Friday, 21 August, 2026

Cottonwood Palo Verde at Sun Lakes

# THE FLYER

COTTONWOOD PALO VERDE'S WEEKLY NEWSLETTER

## Don't Just Vote—Lead.

The application deadline to join a community committee for the upcoming term is fast approaching.

Remember the recent pool poll? If you wished you were in the room helping shape those options from day one, here is your move. Committees sit directly at the table, researching, debating, and guiding the Board's major decisions before they ever hit a vote.

If you want a real voice in how our community runs, step up and submit your application today.

**Why Serve?**
Share your unique expertise, advocate for key community projects, and ensure resident perspectives guide leadership decisions across finance, grounds, recreation, strategic planning, and more.

**How to Apply**

- **In Person:** Pick up an application at the Administration Center.
- **Online:** Download the form via the website under Homeowner Services / Document Center.
- **Deadline:** Submit completed forms to the Admin Center by **Tuesday, September 15, 2026**

## Committee Spotlight

### 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.

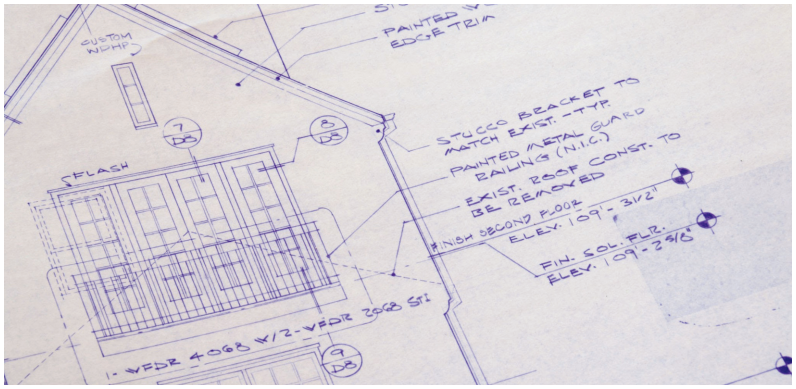
If this is something that interests you, please fill out an application at the CWPV HOA Administration office. We will contact you for an interview in the fall.

## Important Closures & Maintenance This Week

| Today 8/21 | Sat 8/22 | Sun 8/23 | Mon 8/24 | Tue 8/25 | Wed 8/26 | Thu 8/27 |
|---|---|---|---|---|---|---|
| Administrative Building & HOS **Closes at Noon** for Summer Hours | | | North Lake **Closed** for Maintenance All Day | Cottonwood Golf Course **Closed** for Maintenance All Day | Palo Verde Golf Course **Closed** for Maintenance All Day | |

## Planning Home Improvements? Secure HOA Approval Before Applying for County Permits

Planning an exterior renovation, patio extension, landscape overhaul, or major structural addition? Before you hire a contractor or submit paperwork to Maricopa County, there is a critical first step every Cottonwood Palo Verde homeowner must take: **Obtain Architectural Compliance Committee (ACC) approval first.**




### Why ACC Approval Must Come Before County Permitting

A common and expensive mistake made by homeowners is applying for and purchasing a municipal or county building permit before getting HOA architectural approval.

- **County Permits Do Not Override HOA Rules:** Maricopa County checks for code compliance and structural safety—they do not review community CC&Rs, setback restrictions, height limits, color palettes, or material guidelines.
- **Avoid Non-Refundable Permit Fees:** If you secure a county permit for a design that violates ACC guidelines, the ACC cannot approve the project as drawn. Modifying your design after the fact often renders your paid county permit invalid, forcing you to re-apply, re-submit revised blueprints, and pay additional municipal fees out of pocket.
- **Prevent Costly Tear-Outs:** Starting work without final ACC written authorization risks unapproved construction notices, fines, and potential order-to-remove demands at the owner's expense.

### Critical Milestones Before You Build

To protect your budget and keep your project on schedule, follow this step-by-step path:

**1) Review the Current ACC Rules:**
*Step 1: Verify guidelines before drafting plans.*
- Review the official community guidelines to ensure your proposed materials, colors, property line setbacks, and structural heights align with community standards.

**2) Submit Your ACC Permit Application**:
*Step 2: Submit detailed plans to the Homeowner Services office.*
- Complete the standard ACC application form. Include plot maps, detailed dimensions, material specs, and color swatches. Incomplete applications delay the review timeline.

**3) If approved, Receive Tentative ACC Approval:**
*Step 3: Wait for tentative Committee authorization.*

**4) Apply for Maricopa County Permits:**
*Step 4: Take your tentative approved ACC plans to the County.*
- With your tentative ACC approval in hand, submit your plans to Maricopa County for any required building, electrical, or plumbing permits.

**5) ACC Review and Approval of Maricopa County Permit & ACC Approval:**
*Step 5: Take your tentative ACC approval and approved Maricopa County permit to ACC office for final review and approval*
- Return both the tentative ACC Approval and the Maricopa County permit to ACC for review and final written ACC approval before starting any work on your project.

