

IN THE KNOW

STAY IN THE KNOW-IMPORTANT INFO FOR
HAPPENINGS THIS WEEK IN OUR COMMUNITY



JUNE

16-22

16

TUE

- Cottonwood Golf Course **Closed for Maintenance**
- ACC Meeting | 8:30am | Don Hicks conf. room
- **Almost Folsom Concert | San Tan Ballroom | doors open at 6pm**

17

WED

- Palo Verde Golf Course **Closed for Maintenance**
- **Shaky Ground Band 6-9pm at Palo Verde Restaurant**

18

THU

- Board Closed Session (Personnel), CLC Room #2 @ 10am
- **Team Trivia 4:00pm Cottonwood Restaurant**

19

FRI

- Board Workshop 9am Lecture Hall (CLC)
- Admin Bldg. **Closes @ Noon** for Summer Hours
- **The Cold Front Band 6-9pm at Cottonwood Restaurant**

20

SAT

- **Tequila Dinner at Palo Verde 4:00pm (\$60 Reservations Only | Spots Still Available)**

21

SUN

- **Happy Father's Day to ALL the Dads in our Community**

22

MON

- West Lake Closed - **Maintenance Work All Day**
- **Video Bingo 3:30pm San Tan Ballroom**

The Agave Trail: A Chef-Station Tequila Pairing Experience

At Palo Verde Restaurant & Lounge



“

An extraordinary dining experience from start to finish. The attention to detail, impeccable service, and exquisite flavors make this a must-visit destination.

**Great
Father's
Day Gift!**

Discover the ultimate fusion of smoke, spice, and spirit with The Agave Trail, an immersive culinary showcase featuring four chef-manned stations pairing artisan tequilas with a masterfully curated summer menu

When

June 20
4:00 - 7:00 pm

Cost

\$60 per person

Reservation Only

Limit of 200 guests
Call for Reservations
480-895-1981

Your Itinerary Along the Trail

The Green Pastures

- **Nopales Salad:** Pomegranate, Manchego, pickled nopales, mixed greens and blueberry with a lime and espelette vinaigrette
- **Traditional Lime Margarita** crafted with Tequila Blanco

The Smoke & Highlands

- **Smoked Baby Back Ribs:** Tamarind and Mezcal BBQ, mango red cabbage slaw
- **Oaxaca Old Fashioned**

The Barrel Room

- **Braised Short Rib:** Vanilla and dark cherry glaze, roasted garlic mashed potatoes and esquites
- **Reposado Paloma**

The Golden Hour

- **Apple and Anejo Tart**
- **Sour Apple Margarita**



HAPPENING SOON IN OUR COMMUNITY

**EXCITING THINGS ARE COMING
TO THE COMMUNITY...**



MONDAY, JUNE 29

Work to begin at Palo Verde's Sisk Park on the putting greens



MONDAY, JULY 13 - TUESDAY, JULY 14

Paving happening at Palo Verde Country Club parking lot





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

2ND HALF ANNUAL DUES DEADLINE TO PAY IS JULY 1

The second half for Cottonwood residents is \$921.00 and for Palo Verde residents, \$1,052.50 (includes gate fee). Payment is due by Wednesday, July 1, 2026.

- NOTE: If you are enrolled in auto-debit for your homeowner dues or have already paid your second half dues, you may disregard this notice.

UNIT 19 TOWNHOME OWNERS

A reminder that summer meetings are suspended for the months of June, July and August. For any issues that may arise during this time, please reach out to RealManage, our property management company. The email address is SunLak19@ciramail.com or you may phone them at (480) 757-2811.

Please watch for the new bi-monthly issue of "UNIT 19 News You Can Use" which will be emailed beginning September 4th and the first Friday of every other month thereafter.

COMMITTEE SPOTLIGHT: GET INVOLVED IN YOUR COMMUNITY TODAY

We are currently seeking homeowners to volunteer for the 2026-2027 committee year that commences November 1st. [Committee/Task Force Member Application Forms](#) are available at the Administration Center or can be downloaded [HERE](#) under Homeowner Services/Document Center.

Deadline for application is September 15th. The Association currently has eight standing Committees that support the Board of Directors.

