



THE FLYER

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SUN LAKES, AZ 85248

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COTTONWOODPALOVERDE.COM

What's Inside

Page 1.

Spotlight News

Page 2.

In Case You
Missed It

Page 3.

Community News

Page 4.

News

Page 5.

The Fairways

Page 6.

The Fairways Cont.

Page 7.

The Social Scene

Page 8.

14-day Outlook

Page 9.

Culinary Corner

Page 10.

The Boardroom

Page 11.

Homeowner
Services &
Administration

For more
information on any
of the topics,
please check the
CWPV website

Cottonwood Pool Progress: Building Momentum Beneath the Surface

Exciting progress is underway at the Cottonwood Pool! With permits approved and building inspections passed, construction has moved full steam ahead.

The pool floor has been poured, a critical milestone requiring more than 20 cement trucks, pump trucks, and finishing crews. Pouring concrete is a precise process—continuous flow, careful leveling, and timing are essential to avoid weak seams and ensure a strong, lasting foundation.

Next came forming and constructing the pool walls. Skilled tradespeople built reinforced steel frameworks and molds to shape the walls, then poured concrete with exacting precision. Every step relies on craftsmanship, coordination, and endurance.

A special shoutout goes to the pump operator, one of the most honored positions in this phase. They control the flow of concrete, ensuring it fills every cavity without air pockets or weak spots—any mistake here could compromise the entire wall. Precision, focus, and experience make this role critical to success.

The fountain structure has also been completed, adding a striking visual feature to the pool area. With the shell in place, additional trades will begin work on surrounding elements, including the pump room and infrastructure.

Progress continues behind the scenes as well—furniture and shade structures have been ordered, keeping the project moving on multiple fronts.

We know there's excitement around the pool's opening—and we share it! While a confirmed date is not yet set, each milestone brings us closer. Stay up to date with Cottonwood pool updates on [our website using this link](#) or scanning the QR code.



Thank you for your patience and support as we build something special for the community. We look forward to celebrating the grand opening with you soon!

IN CASE YOU MISSED IT

Quick recaps for those who couldn't attend

Easter Festival a Huge Success!

What a wonderful way to welcome spring! This past Saturday, the Easter Festival brought residents of all ages together for a morning filled with laughter, games, and sweet treats.

The morning included a colorful golf cart parade, expertly organized by the Sun Lakes Lions Club, with the Sun Lakes Breakfast Lions Club handling judging duties. The creativity on display—from decorated carts to festive costumes—brought smiles to everyone watching and participating.

Of course, no Easter celebration would be complete without a hunt for candy! Both Lions Clubs were hard at work stuffing over 5,000 candy-filled eggs, ensuring the youngest residents had a blast searching every nook and cranny of the Cottonwood grounds.

Following the parade, games and egg hunt, many residents enjoyed a delightful Easter weekend at cottonwood Palo Verde. It was the perfect way to relax and celebrate with neighbors, friends & family.

A huge thank you to the Lions Clubs, volunteers, and community members whose time, energy, and dedication made this day a success. From planning to setup, decorating, and judging, your efforts created the energy, excitement, and joy that make events like this so memorable.

This Easter Festival was a true testament to what makes Cottonwood Palo Verde such a special community—neighbors coming together, celebrating traditions, and making memories that will last long past the holiday.

Thank you to everyone who participated—you made this day egg-straordinary! And a special thank you to David and Lynda for their outstanding work in planning, organizing, and flawlessly executing the Easter Festival.

Your dedication, attention to detail, and tireless effort made the day run smoothly and created an unforgettable experience for our entire community.

We couldn't have done it without you!

Thank you to everyone that took the time to drop off plastic eggs and candy for our Easter Egg Hunt. Thank you for your donations! David and Lynda

EASTER 2026

BEST DECORATED GOLF CARTS:

- 1ST PLACE JEFF VILLAREAL
- 2ND PLACE MEGAN VAN EGDOM
- 3RD PLACE ROY CLUNK
- 4TH PLACE LUCY & FRANKIE STILTS
- 5TH PLACE NANCY TROTTIER
- 6TH PLACE RAY FICEK

THANK YOU TO SUN LAKES LIONS CLUB, SUN LAKES BREAKFAST LIONS CLUB, OUR GOLFCART JUDGES AND ALL THE VOLUNTEERS THAT MADE OUR EASTER EVENT SUCCESSFUL



COMMUNITY NEWS

Reminder: Community Garage Sale Tomorrow, Saturday, April 11

The Community Garage Sale is happening **tomorrow, Saturday, April 11**—a great opportunity to clear out items you no longer need and connect with neighbors.