**6) Begin Construction & Schedule Final Review:**
*Step 6: Execute project and notify ACC upon completion.*
- Ensure your contractor posts all permits conspicuously. Upon completion, notify the HOA office for a final sign-off inspection to close out your ACC file.

### Save Time and Money: Plan Ahead

Proper sequencing saves both time and money. By securing your ACC approval first, you eliminate the risk of costly plan redesigns, wasted county permit fees, and contractor delays.

For questions regarding current guidelines, forms, or submittal deadlines, review the updated ACC Rules & Guidelines or visit Homeowner Services.

## The Boardroom: Decisions that impact our community

### Upcoming Board Meetings & Workshops

**Monthly Board Meeting**
- Wednesday, August 26 | 3:00 pm
- CLC Lecture Hall

**Monthly Board Meeting**
- Wednesday, September 30 | 3:00 pm
- CLC Lecture Hall

Board Monthly meeting minutes can be viewed on our website using the QR code below and are posted on the association bulletin boards.

Link

July unapproved meeting minutes 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.

Homeowner cards will be scanned upon entry and are required to attend meetings. Please hold homeowner comments until the scheduled meeting time per agendas.

## Upcoming Committee & Task Force Meetings

| Committee | Date | Time | Meeting Room |
|---|---|---|---|
| **Architectural Compliance** | September 15 | 8:30 AM | 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 |
| **Capital Reserve Task Force** | TBD | TBD | TBD |
| **Capital Planning Committee** | TBD | TBD | TBD |
| **Recreation & Entertainment** | September 8 | 10:00am | Phoenix Room |
| **Safety & Security** | October 14 | 10:00am | Meeting Room 1 |

## 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.

# Palo Verde Restaurant & Lounge

**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

# Cottonwood Bar & Grill

**HAPPY HOUR**
Tue-Sat 1pm-4pm
Sunday ALL DAY

**RESERVATIONS OR TAKEOUT:**
480-895-1981

**LAST CALL**
9:00pm

| | | | |
|---|---|---|---|
| Lunch Special \| $13 \| **Italian Hoagie**<br>Cocktail Corner Buffet \| 4pm \| **Crespelle Manicotti** \| $20<br>Fish Fry | FRI | 8/21 | Soup: **Clam Chowder**<br>**Friday Fish Fry** \| $18<br>**Cold Front Band** \| 6-9pm \| Restaurant |
| **Prime Rib Special** \| $25+<br>**Build Your Own Pizza** | SAT | 8/22 | Chef's Special \| **Philly Cheesesteak** \| $20<br>**Splash Band** \| 6-9pm \| San Tan Ballroom |
| Lounge \| 10am-7pm<br>**All Day Happy Hour** | SUN | 8/23 | **Brunch Buffet** \| 7am - Noon \| $15<br>Chef's Special \| $21 \| **Pan Seared Salmon**<br>**All Day Happy Hour** |
| | MON | 8/24 | Buffet \| 3pm \| $15 \| **Chicken Tacos**<br>**Limited Bingo Menu**<br>**Music Video Bingo** \| 3:30pm \| San Tan Ballroom |
| Lunch Special \| $13 \| **Salad Trio** | TUE | 8/25 | **Prime Rib Buffet** \| 4pm \| $22 |
| Lunch Special \| $13 \| **Salad Trio**<br>**Campbell's Band \|** 6-9pm<br>Chef's Special \| **Sea Bass** \| $37 | WED | 8/26 | **Pasta Buffet** \| 4pm \| $16<br>Cottonwood **Twilight Golf** Dinner \| Golf @ 4pm |
| Lunch Special \| $13 \| **Salad Trio**<br>Palo Verde **Twilight Golf \|** Golf Starts @ 4pm<br>**Pasta Station** $20 | THU | 8/27 | Chef's Special \| $22 \| **Steak Sandwich**<br>**Team Trivia** \| 4:00pm \| Restaurant |
| Lunch Special \| $13 \| **Salad Trio**<br>Cocktail Corner Buffet \| 4pm \| **Pork Chops** \| $20<br>**Fish Fry** | FRI | 8/28 | Soup: **Clam Chowder**<br>**Friday Fish Fry** \| $18<br>**Vixanne** \| 6-9pm \| Restaurant |
| **Prime Rib Special** \| $25+<br>**Build Your Own Pizza** | SAT | 8/29 | Chef's Special \| **Katsu Chicken** \| $20<br>**Free N Fun Bar Bingo \| 2pm** |
| Lounge \| 10am-7pm<br>**All Day Happy Hour** | SUN | 8/30 | **Brunch Buffet** \| 7am - Noon \| $15<br>Chef's Special \| $20 \| **Crispy Skin Trout**<br>**All Day Happy Hour** |

## Entertainment & Activity Happening Around CWPV




**Friday, August 21** secure your spot at a table in the the Cottonwood Restaurant for **Cold Front** from 6-9pm.




**Saturday, August 22** in the San Tan Ballroom, get ready for **Splash** from 6-9pm.




**Monday, August 25** join us in the San Tan Ballroom for **Music Video Bingo**. Bingo starts at 3:30pm. Cash Only, be prepared to present your homeowner card. Physical card required to scan.




