a clean and organized kitchen, and supporting her teammates to make sure the job gets done.

Even during the busiest times, Maria arrives ready to work, stays focused under pressure, and takes pride in every dish that leaves the kitchen. Her willingness to help wherever needed and her commitment to doing things the right way has made her an important member of our culinary team.

Thank you, Maria, for your hard work, positive attitude, and the important role you play in creating a great dining experience for our residents. We truly appreciate your contributions and are pleased to recognize you as an Employee of the Month.

SARAH ZIMMER, FITNESS ACTIVITY CENTER



Sara is a dependable, caring, and professional employee who takes great pride in keeping our Fitness Center looking its best. She makes sure the gym is clean, organized, and welcoming each day while also helping members with equipment, answering questions, and making sure everyone feels comfortable and supported.

One of Sara’s greatest strengths is the way she handles difficult situations. She remains calm, professional, and respectful, helping resolve concerns without getting caught up in unnecessary conflict. Sara also pays close attention to the little things, consistently follows through, and makes sure important issues are addressed.

Her positive attitude, attention to detail, and willingness to help wherever needed set a great example for others. Sara is the kind of employee every workplace hopes to have, and we greatly appreciate everything she does. Congratulations, Sara, on being recognized as an Employee of the Month.

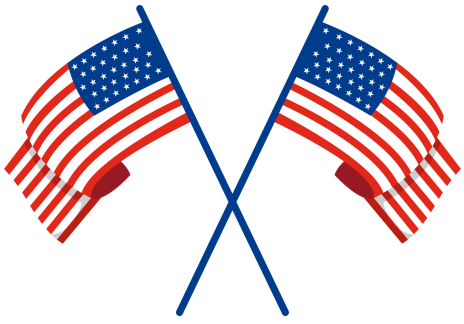
CWPV ADMINISTRATIVE & HOMEOWNER SERVICES BUILDING IS

CLOSED

on Labor Day

September 7, 2026





FAC OPEN
6AM TO NOON

Cottonwood Palo Verde at Sun Lakes

Administrative & Homeowners Services Office

Mon: 8am-Noon & 1pm-4pm

Tue: 8am-Noon & 1pm-4pm

Wed: 8am-Noon & 1pm-4pm

Thur: 8am-Noon & 1pm-4pm

Fri: 8am - Noon

Sat: CLOSED

Sun: CLOSED