Quick Reminders:

- Items must be in your garage or driveway
- All items must be removed by 3:00 PM
- Homeowners handle their own advertising
- Signs are allowed this day only (max 25" x 24")

We look forward to seeing everyone out in the community!

Patrol's Safety Tips: Stay Safe & Alert

As you participate, please keep safety top of mind:

- Lock all doors and windows
- Keep cash secure and out of sight
- Work in pairs and watch for suspicious activity
- Encourage neighbors to do the same

Please also be mindful of increased traffic and keep valuables secure to help prevent theft opportunities.

Call 911 if you:

- Witness theft
- Encounter aggressive or violent behavior
- See someone attempting to break into a home
- Have someone refusing to leave your property

Thank you for helping keep our Cottonwood Palo Verde community safe—have a great sale!

Waste Connections is coming to CWPV for Bulk Pickup – April 16

Need to get rid of large items? Waste Connections will be providing **Bulk Trash Pickup on April 16**.

Advance scheduling is required—please call 480-983-9100 to arrange your pickup.

Don't miss this opportunity to clear out unwanted items and keep our community looking its best!

Shred-A-Thon & Drug Take-Back Day—April 25

D.E.A NATIONAL PRESCRIPTION DRUG TAKE BACK 10-2
 Bring old prescriptions for safe disposal with the Maricopa County Sheriff's Office.
No Liquids or Needles

SEMI-ANNUAL
SHRED-A-THON

NO
 CLIPS
 METAL
 PLASTIC
 FOLDERS
 PRE-SHREDDED PAPER



SATURDAY, APRIL 25TH, 2026
9:30AM to 12PM

10440 E RIGGS RD, SUN LAKES
 (NORTH EAST CORNER OF ALMA SCHOOL & RIGGS)

FREE Paper Shredding Services
 *Limit 2 Boxes or Bags Per Household

**PLEASE PLACE YOUR ITEMS FOR SHRED
 IN YOUR TRUNK AND STAY IN YOUR CAR**
We will remove the items from your trunk and return your box

SPONSORED BY:



AMY NELSON
 REAL ESTATE



kw
 REALTY



AMERICAN FAMILY
 INSURANCE



REASY
 FINANCIAL

Lise Estes
 LOCAL 10
 480.734.0967

Sun Lakes
 Sheriff's Posse

MLS

We're Hiring Right Here in our Community

Interested in working right here in the community? We're currently hiring a **Maintenance Technician** to join our team.

For details or to apply, contact:

Bonnie Martin

480-275-8597

bmartin@sunlakes2.com

Feel free to share this opportunity with someone who may be a great fit!

Planning to Be Away This Summer? Let Us Know

If you're planning to travel or be away from your home for more than 30 days this summer, we encourage you to take a few simple steps to help keep your property secure while you're gone.

Homeowners can complete a **Vacation Watch Form**, available using this QR Code or at Homeowner Services.

Reading Printed Publication?
Scan QR code -->



or

Reading Electronic Publication?
[Click this link](#)

Once submitted, Patrol will conduct periodic checks on your property during your absence. This also ensures that, in the event of an emergency, we're able to quickly contact you or your designated caretaker.

When you return, please remember to **call Patrol at 480-895-9277 to cancel the service.**

If you'll be residing at another location for an extended period, we also recommend completing a **Homeowner Information Change Sheet using this QR code**

Reading Printed Publication?
Scan QR code -->



or

Reading Electronic Publication?
[Click this link](#)

This allows us to update your contact details so that all Association communications are forwarded to

you without interruption.

If you have any questions or need assistance, please contact **Homeowner Services at 480-895-9606** or the **Administration Office at 480-895-3550**.

Taking a few minutes to plan ahead can provide peace of mind while you're away—so you can fully enjoy your time this summer.

Pool Hours & Usage Reminder

As we head into the warmer months, please remember to follow all posted pool hours and usage guidelines to ensure a safe and enjoyable experience for everyone.

- Hours and guidelines are located [here on the website](#)

Scan to visit website -->



- Pool hours are clearly posted at each facility —please plan your visit accordingly
- Children must be supervised at all times by a responsible adult
- Follow all posted rules regarding safety, capacity, and proper use of amenities
- Be courteous of others and help keep the pool area clean and respectful

Your cooperation helps create a safe and welcoming environment for all residents and guests. Thank you for doing your part!

