



THE FLYER

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SUN LAKES, AZ 85248

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COTTONWOODPALOVERDE.COM

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The Dirt Roads that Built a Dream: The Story Behind Cottonwood Palo Verde and Sun Lakes



We all know Cottonwood Palo Verde as a premier, vibrant active-adult community complete with pristine fairways, bustling dining rooms, and high-end amenities. But if you walked the very same ground just over 50 years ago, your view would have been entirely different.

In early 1972, if you stood east of Interstate 10 at exit 167, there were no manicured golf courses, no gated neighborhoods, and no clubhouses. There were only vast cotton fields, towering cacti, a couple of paved strips, and a lot of dusty Arizona soil.

It was right then that visionary developer E.J. Robson looked at that dust and saw a future. Today, our community isn't just a place to live—it's a living piece of Arizona history.

1972–1979: The Pioneer Days

When Robson began building what would eventually become the Sun Lakes master-planned development, the earliest residents were true neighborhood pioneers. By 1974, 500 mobile home lots had been sold, but the luxuries we take for granted today didn't exist yet. There were no streetlights, no home phone lines, and no mail delivery; residents had to walk directly to the community clubhouse just to pick up their letters.

Despite the lack of infrastructure, the community spirit was instant. Potluck dinners became the social engine of the neighborhood, yoga classes launched by 1974, and a volunteer fire department was quickly established. By 1979, Phase 1 was fully complete, and the developer officially broke ground on Phase 2—the official birth of the Cottonwood community.

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

1980–1989: The Decades of Expansion and Independence

The 1980s brought rapid, exciting transformations. In 1980, the first nine holes of the Cottonwood Golf Course were completed, immediately sparking the formation of the Men's and Ladies' Golf Associations. A year later, Maricopa County finally paved Riggs Road, which until then had been nothing but a dirt path.

The community's amenities quickly expanded:

- **1982:** Cable lines were introduced, offering 42 channels for a whopping \$9.95 a month.
- **1983:** The original Cottonwood Clubhouse complex opened its doors, featuring a dining room, craft rooms, a billiards hall, and a courtyard library.
- **1984–1985:** The Palo Verde Golf Course officially opened, leading to the creation of the Palo Verde Clubhouse, guard houses, and our community's very first gated neighborhood (Unit 20).

The ultimate milestone arrived on November 15, 1989. In a historic vote, 90% of homeowners approved the Transition Agreement. This monumental document officially transferred ownership of all facilities and golf courses from the developer to the homeowners free and clear of debt, officially establishing the self-governed Sun Lakes HOA 2 we know and love today.

1990–1995: Facing Challenges, Striking Gold

With full control of the community, the newly formed homeowner Board immediately faced major operational tests. In 1992, the Arizona Department of Water Resources mandated aggressive water conservation cuts, slashing Cottonwood's allocation by 14 million gallons.

Showing the exact same resilience that defines us today, the community adapted. The team reconfigured the golf course, transitioning 140 acres of high-water turf down to 90 acres by installing gorgeous, native desert xeriscaping utilizing 12,000 tons of decomposed granite. The risk paid off spectacularly: by 1994, Cottonwood Golf Course was ranked #13 among all top private golf courses in Arizona.

During this same era, Sisk Park opened, the wildly popular Bocce Ball Club was organized, and Reader's Digest officially named Sun Lakes one of the "Top 20 Places to Retire in America" out of more than 3,000 researched communities.

The History Continues With You

From a single nine-hole course surrounded by cotton fields to a highly sophisticated, resort-style community of thousands, the history of Cottonwood Palo Verde is a story of vision, adaptation, and deep neighborhood pride.

This text only scratches the surface of the incredible journey that built our neighborhood. If you want to view the original 1979 sales brochures, see the neighborhood's original stock certificates, or read the year-by-year breakdown of how our clubs and facilities evolved, you can dive deep into the archives directly on our website at the [Cottonwood Palo Verde Association History Page](#).



Get Involved in YOUR Community

Completed forms must be returned to the Administration Center. **Deadline for application is September 15th.** The Association currently has eight standing Committees that support the Board of Directors. 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.

Learn About Our Committees—Get Involved

Want to get involved? We are seeking homeowner volunteers for the upcoming committee and task force year starting November 1, 2026.