**Wednesday, August 26** at Cottonwood Country Club we're playing **Twilight Golf**. Enjoy golf and a coordinated dinner with neighbors. Golf starts at 4pm, sign up at the pro shop.




**Wednesday, August 26** we're welcoming ***Campbell's Band*** to Palo Verde Restaurant from 6-9pm. Chef's featuring his SALAD TRIO for the lunch special, for just $13 and Sea Bass for the dinner special, $37.




**Thursday, August 27** at Palo Verde Country Club we play **Twilight Golf.** Enjoy golf and a coordinated dinner with neighbors at Palo Verde. Golf starts at 4pm, sign up at the pro shop.

**Pasta Station Available at PV**




**Thursday, August 27** secure your spot at the Cottonwood Restaurant for **Team Trivia.** Trivia starts at 4:00pm.




**Friday, August 28** secure your spot at a table in the the Cottonwood Restaurant for **Vixanne** from 6-9pm.




**Saturday, August 29** Reserve your spot at Cottonwood Bar & Grill for Free N' Fun Bar Bingo. Join us at 2:00pm 10 Free games of Bingo: Last one is a blackout. Win prizes. Progressive Bingo to follow.



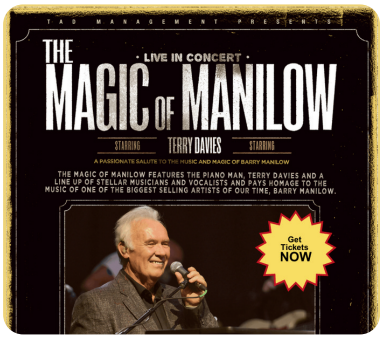

**Saturday, August 29** Reserve your table and join us at Palo Verde Restaurant for our Prime Rib Special starting at $25. Not feeling the Prime Rib, Build Your Own Pizza is also available. Ask your server for additional details. Call to make a reservation 480-895-1981

Scan to see full calendar of events

or click here

# Upcoming TAD Concerts at the San Tan Ballroom

## September




Get ready to sing along to timeless classics like "Copacabana" and "Mandy"! Join us Tuesday, **September 8** in the San Tan Ballroom for **The Magic of Manilow** TAD tribute concert. Tickets selling quickly—secure your seats today online or at Homeowner Services before they're gone!

Experience the timeless hits of a music legend! Join us Tuesday, **September 22** for an incredible **Linda Ronstadt** TAD tribute show. Relive classic songs like "You're No Good" and "Blue Bayou." Tickets selling fast—grab yours today before they're gone!




## October




Don't miss a night of unforgettable music! Join us Tuesday, **October 6** in the San Tan Ballroom for an incredible TAD tribute to acoustic legend **Jim Croce**. Enjoy iconic hits like "Operator" and "Bad, Bad Leroy Brown." Grab your tickets today online or at Homeowner Services!

Experience the raw energy and iconic anthems of The Boss! Join us Tuesday, **October 13** for the **Springsteen "Born to Run"** TAD tribute concert. Mark your calendar—**tickets on sale** online and at Homeowner Services!







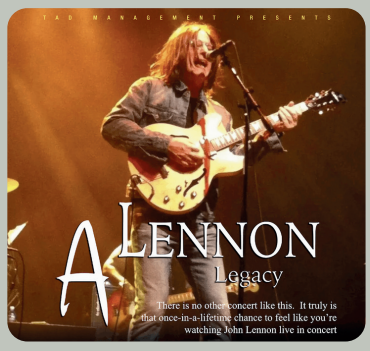
Get ready for an unforgettable night of classic country hits and dazzling sparkle! Join us Tuesday, **October 27** for the **Rhinestone Country** Show. Mark your calendar—**tickets go on sale Tuesday, August 25**!

## November




Relive the iconic sound and timeless hits of The Everly Brothers! Join us Tuesday, **November 10** in the San Tan Ballroom for **Forever Everly**—a stunning tribute featuring classic hits like "Bye Bye Love" and "All I Have to Do Is Dream." Mark your calendar: **tickets go on sale Tuesday, September 8**!

Relive the timeless songs and spirit of John Lennon! Join us Tuesday, **November 17** in the San Tan Ballroom for **A Lennon Legacy**, featuring iconic Beatles classics and solo hits like "Imagine" and "Jealous Guy." Mark your calendar: **tickets go on sale Tuesday, September 15** !







Dance the night away to timeless rock standards! Join us Tuesday, **November 24** in the San Tan Ballroom for **56 Tees** and their high-energy classic rock and roll show. **Tickets go on sale Tuesday, September 22** online and at Homeowner Services!

## December

Get ready for an authentic night of Bakersfield country! Join us Tuesday, **December 1** in the San Tan Ballroom for **Honky Tonk Man,** a premier tribute to Dwight Yoakam. Mark your calendar: **tickets go on sale Tuesday, September 29**!




***"The music brings back so many wonderful memories. Singing along with a room full of neighbors to songs we all grew up loving makes for such a special night out"***

—Cottonwood Homeowner