IN THE KNOW

THIS WEEK IN OUR COMMUNITY

Cottonwood Palo Verde at Sun Lakes

AUGUST 25 – AUGUST 31

25 TUE

- Cottonwood Golf Course CLOSED for Maintenance

26 WED

- Palo Verde Golf Course CLOSED for Maintenance
- August Board Meeting 3pm CLC Lecture Hall
- 4:00pm Twilight Golf at Cottonwood
- Campbell's Band 6:00-9:00pm at Palo Verde Restaurant

27 THU

- Team Trivia 4:00pm Cottonwood Restaurant
- 4:00pm Twilight Golf at Palo Verde

28 FRI

- Admin. & HOS Building CLOSES at Noon (Summer Hours)
- Vixanne 6:00-9:00pm Cottonwood Restaurant

29 SAT

- Free N Fun Bar Bingo + Progressive Bingo 2pm Cottonwood Restaurant

30 SUN

31 MON

- East Lake Closed for Maintenance
- Music Video Bingo 3:30pm San Tan Ballroom

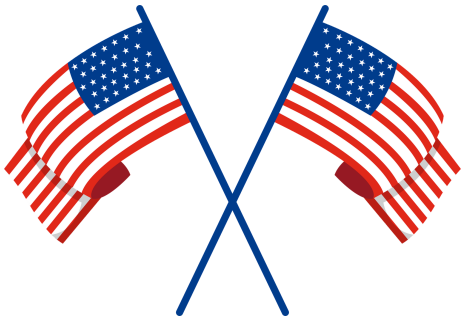
CWPV ADMINISTRATIVE & HOMEOWNER SERVICES BUILDING IS

CLOSED

on Labor Day

September 7, 2026





FAC OPEN
6AM TO NOON



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

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

FOOD & BEVERAGE COMMITTEE

The Food and Beverage Committee acts as a liaison between the Cottonwood Palo Verde Board of Directors, Management, and homeowners.

The Food and Beverage Committee discusses upcoming events, promotes and supports the acquisition of new equipment, attends special events which include Food and Beverage activities and offers ideas and support to club management.

Our homeowners keep the committee members abreast of their concerns by personal observations and through the use of the online restaurant comment card.

Food & Beverage Committee meetings are normally held on the first Thursday of each month at 11:00am, in the CLC Phoenix Room.

SAFETY & SECURITY COMMITTEE

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.

COMMITTEE MEMBERS NEEDED

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 Committees that support the Board:

Architectural Compliance
Golf
Recreation/Entertainment
Audit & Finance
Facilities & Grounds
Safety & Security
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.

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

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

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

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

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

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: 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**

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.

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

ADMIN CENTER: DROP BOX

For your convenience, a Drop Box is located east of the entrance of the John R. Dobson Administration Center

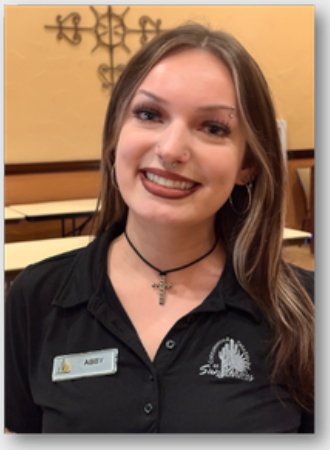
This box is provided for homeowners to drop off HOA paperwork, such as their dues assessments and comment cards when the office is closed

GET TO KNOW OUR TEAM

EMPLOYEES OF THE MONTH: 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.