Committee application forms are available at the Administration Center or can be downloaded [HERE](#) (under Homeowner Services / Document Center). Please return your completed forms to the Administration Center by **September 15**.

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 9:00am, 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.

Double the Flavor, Half the Price: Summer Dining at Cottonwood Bar & Grill!

Beat the summer heat this July and August with the perfect excuse to dine out at the Cottonwood Bar & Grill! Whether you're meeting up with friends



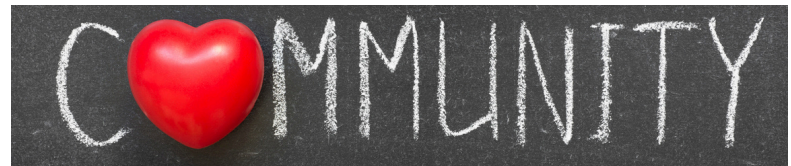
after a round of golf, enjoying a casual lunch, or planning an early weekend dinner, we have a delicious deal waiting for you.

For a limited time, enjoy 50% off your second entrée! This special offer applies to all meal items on our menu, meaning you can mix, match, and savor all your favorites.

Swing By During These Hours to Catch the Deal:

- Thursday through Saturday: 11:00 AM – 5:00 PM
- Sundays: After 12:00 PM (Noon)

Reminder: Secure Your Club's Spot for Community Day 2026!



Planning is well underway for the Cottonwood Palo Verde HOA Community Day Open House on **Saturday, October 3, 2026**, from **9:00 a.m. to 11:00 a.m.** in the San Tan Ballroom and Saguaro Room!

If your club or group is planning to participate, here is a quick status update and a reminder to get your paperwork in:

- **Existing Clubs:** Invitations were automatically sent out to all 2025 participating clubs. If you haven't filled out and returned your form yet, now is the perfect time to cross it off your to-do list!
- **New Clubs & Groups:** A waiting list is officially open for new applicants. Please note this is exclusive to Sun Lakes area clubs and groups (no retail businesses).
- **Important Deadline:** All completed registration forms must be returned to Active Lifestyle Director David Guthrie no later than **Tuesday, September 1, 2026**.

Need a Form or Have Questions?

Don't hesitate to reach out to lock in your table:

- Contact: David Guthrie, Active Lifestyle Director
- Email: dguthrie@sunlakes2.com
- Phone: 480-257-2232

Protecting Our Peace: Understanding Our Community's No-Solicitation Policy

Living in Cottonwood Palo Verde at Sun Lakes offers a wonderful sense of community, privacy, and security. To preserve this peaceful environment, our HOA maintains a strict policy regarding door-to-door sales and promotions.

Here is what you need to know about our solicitation guidelines, how to handle an unexpected knock at your door, and what steps to take if you spot solicitors in the neighborhood.

Our Policy: No Endorsements, No Exceptions

First and foremost, the Cottonwood Palo Verde HOA does not endorse, approve, or license any door-to-door solicitation.

From time to time, solicitors may claim they "have permission from the HOA" or are "working with the community" to offer services like roof inspections, solar panels, pest control, or utility adjustments. **This is never true.** Our association does not grant authorization to commercial vendors to knock on resident doors or distribute unaddressed marketing materials on your property.

What to Do If a Solicitor Approaches Your Home

If a solicitor knocks on your door or rings your bell, you are under no obligation to engage with them. If you do choose to answer, here are the best practices to keep yourself and your neighbors safe:

- **Do Not Let Them Inside:** Never allow a solicitor into your home for any reason, including requests to demonstrate a product, perform a quick "free inspection," or use the restroom.
- **Be Polite but Direct:** Let them know that Cottonwood Palo Verde is a non-solicitation community. A simple, "We do not buy from door-to-door solicitors, and our HOA does not permit soliciting. Please leave the property immediately," is highly effective.
- **Do Not Share Personal Information:** Never show them a utility bill, hand over financial information, or sign any documents on the spot.
- **Close the Door:** If they persist or refuse to leave, you have every right to politely end the conversation and close the door.

