

IN THE KNOW

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



JUNE 30

JULY 6

30
TUE

- Cottonwood Golf Course **CLOSED** for Maintenance

1
WED

- Palo Verde Golf Course **CLOSED** for Maintenance
- 250th Photo Raffle Entry Period Starts (Patriotic Attire)
- Viva Lost Wages 6-9pm at Palo Verde Restaurant

2
THU

- Team Trivia 4:00pm Cottonwood Restaurant
-  250th Photo Raffle Entry Period (Patriotic Attire)

3
FRI

- Admin. & HOS Building **CLOSED** in recognition of Independence Day
-  Photo Raffle Entry Period (Patriotic Attire)
-  Palo Verde Pool Takeover (Patriotic Pool Attire)
-  The Cold Front Band 6-9pm at Cottonwood Restaurant (Patriotic Party Attire)

4
SAT

-  Photo Raffle Entry Period (Patriotic Attire)
-  Palo Verde Pool Takeover (Patriotic Pool Attire)
-  1776 Continental Prime Rib Feast at Palo Verde (Finest Patriotic Attire)
- FAC to CLOSE at Noon (12pm)

5
SUN

-  Photo Raffle Entry Period (Patriotic Attire)
-  PV Pool Takeover (Patriotic Pool Attire)
-  Annual Firecracker Golf Tournament 6am + Patriotic Cookout to follow at CWCC (Patriotic Golf Attire)

6
MON

- Cottonwood Golf Course **CLOSED** - Aeration
-  Photo Raffle Entry Period (Patriotic Attire)
-  PV Pool Takeover (Patriotic Pool Attire)
- Music Video Bingo 3:30pm San Tan Ballroom



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250 YEARS OF FREEDOM. ONE UNITED COMMUNITY.

Celebrating America's Semiquincentennial at Cottonwood Palo Verde

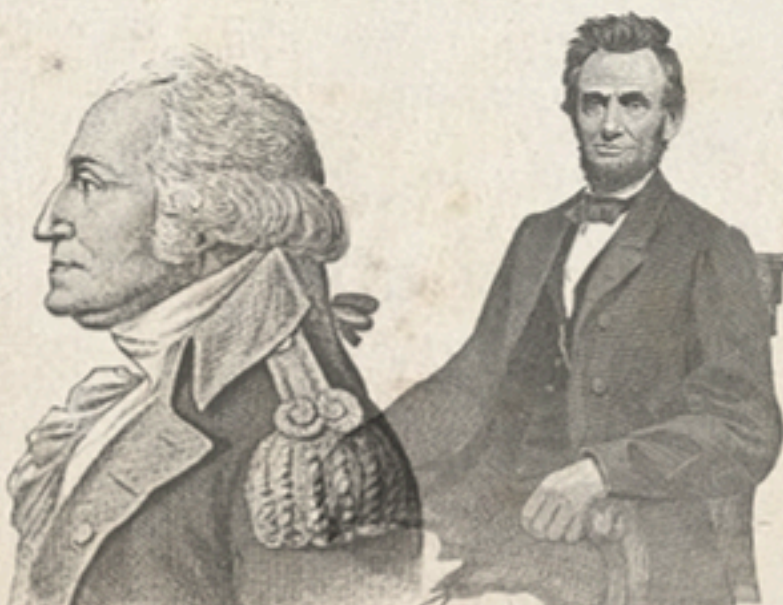
COTTONWOOD PALO VERDE HOLIDAY OPERATING HOURS

FRIDAY, JULY 3

Administration Building &
Homeowner Services
CLOSED

★ ★ ★ ★ ★
SATURDAY, JULY 4

★ ★ ★ ★ ★
Fitness Activity Center
6:00am - 12:00 Noon





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250 YEARS OF FREEDOM. ONE UNITED COMMUNITY.