Architectural Compliance
Golf
Recreation/Entertainment
Audit & Finance
Facilities & Grounds
Safety & Security
NEW Capital Planning
Food & Beverage

Tenure on committees is limited to two years. If you are finishing your first term on a committee and plan to reapply for a second term, you must complete and turn in a new application.

NOTE: Applicants are encouraged to select more than one committee preference so that they can be considered by multiple committees. Committee meetings are typically held on a monthly basis, except during the summer months. Current Committee meeting dates, times and locations are posted on the website and on the last page of this newsletter.

LEARN MORE ABOUT OUR COMMITTEES HERE AT COTTONWOOD PALO VERDE HOA 2

ARCHITECTURAL COMPLIANCE COMMITTEE (ACC)

If you'd like to have a say in maintaining the inviting look of our properties, we need you! The ACC manages permit applications for homeowners wanting to change their exterior architecture or landscaping. You can help assure the aesthetics are preserved in keeping with the Association's Declaration of Restrictions/CC&R's.

At each meeting, permit applications submitted are reviewed by Committee members to assure they meet guidelines. Once approved, the member assigned to that homeowner's area reports on the progress through completion. The Committee meets on the second and fourth Tuesday of each month.

GOLF COMMITTEE

The Golf Committee addresses the needs and concerns of the golfing community, providing recommendations to the Board and Management regarding golf courses and pro shops. The committee meets monthly to discuss maintenance and project ideas, submitting suggestions to the Board and Facilities and Grounds Committee. Comprising nine members — one from each of the six golf associations and three members-at-large — this working committee expects active participation. Meetings take place on the first Wednesday of each month at 2:00 PM in the Lecture Hall except in July.

SUMMER SCHEDULE SHIFT: TRIVIA MOVES TO THURSDAYS

Trivia is moving to Thursdays at 4:00 PM in the Cottonwood Restaurant for the summer months only.

By moving the fun out of the San Tan Ballroom and into the restaurant, we achieve two major goals:

Big Utility Savings: We significantly cut down on electricity costs by avoiding the need to cool one of our largest banquet spaces during the hottest months of the year.

Staff Efficiency: Hosting Trivia in an already-open, fully staffed restaurant eliminates the extra labor and scheduling required for ballroom setup and breakdown.

It's the same great game and friendly competition — just in a cooler, more cost-effective space.

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



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

ADMIN CENTER: SUMMER HOURS

Homeowner Services

Monday - Thursday | 8:00am - 4:00pm

Friday | 8:00am - 12pm

Saturday - Sunday | CLOSED

Administration

(Back Office)

Monday - Thursday | 8:00am - 4:00pm

(closed for lunch | 12-1pm)

Friday | 8am-12pm

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-Thursday, 8AM-4PM, **Friday, 8AM-12PM**

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](#)

Please note: we are in our summer months when nearly all of the task force and committee meetings are not held, other than ACC, due to many homeowners leaving for the warmer months. Please be sure to check the schedule and watch for updates in The Flyer and marketing emails

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

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](#)

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

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

GET TO KNOW OUR TEAM

EMPLOYEES OF THE MONTH: JUNE 2026



ALEXA GAXIOLA, PALO VERDE RESTAURANT & LOUNGE



Alexa Gaxiola has been a valued member of the Sun Lakes team for four years, consistently demonstrating versatility, dedication, and exceptional service. Since her promotion to Lead Supervisor in March, she has continued to exceed expectations through her leadership, training efforts, and commitment to creating a positive experience for both members and staff.

Some of Alexa's many contributions include:

- Developing lasting relationships with members and guests
- Training and mentoring new team members
- Consistently setting the standard for service and teamwork

Alexa's leadership, work ethic, and dedication make her an invaluable asset to the Palo Verde team.

STEVE HIBBARD, COMPLIANCE



Steve Hibbard is recognized for his initiative and innovation in developing new tools that improve operations within the Compliance, Patrol, and Gate departments. His forward-thinking approach has increased efficiency and provides valuable resources that support the success of the entire team.