What to Do If You See Solicitation in the Neighborhood

Keeping our community secure is a team effort. If you see individuals walking the neighborhood knocking on doors, placing flyers on driveways, or acting suspiciously, please take action:

1. **Contact Patrol Immediately:** Our community patrol is here to help enforce neighborhood rules and escort unauthorized solicitors off the property.
 - a. **Action:** Call Patrol right away to report the solicitor's location, physical description, and the direction they are traveling. If they are driving a vehicle, note the make, model, color, and license plate if possible.
2. **Consider a "No Soliciting" Sign:** While our community-wide policy is clear, displaying a small, tasteful "No Soliciting" sign near your entryway or front door acts as a strong, immediate deterrent for your specific home.
3. **Inform Your Neighbors:** If your street has a neighborhood watch, a group chat, or an email thread, send a quick heads-up to your neighbors so they are aware and can keep an eye out.

A Quick Reminder on Safety:

If a solicitor becomes aggressive, refuses to leave your property, or makes you feel unsafe, do not hesitate to contact local law enforcement directly.

By staying informed and looking out for one another, we can keep Cottonwood Palo Verde a safe, quiet, and welcoming place for all of us.

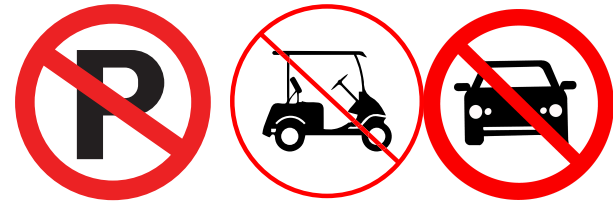
Sun Lakes Sheriff's Posse / American Red Cross to hold Blood Drive on August 1st

The Sun Lakes Sheriff's Posse and the American Red Cross will hold our next Blood Drive on Saturday, August 1st, 2026 at the Sun Lakes Sheriff's Posse Office, 9531 E. Riggs Road from 8 a.m. till 1 p.m. Please be sure to schedule your appointment by going to our web site: <http://www.sunlakesposse.org> and click on the link to Pre-register.

Since 2020, the Sun Lakes Sheriff's Posse has held 31 Blood Drives and we have collected 1255 units of blood for the American Red Cross.

Our thanks go out to all the volunteers and blood donors.

Parking Reminder: Cottonwood Pool Construction Zone



As we enter the final stretch of the Cottonwood Pool renovation project, we are expecting an uptick in construction traffic and crew activity. To ensure the project stays on schedule and our site remains safe, we need your help with parking around the Cottonwood Country Club.

Please Keep the Gate Clear

Important: Please do not park in front of or block the gate located between the pool and the country club. This gate is a critical access point, and construction crews require clear, unobstructed passage throughout the day.

A Note for Our Residents

Handicapped Parking Impact: We understand that keeping this area clear temporarily impacts some of our closest handicapped parking spaces. We sincerely apologize for this inconvenience and deeply appreciate your flexibility.

Alternative Parking: We kindly ask that you utilize other available parking spaces throughout the Cottonwood Country Club lot during this busy final phase.

Thank you for your continued patience, cooperation, and understanding as we work to bring this fantastic new pool amenity to completion!

WEEKLY ROUNDUP

A QUICK LOOK AT DINNER SPECIALS, ENTERTAINMENT, REMINDERS, MEETINGS, EVENTS, CLASSES, GOLF, GAMES, ACTIVITIES AND MORE—ALL IN ONE PLACE. CHECK EACH ISSUE TO STAY INFORMED AND NEVER MISS WHAT'S AHEAD!