Celebrating America's Semiquincentennial at
Cottonwood Palo Verde

From the signing of the Declaration of Independence in 1776 to our nation's historic 250th anniversary in 2026, America has grown into a diverse nation of dreamers, builders, and changemakers.

This Fourth of July, our celebration honors every generation and background that shapes our story.

From sea to shining sea—and right here in our own neighborhood—we invite you to join your friends and neighbors in celebrating the diverse tapestry of traditions that make our nation, and our community, truly great.



250TH CELEBRATION PHOTO CONTEST & RAFFLE

JULY 1-10

Snap a pic of how you're celebrating the 250th and share with us for an automatic submission into our 250th celebration raffle!



How to Enter the Raffle:

- Take a group photo
- Upload it here: <https://woobox.com/zee6j7>
- Get 1 Raffle Ticket!
- **BONUS TICKET:**
 - If You Are Here: Use the photo booth setup in your picture to double your luck and get an extra ticket!
 - If You Are Away: **Wear Red, White, and Blue in the photo that you upload and get an extra ticket!**

Note: 1 entry per unique photo. You can submit multiple different photos, but please no duplicates!

**Please submit all entries using
[This link or QR code ONLY!](#)**



All other submission will not be included in the contest

Winners will be drawn on July 13 just before Cottonwood Monday Night Bingo begins at the CW Bar & Grill

★ ★ ★ ★ ★
**Celebrating America's
Semiquincentennial at Cottonwood
Palo Verde**

Celebrate Unity Through Diversity.

Explore our full lineup of holiday events right here in Cottonwood Palo Verde!

**Fri
July 3**

**Cottonwood
Bar & Grill:**

Cold Front Band
6-9pm (Patriotic
Party Attire)

**Sat
July 4**

**Palo Verde
Restaurant:**

Prime Rib Dinner
by Reservation
(Finest Patriotic
Attire)

**Sun
July 5**

**Cottonwood
Country Club:**

Firecracker Golf
Tourney + Lunch
6am (Patriotic Golf
Attire)

**Tue
July 7**

**San Tan
Ballroom:**

America the
Beautiful TAD
Concert - Doors
open 6pm
(Patriotic Party
Attire)

July 1-10

Photo Contest & Raffle

[Submit Photos Here](#)



July 3-7

Sun, Stars & Stripes Plunge:
Palo Verde Country Club Pool
(Patriotic Pool Attire)



FRI, JULY 3 - TUE, JULY 7

PALO VERDE POOL
SUN, STARS & STRIPES
PLUNGE

Dress Code:

Wear Your
Favorite Red,
White & Blue Pool
Attire

Join us at the Palo Verde Pool
during regular open hours for a
special **patriotic takeover!**

Pick your favorite red, white
and blue pool attire, add your
celebration accessories, and
meet us at the pool

The Palo Verde Lounge will be
mixing our special 250th
celebration drinks all weekend
long

**NO GLASS
ALLOWED AT
POOL**



HAPPENING SOON IN OUR COMMUNITY

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



YESTERDAY, JUNE 29

Work started 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 ARE DUE TOMORROW

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

FACILITIES & GROUNDS

The Facilities & Grounds (F&G) Committee meets monthly to assist the Board and Management with projects brought forth by homeowners, the Board of Directors and other standing committees.

The Facilities & Grounds Committee is a standing committee of nine (9) members. Meetings are held on the first Tuesday of each month at 10:00am in the CLC Phoenix Room. We help shape the future of our community. Please fill out an application for F&G at the Administration Office and learn how projects are created, prioritized, and developed.

SAFETY AND SECURITY

The Safety and Security Committee is looking for new members. Do you care about the well-being of this community, and a willingness to become actively involved? Alternatively, do you have a background in public safety, such as law enforcement, fire service, or EMS, or have a background in healthcare? We are the eyes and ears of the community, but are also involved in educating, and sharing information about safety practices.

If this is something that interests you, please fill out an application at the CWPV HOA Administration office. We will contact you for an interview in the fall.

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			