Among Steve's notable accomplishments are:

- Identifying opportunities to streamline department processes
- Enhancing collaboration between compliance, patrol, and gate operations
- Leveraging technology to improve overall team performance

Steve's commitment to continuous improvement and organizational excellence has a lasting impact on our association.

KAMBRYE MORRISON, COTTONWOOD BAR & GRILL



Kambrye Morrison has quickly become a dependable and versatile member of the Cottonwood team. Her willingness to step into multiple roles, combined with her great attitude and strong work ethic, has made her a valued contributor to both her coworkers and the members she serves.

Kambrye stands out through her:

- Willingness to assist wherever help is needed
- Ability to maintain a positive attitude in a fast-paced environment
- Commitment to providing excellent service to members and guests

Kambrye's enthusiasm, flexibility, and commitment to excellence make her a tremendous asset to the Cottonwood team.

GET TO KNOW OUR TEAM CONT'D

EMPLOYEE OF THE YEAR 2025



MIKE PAGE



We are proud to announce that **Mike Page, Painter** in the Facilities Department, has been selected as our **2025 Employee of the Year**.

Mike consistently sets the standard for excellence through his craftsmanship, reliability, and pride in his work. His attention to detail and commitment to maintaining our facilities at the highest level does not go unnoticed. Whether tackling routine projects or responding to urgent needs, Mike approaches every task with professionalism, a positive attitude, and a strong sense of ownership.

This recognition reflects not only Mike's technical skill, but also the respect he has earned from coworkers and leadership alike. His contributions make a real difference every day, and we are fortunate to have him on our team.

When you see Mike, please take a moment to congratulate him on this well-deserved honor and thanking him for his outstanding dedication and service.





Andy Andrews
General Manager

HOA 2 Management Organizational Chart



Cottonwood & Palo Verde

Dress Code – Member Quick Guide



To maintain a comfortable, respectful, and enjoyable environment for all members and guests, we ask that the following guidelines be observed in all Clubhouse facilities, restaurants, and golf areas.

General Guidelines

- Golf and appropriate athletic attire are welcome throughout the facilities
- Proper footwear is always required
- Denim is permitted if neat and not torn, frayed, faded, or cut off
- Hooded sweatshirts are permitted in bar and patio areas only
- Swimwear is restricted to pool areas and must be properly covered when entering other facilities
- Management reserves the right to interpret and enforce dress standards as needed, which may include special events.

Restaurants, Lounges & Patios

Hats:

- Ball/Golf Caps, Visors MUST be removed while in the Palo Verde Dining Room, or on the Palo Verde Dance Floor
- All Hats are permitted in the Palo Verde Lounge/Patio and Cottonwood Bar & Restaurant

Men

- Collared shirts, golf-style shirts, or appropriate untucked golf shirts
- Sweaters, golf/tennis shorts, or slacks
- Neat T-shirts permitted in the Palo Verde Lounge/Patio and all Cottonwood dining areas (no offensive language or graphics)
- T-shirts are NOT permitted in the Palo Verde Dining Room, or on Palo Verde Dance Floor

Women

- Athletic tops, including racerback styles, are permitted in the Palo Verde Lounge/Patio and all Cottonwood Bar & Restaurant
- Tops must be designed for athletic activity and provide appropriate coverage
- Slacks, golf/tennis shorts, skirts, dresses, and golf leggings are permitted in all areas

Not Permitted

- Tank tops (non-athletic), halter tops, sweatpants, gym shorts
- Cut-offs, torn, or excessively worn clothing
- Clothing that is excessively revealing or contains inappropriate language/graphics

Golf Course

- Standard golf attire is expected, including:
 - Golf shirts or appropriate athletic tops
 - Slacks, shorts, or skirts designed for golf
 - Golf or approved athletic footwear
- Neat denim is permitted (no tears, fraying, or cut-offs)

Children

- Age-appropriate attire is welcome
- Swimwear and tank tops are not permitted in restaurants or Clubhouse areas

Thank You for helping us maintain the standards and welcoming atmosphere of Cottonwood & Palo Verde. Your cooperation ensures an enjoyable experience for all members and guests.

IMPORTANT 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	480-256-1665
SRP (street light issues)	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			