	Friday	Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday
	Jul 17, 2026	Jul 18, 2026	Jul 19, 2026	Jul 20, 2026	Jul 21, 2026	Jul 22, 2026	Jul 23, 2026
Key Reminders	Admin Office & Homeowner Services Closes @ Noon			West Lake closed - maintenance	CW Golf Course - closed for Golf Maintenance	PV Golf Course - closed for Golf Maintenance	
	CW Course Closed Greens Aeration						
Meetings	Closed Session - Board Meeting 9am Don Hicks Conf Rm				ACC Meeting 8:30am Don Hicks Conf. Rm.		
Active Lifestyle	Water Aerobics Early Bird: 7 or 7:30am Wet & Wild: 9 & 10am			Water Aerobics Early Bird: 7 or 7:30am Wet & Wild: 9 & 10am			
				SL Adult Coloring Club 1:00pm	Italian Classes 3:30-5pm		
	FAC Group Classes			FAC Group Classes			
Court Sports		Intro to Short Court 7:30am CW Tennis Courts					
		Pickle Ball Play 10am-Noon & 2-4pm		Pickle Ball Play 6-8pm		Pickle Ball Play 6-8pm	Short-court & Tennis Drop in 6:30pm
Cottonwood Country Club	CW Course Closed Greens Aeration				CW Golf Course closed for Golf Maintenance	Twilight Golf at CWCC 4:00pm	Lady Niners @ CWCC
Palo Verde Country Club						PV Golf Course closed for Golf Maintenance	Twilight Golf @ PVCC 4:00pm
San Tan Ballroom	Death of a Gangster 6pm Ballroom	Death of a Gangster 12:30pm Ballroom		Video Bingo 3:30pm Ballroom			
Cottonwood Bar & Grill	Rose & the Thorns @ CW Restaurant 6-9pm						Trivia in Restaurant 4:00pm
Palo Verde Restaurant		Wine Dinner @ PV 4pm				Splash Band 6-9pm @ PV	

THE EARLY BIRD: HAPPENING IN TWO WEEKS

A QUICK LOOK SLIGHTLY FURTHER OUT TO SEE WHAT DINNER SPECIALS, ENTERTAINMENT, REMINDERS, MEETINGS, EVENTS, CLASSES, GOLF, GAMES, ACTIVITIES AND MORE ARE COMING SOON—ALL IN ONE PLACE. CHECK EACH ISSUE TO STAY INFORMED AND NEVER MISS WHAT’S AHEAD!

	Friday	Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday
	Jul 24, 2026	Jul 25, 2026	Jul 26, 2026	Jul 27, 2026	Jul 28, 2026	Jul 29, 2026	Jul 30, 2026
Key Reminders	Admin Office & Homeowner Services Closed			North Lake closed - maintenance	CW Golf Course closed for Golf Maintenance	PV Golf Course closed for Golf Maintenance	
Meetings						July Board Meeting 3pm CLC Lecture Hall	
Active Lifestyle	Water Aerobics Early Bird: 7 or 7:30am Wet & Wild: 9 & 10am			Water Aerobics Early Bird: 7 or 7:30am Wet & Wild: 9 & 10am			
				SL Adult Coloring Club 1:00pm	Italian Classes 3:30-5pm		
	FAC Group Classes			FAC Group Classes			
Court Sports		Pickle Ball Play 10am-Noon & 2-4pm		Pickle Ball Play 6-8pm		Pickle Ball Play 6-8pm	Short-court & Tennis Drop in 7pm
Cottonwood Country Club					CW Golf Course closed for Golf Maintenance	Twilight Golf at CWCC 4:00pm	Lady Niners @ CWCC
Palo Verde Country Club						PV Golf Course closed for Golf Maintenance	Twilight Golf @ PVCC 4:00pm
San Tan Ballroom				Video Bingo @ San Tan Ballroom 3:30 pm			
Cottonwood Bar & Grill							Trivia @ CW Restaurant 4:00pm
Palo Verde Restaurant						Rhonda Townes @ PV 6-9pm	

THE EARLY BIRD: THREE WEEKS OUT

	Friday	Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday
	Jul 31, 2026	Aug 1, 2026	Aug 2, 2026	Aug 3, 2026	Aug 4, 2026	Aug 5, 2026	Aug 6, 2026
Key Reminders	Admin Office & Homeowner Services Closes @ Noon			East Lake Closed	CW Closed for golf maintenance	PV Closed for golf maintenance	
Meetings						Golf Committee Meeting 2pm Lecture Hall	
Active Lifestyle	Water Aerobics Early Bird: 7 or 7:30am Wet & Wild: 9 & 10am	SLSP Red Cross Blood Drive 8am-1pm		Water Aerobics Early Bird: 7 or 7:30am Wet & Wild: 9 & 10am			
				Bike Repair 8:30am - 3pm			
				SL Adult Coloring Club 1:00pm	Italian Classes 3:30-5pm		
	FAC Group Classes			FAC Group Classes			
Court Sports		Pickle Ball Play 10am-Noon & 2-4pm		Pickle Ball Play 6-8pm		Pickle Ball Play 6-8pm	
							Short-court & Tennis Drop in 7pm
Cottonwood Country Club					CW Closed for golf maintenance	Twilight Golf at CWCC 4:00pm	Lady Niners @ CWCC
Palo Verde Country Club						PV Closed for golf maintenance	Twilight Golf @ PVCC 4:00pm
San Tan Ballroom				Video Bingo @ San Tan Ballroom 3:30 pm			
Cottonwood Bar & Grill	Splash Band 6-9pm @ CW						Trivia @ CW Restaurant 4:00pm
Palo Verde Restaurant						Outside the Line 6-9pm @ PV	