Cottonwood Palo Verde at Sun Lakes HOA2

Cottonwood Palo Verde
at Sun Lakes

BANQUET & CATERING SERVICES

Less Stress, More Celebration—Let Lynda Handle the Details

Lynda Schug
Phone: 480-256-1665
Email: lschug@sunlakes2.com
Learn more online

Scan QR code -->

or

[Click this link](#)

THE FAIRWAYS



HIGHLIGHTS FROM COTTONWOOD & PALO VERDE

PRO SHOP HOURS

Cottonwood
7am - 5pm Daily

Palo Verde
7am - 5pm Daily

GOLF SCHEDULES

 Shotguns Start 8:30am & 1:00pm  Tee Times Beginning 7:30am

Cottonwood

SUN	MON	TUE	WED	THU	FRI	SAT
 Shotguns	 Shotguns			 Shotguns	 Shotguns	 Shotguns

Palo Verde

SUN	MON	TUE	WED	THU	FRI	SAT
	 Shotguns	 Shotguns			 Shotguns	 Shotguns

Thank You for Supporting JGAA

A heartfelt thank you to everyone who donated to the JGAA. Your generosity truly makes a difference in the lives of so many young golfers, helping provide opportunities, access, and a love for the game that can last a lifetime.

We appreciate your support in giving back and growing the future of the sport.

SALE at Palo Verde Pro Shop—Get Gear for Less!

Spring INTO SAVINGS SALE

PALO VERDE PRO SHOP



30% OFF

Don't Let Your Chits Expire!

Redeem by May 31



30% OFF

April 1 - May 31



25% OFF

Select Items starting at



35% OFF



30% OFF

Use Your Chits Before They're Gone – Shop Pro Style!

Don't let your chits go to waste! The Cottonwood Pro Shop and Palo Verde Pro Shop are stocked with the season's hottest gear, apparel, and accessories—perfect for upgrading your game or snagging that must-have item you've had your eye on.

Time is running out, and once the season ends, so do your chits. Swing by, treat yourself, and make sure you get the pieces everyone will be talking about. Don't wait—your favorites won't last long!

Psst... Something exciting is developing in Golf... and we can't wait to share it with you! Stay tuned for announcement coming next week.

From the Greens: Understanding Transition Season

At Cottonwood Palo Verde, one of the things that makes our golf experience so special is the ability to enjoy year-round play on beautiful Arizona turf. That doesn't happen by chance—it's the result of careful planning, constant monitoring, and the expertise of our Agronomy Director, Scott, who truly knows grass in the Arizona climate.

Each year, Scott and his team guide our courses through an important process known as transition—a behind-the-scenes effort that ensures our fairways and greens remain healthy, playable, and visually stunning through every season.

This work takes a dedicated team. From early mornings well before sunrise—often starting their day long before the Arizona heat reaches triple digits—our Golf Course Maintenance staff puts in the time, precision, and care required to keep our courses in top condition. Their efforts are a big part of why our courses are not only beautiful, but also highly sought after by golfers across the community.

Transition season isn't always perfect from a playability standpoint, but it is essential to maintaining the high standards we all enjoy. We appreciate the hard work of Scott and his entire team for their commitment to excellence year after year.

Scott shares more insight into what "transition" means, why it matters, and what you can expect on the course in the coming weeks in his FULL REPORT online

TRANSITION: What is Transition?

The golf course goes through a period of 'Transition' every year. **This Transition is a result of growing 2 different crops of grass / turf for year-round golf.**

'Transition' is the term that refers to the process in which the Golf Course Maintenance team works to remove the winter grass, ryegrass, and promote the re-growth of the summer grass, bermuda grass.

Every year this process is different. Mother Nature is the biggest determinant of its success, and some years are more difficult than others. Understand, the **primary goals of the Golf Maintenance team** remain the same

Golf Maintenance Team Goals

- Minimize the 'pain' of this 'Transition' process
- Develop a mature crop of bermuda grass thru FALL over-seeding in strong healthy condition

Reading Printed Publication?
Scan QR code to read FULL REPORT using your mobile camera -->



or

Reading Electronic Publication?
Click this [link](#) to read FULL REPORT

Help Shape Our Community—We Want to Hear From You

QR Codes are posted throughout the community, including the clubhouses, golf courses, and dining areas.

Just simply scan the QR Code with your smartphone camera, and follow the link to submit comments or suggestions on community operations, golf, or food and beverage services.

General Comments



Food & Beverage Comments



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!

THE SOCIAL SCENE

UPCOMING EVENTS, GATHERINGS, CONCERTS & MORE

At Cottonwood Palo Verde, the calendar fills up fast – and you won’t want to be the one hearing about it after the fact. This is more than a place to live – it’s a place to belong.

