

ON THIS DAY...



Auschwitz is liberated

On January 27, 1945, Soviet troops enter [Auschwitz](#), Poland, freeing the survivors of the

network of concentration camps—and finally revealing to the world the [depth of the horrors](#) perpetrated there.

Auschwitz was really a group of camps, designated I, II, and III. There were also 40 smaller "satellite" camps. It was at Auschwitz II, at Birkenau, established in October 1941, that the SS created a complex, monstrously orchestrated killing ground: 300 prison barracks; four "bathhouses" in which prisoners were gassed; corpse cellars; and cremating ovens. Thousands of prisoners were also used for medical experiments overseen and performed by the camp doctor, [Josef Mengele](#), the "Angel of Death."

The Red Army had been [advancing deeper into Poland](#) since mid-January. Having liberated Warsaw and Krakow, Soviet troops headed for Auschwitz. In anticipation of the Soviet arrival, SS officers began a murder spree in the camps, shooting sick prisoners and blowing up crematoria in a desperate attempt to [destroy the evidence of their crimes](#). When the Red Army finally broke through, Soviet soldiers encountered 648 corpses and more than 7,000 starving camp survivors. There were also six storehouses filled with hundreds of thousands of women's dresses, men's suits and shoes that the Germans did not have time to burn.



JOKE OF THE WEEK!

A mom texts, "Hi! Son, what does IDK, LY, & TTYL mean?" He texts back, "I Don't Know, Love You, & Talk To You Later." The mom texts him, "It's ok, don't worry about it. I'll ask your sister, love you too."

2026 ANNUAL BOARD ELECTION

For those Homeowners interested in running for the Board, Candidate Application Packets are available at Homeowner Services.

The end of March 2026, there will be four (4) open positions on the Board. Terms will be ending for Frank Gould and Kathy Skrei. Marty Neilson and Tami Ronnfeldt have the option of running for a second term.

If you are interested in serving on the Board, we encourage you to apply!

Timing of Events

♦Candidate Applications Available	Mon, Jan 26 @ 8:00am – Administration Office
♦Cut-off for Candidate Applications	Mon, Feb 9 @ 4:00pm- Administration Office
♦Verify Candidate Applications	Tues, Feb 10 @ 10:00am - CLC Mtg Rm #1
♦Post Qualified Candidate Names	Wed, Feb 11
♦Campaign Period Begins	Wed, Feb. 11
♦Deadline for HO Registration for Online & Home Voting	Fri, Feb 13
♦"Meet the Candidates Event"	Tues, Feb 24 @ 5:00pm - San Tan Ballroom
♦Ballots Mailed for Home Voting	Mon, Feb 23
♦Online Voting Available	Fri, Feb 27
♦Cut-off Date for Receiving Ballots	Wed, March 11 @ 4:00pm
♦In Person Voting Day	Mon – Wed, March 9-11, 2:00-4:00pm daily @ the Admin Office
♦Results Announced	Thurs, March 12
♦Annual Meeting	Wed, March 25 @ 4:00pm - San Tan Ballroom

2026 HOA DUES – Past Due

Please remember – The first half of the 2026 HO Dues were due January 1, 2026. Any HOA Dues NOT paid by January 19th **have incurred** 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.



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!**

JANUARY EMPLOYEES OF THE MONTH

Our January Employees of the Month are Debbie Combs and Landon Fuller.



Debbie is an exceptional manager at the Fitness Center and a true team player. She creates a welcoming, inclusive environment for both staff and residents, and she is always willing to listen, help, and jump in wherever needed.

Debbie works hard to make sure residents feel heard and supported, and she helps keep the Fitness Center running smoothly day to day. Her positive attitude and strong communication make her a leader employees can count on.

Debbie consistently goes above and beyond, showing dedication, professionalism, and care in everything, she does. Her leadership and commitment make a real difference, and we are grateful for all she brings to the team.

Congratulation on being selected as our January 2026 Employee of the Month.



Landon works at the Palo Verde Restaurant as an integral part of the Food & Beverage team. Congratulations Landon on being our January Employee of the Month.

2024 EMPLOYEE OF THE YEAR

Esteban Figueroa, the Foreman at Cottonwood Golf Maintenance, has done a great job of communicating the daily goals for the team. He is pleasant, very calm and manages the team with a mature attitude. In the past year, Esteban learned a new complex irrigation control operating system. The sprinkler and satellite controller project at Cottonwood taught Esteban a new skill in computer language.

Esteban developed new overseeding programs for both CW Golf Course and the Common Areas to include the 5-Lakes, Swan Lake etc. He worked additional hours adjusting run-times up-n-down, rewriting programs to ensure the field station data matches the computer programs by verifying the satellite identifications from the field matched central irrigation control system. There were several problematic days getting the field satellite controllers to correctly 'talk' to each other, such as, he changed out several irrigation nozzles to ensure we weren't overapplying water to unwanted areas.

Lastly, Esteban has worked tirelessly through obstacles of balancing the lake levels throughout the property. Esteban developed programs to manage irrigation usage against water deliveries for lake levels while working within the budgeted annual allotment from Pima / ADWR.

Thank you, Esteban, for being awesome! Congratulations on the well-deserved honor as our 2024 Employee of the Year!



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 Homeowner Services, Document Center and choose the Homeowner Information Change Sheet button. Complete the form, sign and return to the Administration Office.



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.

COMMENTS & SUGGESTIONS

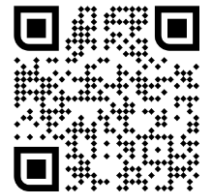
We are introducing a new and convenient way for residents to share their thoughts and suggestions with Management! Beginning this month, you'll see **QR Codes** posted throughout the community, including at the clubhouses, golf courses, and dining areas.

Your input is very important and comment cards are an excellent means of voicing concerns, compliments, thoughts, etc. You can fill out comment cards using one of the following options:

- Scan one of the QR Codes with your smartphone for **comments or suggestions** on community operations, golf, or food and beverage services. QR codes can be found throughout the community, at both restaurants and Pro Shops.
- Go to our website, www.cottonwoodpaloverde.com, and select Communications or Dining and the Comment Card button.
- White Comment Cards / Boxes are still available at the following locations until the 1st of the Year:
 - Next to Cottonwood bulletin boards across from the Main Pool
 - Outside the Saguaro Room (North Entrance)
 - At the Palo Verde Clubhouse Bar Entrance
 - At the Fitness Center
 - At the Administration Center

All submissions will be reviewed by the General Manager, who will respond directly when appropriate. Your feedback helps us continue improving the experience for all residents—thank you for taking the time to share your input!

Food & Beverage



General Comments



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.

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.



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.

**OUR NEW
website is LIVE!**

VISIT OUR NEW WEBSITE

We are excited to announce our redesigned website is up and running. The website address remains the same, www.cottonwoodpaloverde.com, but with a brand-new look. The Board & Management are very excited about the website and hope everyone enjoys the new features including an improved user experience, better performance, and enhanced security.

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).



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 Homeowner Services, Document Center, 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!



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.

2025 - 2026 BOARD OF DIRECTORS



LEONARD HORST
PRESIDENT



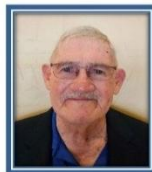
MARTY NEILSON
VICE PRESIDENT



TAMI RONNFELDT
SECRETARY



PAT DUNCAN
TREASURER



FRANK GOULD
DIRECTOR



KATHY SKREI
DIRECTOR



JEAN NELSON
DIRECTOR

MANAGEMENT TEAM



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ACTIVE LIFESTYLE DIRECTOR
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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