THE CULINARY CORNER

UPCOMING FUN, ENTERTAINMENT, CLOSURES, DINNER PARTIES AND MORE



Cottonwood

BAR & GRILL

HAPPY HOUR

Mon-Sat 11am-5pm
Sunday ALL DAY

RESERVATIONS OR TAKEOUT:

480-895-9688
Reservations requested for parties of 8+

LAST CALL

9:00pm



Palo Verde

RESTAURANT & LOUNGE

HAPPY HOUR

Tue-Sat 1pm-4pm
Sunday ALL DAY

RESERVATIONS OR TAKEOUT:

480-895-1981

LAST CALL

9:00pm

FRI	7/17	- Friday Fish Fry \$18 - Death of A Gangster: Murder Mystery Party 6pm Doors Open 5pm (\$25) (San Tan Ballroom) - Rose & Thorne 6-9pm	FRI	7/17	- Lunch Special \$13 German Burger - Cocktail Corner Buffet 4pm Chef Carved Sirloin Steak \$20
SAT	7/18	- Death of A Gangster: Murder Mystery Party 12:30pm Doors Open 11:30am (\$25) San Tan Ballroom - Chef's Special Braised Beef \$20	SAT	7/18	Wine Dinner - Reservation Only 4pm (\$65)
SUN	7/19	- Brunch Buffet 7am - Noon \$15 - Chef's Special \$20 Crispy Skin Branzino - All Day Happy Hour	SUN	7/19	- Grab & Go + Lounge 10am-7pm - All Day Happy Hour
MON	7/20	- Buffet 3pm \$15 Fried Catfish - Limited Bingo Menu - Video Bingo 3:30pm San Tan Ballroom	MON	7/20	Grab & Go + Lounge 10am-7pm
TUE	7/21	Prime Rib Buffet 4pm \$22	TUE	7/21	- Lounge 10am-7pm - Lunch Special \$13 Southwest Corned Beef Melt
WED	7/22	- Pasta Buffet 4pm \$16 - Cottonwood Twilight Golf Dinner Golf @ 4pm	WED	7/22	- Lunch Special \$13 Southwest Corned Beef Melt - Splash 6-9pm - Chef's Special Half Roasted Duck \$30
THU	7/23	- Chef's Special \$20 Chicken Marsala - Team Trivia 4:00pm Restaurant	THU	7/23	- Lunch Special \$13 Southwest Corned Beef Melt - Chef's Special Half Roasted Duck \$25 - Palo Verde Twilight Golf Golf Starts @ 4pm
FRI	7/24	Friday Fish Fry \$18	FRI	7/24	- Lunch Special \$13 Southwest Corned Beef Melt - Cocktail Corner Buffet 4pm Lasagna \$20
SAT	7/25	Chef's Special Grilled Ribeye \$20	SAT	7/25	- Prime Rib Special \$25+ - Build Your Own Pizza
SUN	7/26	- Brunch Buffet 7am - Noon \$15 - Chef's Special \$20 Roasted Half Chicken - All Day Happy Hour	SUN	7/26	- Grab & Go + Lounge 10am-7pm - All Day Happy Hour

Weekend Warm-up: Friday Night Dancing, Midweek Dining Specials, and Fresh Summer Sips!

The weekend is officially here, and we have an incredible lineup of live music, delicious food, and refreshing drinks waiting for you on both sides of the community. Grab your friends, bring your appetite, and let's make some memories!