ALWAYS ON ACTIVITY

Walking With Active Lifestyle

Tuesday & Thursday | 8:30 am

Wet & Wild Water Aerobics

Mon - Fri | 9 am & 10 am

Early Bird Water Aerobics Class

Mon - Fri | 7 or 7:30am

Lady Niners

Thursday Afternoon

Bike Repair

1st Monday of each month | 8:30 - 3pm

Italian Classes

Tuesday | 3:30-5pm

Pickle Ball Play

Weekends | 10am-Noon & 2 -4 pm

Mon & Wed | 6-8pm

Dance Classes with Eddie

Private Lessons & Group Classes

Sun Lakes Adult Coloring Club

Monday | 1-4pm

Introduction to Pickleball

3rd Saturday each month (starting in May) | 8:30 - 10am

Don't Miss Out: Your Weekly Roundup of Activity

There’s a lot happening in the community between now and next Friday—and you won’t want to miss it! From dining events to entertainment and activities with neighbors, it’s the perfect time to jump in, make memories, and enjoy everything Cottonwood Palo Verde has to offer.

Spots are filling quickly, so be sure to get your tickets, reserve your seat, and take advantage of great pricing while it lasts. It’s also a great chance to connect with friends and neighbors before some head off to their summer homes.

While the pace may shift in the coming months, the fun doesn’t stop. Our team will be working all summer long to bring fresh, exciting experiences your way for the next busy season—plus plenty of entertainment and activities to enjoy right here in the community.

Don’t wait—secure your spot and be part of the fun!



King Crab Boil | \$90
 Tickets Required
Sat., April 11 | 4-7 pm

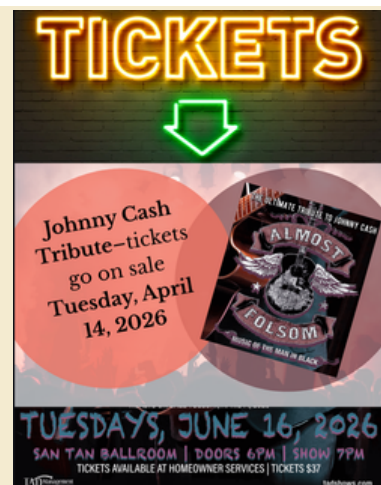


[Get Tickets!](#)

Almost Folsom—
Tickets Go On Sale
Tuesday, April, 14
 Get yours online or at
 Homeowner Services



[Get Tickets Online](#)



14-DAY COMMUNITY SNAPSHOT

Friday 4/10	Saturday 4/11	Sunday 4/12	Monday 4/13	Tuesday 4/14	Wednesday 4/15	Thursday 4/16
<ul style="list-style-type: none"> • PV Buffet Chef Carved Sirloin • Candle Making Class 9:30am • CW Fish & Chips 	<ul style="list-style-type: none"> • Rover's Rest Stop & Ranch Meet & Greet 9am • King Crab Boil at PV Tickets Required 4-7pm • Blues Man Mike 6 - 9 @ PV • CW Chef's Special • Full Swing Clinic 10-11am LAST ONE OF THE SEASON • Community Garage Sale 		<ul style="list-style-type: none"> • Video Bingo San Tan Ballroom 3:30 pm (Buffet Grilled Chicken) 	<ul style="list-style-type: none"> • CW Prime Rib Buffet • PV Taco Tuesday Grilled Chicken 	<ul style="list-style-type: none"> • Trivia San Tan Ballroom 4:30 pm • Golf Rules Seminar - 1pm CLC • Backdoor Funk 5-8 @ PV • Chef's Special PV: Buttered Chicken 	<ul style="list-style-type: none"> • CW Chef's Special • Memories Palo Verde 5-8pm • PV Pasta Station

Friday 4/17	Saturday 4/18	Sunday 4/19	Monday 4/20	Tuesday 4/21	Wednesday 4/22	Thursday 4/23
<ul style="list-style-type: none"> • PV Buffet Lasagna • CW Fish & Chips • Smashing Cranberries @ CW 	<ul style="list-style-type: none"> • CW Chef's Special 		<ul style="list-style-type: none"> • Video Bingo San Tan Ballroom 3:30 pm (Buffet - Rigatoni with Sweet Italian Sausage) 	<ul style="list-style-type: none"> • PICO(9am shotgun closed for event at PV) • CW Prime Rib Buffet • PV Taco Tuesday Carne Asada • Board Agenda Planning Meeting April • TAD Concert - Mick Adams and The Stones 	<ul style="list-style-type: none"> • Trivia San Tan Ballroom 4:30 pm • PV Special Branzino • Splash Band 5-8pm @ PV • Banner Seminar: Keeping AZ Seniors Safe 10 - 11 am 	<ul style="list-style-type: none"> • Memories Palo Verde 5-8pm • CW Chef's Special • PV Pasta Station