Tonight: Friday Evening Dance at Cottonwood Bar & Grill

Get ready to kick up your heels! **Tonight, Friday, July 17**, we are hosting our traditional Friday Evening Dance at the **Cottonwood Bar & Grill**.

We are thrilled to welcome a fantastic band to the Cottonwood stage: **Rose and the Thorns!**

- **The Vibe:** Known for their soulful, high-energy classic rock, pop, and blues covers, this band brings a full, dynamic sound that is guaranteed to get you out of your seat. Think of a rich, vintage rock-and-soul vibe reminiscent of Fleetwood Mac, Janis Joplin, or Heart—blending powerful vocals with tight, driving rhythms.
- **The Setlist:** Get ready to dance to timeless, feel-good rock classics, soulful anthems, and crowd favorites that span the decades.
- **Time:** The music starts rolling at 6:00 p.m. Unlike Cinderella, this dance won't last until midnight! The band wraps up their set at 9:00 p.m., so be sure to get here early to secure a great table and dance the evening away with your neighbors.
- **Learn More:** You can check out their community, see photos, and follow their journey on the [Rose and the Thorns Facebook Group](#).

Coming Up: Wednesday Night Band Spotlight at Palo Verde

The fun doesn't stop when the weekend ends. Keep the momentum going next week on **Wednesday, July 22**, when we welcome back a local community favorite: **Splash Band!**

They will be bringing their crowd-pleasing, dance-ready hits to **Palo Verde**. To make the night even more special, Chef Chris is serving up an incredible dinner feature:

- **Dinner Special (\$30): Elegant Roasted Duck** served fresh. It's the perfect opportunity to try something sophisticated and new, or enjoy a traditional favorite cooked to perfection.
- **Make a Day of It:** Why wait for dinner? Join us earlier in the day for our Wednesday lunch special—a savory **Southwest Corned Beef Melt** for just **\$13**.

Cheers! New "Drinks of the Week" Drop Today

Only have time for a quick sip? We've got you covered. Starting today, we are debuting brand-new weekly drink specials at both club restaurants. Come try one (or all!) of these custom creations:

At Cottonwood Bar & Grill:

- **The Core Four:** Shaking up Bacardi Limón, blue curaçao, Sprite, and pink lemonade. This bright, refreshing summer cocktail is proudly dedicated to our very own server, Kambrye!
- **The Cheryl:** A classic, velvety dessert cocktail featuring green creme de menthe, white creme de cacao, and heavy cream. This sweet treat is dedicated to Cheryl Ravenscroft.

At Palo Verde:

- **Prickly Pear Margarita:** Sip on a true Arizona favorite! Mixed with tequila, triple sec, vibrant prickly pear puree, agave, and Sprite, served in a glass with a perfectly salted rim.

Whether you're hitting the dance floor tonight, dining on roasted duck next Wednesday, or just stopping by the bar to raise a glass with neighbors, we can't wait to see you. Cheers to the weekend, Cottonwood Palo Verde—let's have some fun!



HIGHLIGHTS FROM COTTONWOOD & PALO VERDE

SUN	MON	TUE	WED	THU	FRI	SAT
		 Shotguns			 Shotguns	 Shotguns

Palo Verde

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.



June unapproved Meeting Minutes and Presentation are available on the website. Same link as above.

*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.

Upcoming Board Meetings

Closed Board Meeting - Personnel

- Friday, July 17 | 9:00 am | Don Hicks Conference Room

Monthly Board Meeting

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

Don't Forget Your Homeowner Card!

If you are a new resident and haven't received your homeowner card yet, please stop by the Administrative Office to pick it up as soon as possible.

As a private club, our premium amenities are exclusive to residents. All homeowners are required to carry their card at all times and be prepared to present it if asked. You will notice these card checks happening more frequently across our facilities. This allows us to gather accurate usage data, ensuring the Board and management can make smart, data-backed decisions on staffing, hours, and budget allocations.

Thank you for your cooperation in keeping our private community secure and forward-thinking!

Unit 19 Townhome Owners

A reminder that summer meetings are suspended for the months of 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@ciaramail.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.

Upcoming Committee & Task Force Meetings Schedule

Committee	Date	Time	Meeting Room
Architectural Compliance	Jul 21	8:30 AM	Don Hicks Conf. Room
Audit & Finance	September 3	2:00pm	Lecture Hall
Facilities & Grounds	September 1	10:00am	Phoenix Room
Food & Beverage	September 3	11:00am	Phoenix Room
Golf Committee	August 5	2:00pm	Lecture Hall
Capital Reserve Task Force	TBD	TBD	TBD
Recreation & Entertainment	September 8	10:00am	Phoenix Room
Safety & Security	October 7	10:00am	Meeting Room 1

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.

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!

[General Comments](#)

[Food & Beverage Comments](#)



Hours of Operation

Administration Center (Summer Hours)

Monday–Thursday: 8am–4pm (**CLOSED** for lunch 12-1pm)

Friday: 8am - 12pm (Noon)

Saturday – Sunday: Closed

Homeowner Services (Summer Hours)

Monday – Thursday: 8am–4pm (**OPEN** for lunch 12-1pm)

Friday: 8am - 12pm (Noon)

Saturday – Sunday: Closed

Fitness Activity Center

Monday - Thursday: 5am - 7pm

Friday: 5am - 6pm

Saturday: 6am - 5pm

Sunday: 6am - 4pm

Cottonwood Bar & Grill (Daily)

Breakfast: 7am -11am (Sunday Brunch Buffet 7am - 12pm)

Lunch: 11am - 4pm

Dinner: 4pm - 8pm (Kitchen Closes at 8pm)

Bar: 9am – 9:30pm (Last Call 9:15pm)

Palo Verde Restaurant & Lounge (New Summer Hours)

Dinner: Wed – Sat ONLY 3pm-8pm

Lunch: Tue 11am - 3pm | Wed - Sat 11am - 4pm

Lounge: Sun - Tue 10am - 7pm | Wed - Sat 10am - 9pm

Grab & Go: same as lounge hours

Golf Pro Shops: (July Hours)

Cottonwood: 5:30am - 1:00pm Daily

Palo Verde: 5:30am - 1:00pm Daily

Important Numbers

Homeowner Services
480-207-7618

CW Pro Shop
480-895-9449

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

PV Pro Shop
480-895-0300

Fitness Activity Center
480-272-6484

Human Resources
480-275-8597
FAX: 480-384-4097

Banquets/Catering
480-256-1665

Patrol
480-895-9277

CW Bar & Restaurant
480-895-9688

San Tan Gate
480-895-6846

PV Lounge & Restaurant
480-895-1981

Lost & Found
San Tan Gate
Open 24 hours

ACC
480-256-0792

Emergency 911

Employees of the Month: JULY 2026

Oscar Bustamante, Cottonwood Bar & Grill



Oscar Bustamante has been a valued member of our team for more than two years and has become one of our dependable "Core Four" employees. He consistently goes above and beyond by working extra shifts, covering doubles, and stepping in wherever he is needed,

whether in Expo, Banquets, or other areas. Over the past several months, Oscar has demonstrated tremendous personal and professional growth. His strong work ethic, reliability, positive attitude, and willingness to help make him an invaluable member of our team. Thank you, Oscar, for your continued dedication and outstanding service.



Matthew Gorham, Cottonwood Bar & Grill

Matthew Gorham has demonstrated that a positive attitude and a strong desire to learn are the foundation for success. Although still relatively new to the line, he has embraced every opportunity to develop his skills, accept feedback, and take on new challenges.

Matthew consistently arrives ready to learn, supports his teammates, and willingly steps up whenever needed. His dedication, work ethic, and continuous improvement have made him a valued member of our kitchen team. Congratulations, Matthew, on being named Employee of the Month. We appreciate your commitment and look forward to your continued growth.

Alan Gutierrez-Trujillo CWPV Grounds-Common



Alan Gutierrez-Trujillo joined our team earlier this year with no prior grounds maintenance experience and has quickly become a valuable member of the team. He has mastered a wide range of responsibilities, including mowing, trimming, edging, operating equipment, fertilizing turf, overseeding, and assisting with enhancement projects.

Alan is consistently one of the first to volunteer for new assignments and can always be counted on to complete tasks safely and efficiently. His dependability, positive attitude, respect for others, and commitment to learning make him highly deserving of this recognition. Congratulations, Alan, on being named Employee of the Month!