THE CULINARY CORNER

CHEF'S SPECIALS & SEASONAL MENUS

COTTONWOOD

HOURS, SPECIALS, BUFFETS & MORE CAN ALL BE FOUND [ONLINE HERE](#) OR BY SCANNING THIS QR CODE



HAPPY HOUR SPECIALS

Mon - Sat

11 am - 5 pm

Sunday

ALL DAY

ENTERTAINMENT

VIDEO BINGO

Monday, April 13 | 3:30pm

Doors Open | 2:30

TEAM TRIVIA

Wed., Apr. 15 | 4:30 pm

Doors Open | 2:30 pm

Saturday, April 17

Smashing Cranberries

6-9pm

Reservations requested for parties of 8+
For takeout call: 480-895-9688

PALO VERDE

HOURS, SPECIALS, BUFFETS & MORE CAN ALL BE FOUND [ONLINE HERE](#) OR BY SCANNING THIS QR CODE



HAPPY HOUR SPECIALS

Mon - Sat

1 pm - 4 pm

Sunday

ALL DAY

ENTERTAINMENT

King Crab Boil | \$90

Tickets Required

Sat., April 11 | 4-7 pm

[Get Tickets!](#)



Wednesday, April 15

Backdoor Funk | 5-8 pm

Thursday, April 16

Memories | 5-8 pm

Please call or go [online](#) for reservations
For takeout call 480-895-1981



THE BOARDROOM

DECISIONS THAT IMPACT OUR COMMUNITY

Board Meetings

HOMEOWNER CARDS WILL BE CHECKED AT THE DOOR.

Board Meeting Minutes can be viewed on our website using the QR code below and are posted on the Association Bulletin Boards.



[Link](#)

*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 for the most up to date information.

Upcoming Board Meetings April 2026

Closed Board Meeting (Legal)

- Every Friday | 10:00 am | Don Hicks Conference Room

Board Agenda Planning Meeting

- Tuesday, April 21 | 3:00 pm | CLC Lecture Hall

Monthly Board Meeting

- Wednesday, April 29 | 3:00 pm | CLC Lecture Hall

Explore Our Capital Improvements & Reserve Projects – Learn More Here



[Link](#)

Community Summary Financials Available Online

Homeowners can view the summary financials and related documents online at any time.

These resources are available to help residents stay informed about the financial health and operations of the association.

To review the latest summary financials, visit the community website and navigate to the HOA documents section or use this QR code to take you straight there



[Link](#)

UNIT 19 Townhome Owners

UNIT 19's Board of Directors will hold the April Planning meeting in the Steve Nolan

Conference Room April 16, 2026 at 4:00 p.m. All Homeowners are encouraged to attend.

Meetings are typically scheduled for the third and fourth Thursday of each month. Any

changes to the schedule will be emailed to those registered to receive UNIT 19 email messages. If you haven't registered, please contact RealManage at SUNLAK19@ciramail.com. This is the most timely and assured way of receiving important information regarding your community.

ADMINISTRATION & HOMEOWNER SERVICES

Important Numbers

Homeowner Services
480-207-7618

Administration Center
480-895-3550
FAX: 480-895-3802

Fitness Activity Center
480-272-6484

Banquets/Catering
480-256-1665

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
FAX: 480-384-4097

Patrol
480-895-9277

San Tan Gate
480-895-6846

Lost & Found
San Tan Gate
Open 24 hours

Emergency 911

Hours of Operation

Administration Center

Monday–Friday: 8am–4pm (**CLOSED** for lunch 12–1pm)
Saturday – Sunday: Closed

Homeowner Services

Monday – Friday: 8am–4pm (**OPEN** for lunch 12–1pm)
Saturday – Sunday: Closed

Summer Hours starting May 1

Committee/Task Force Meetings

Open to all CWPV Homeowners unless otherwise noted.

COMMITTEE NAME MEETING DATE TIME LOCATION (CLC)

- **Architectural Compliance**
 - Tuesday, April 14, 8:30am Lecture Hall
- **Audit & Finance**
 - Thursday, May 7, 2pm Meeting Rm #1
- **Capital Reserve Task Force**
 - TBD TBD TBD
- **Facilities & Grounds**
 - Tuesday, May 5, 10am Phoenix Room
- **Food & Beverage**
 - Thursday, May 7, 11am Phoenix Room
- **Golf**
 - Wednesday, May 6, 2pm Lecture Hall
- **Recreation/Entertainment**
 - Tuesday, April 14, 10am Phoenix Room
- **Safety & Security**
 - Wednesday, May 6, 10am Meeting Rm #1