

IN THE KNOW

THIS WEEK IN OUR COMMUNITY



JULY 14

JULY 20

14
TUE

- Cottonwood Golf Course CLOSED for Aeration
- PV Parking Lot Closed All Day

15
WED

- Cottonwood Golf Course CLOSED for Aeration
- PV Parking Lot Reopens at 6:00am
- Rhythm Edition 6-9pm at Palo Verde Restaurant

16
THU

- Cottonwood Golf Course CLOSED for Aeration
- Capital Reserve Task Force Meeting 1:30pm CLC Meeting Room #1
- Team Trivia 4:00pm Cottonwood Restaurant

17
FRI

- Cottonwood Golf Course CLOSED for Aeration
- Admin. & HOS Building CLOSSES at Noon (Summer Hours)
- Board Workshop - Personnel - 9am - Don Hicks Conference Room
- Nuances Band 6-9pm at Cottonwood Restaurant
- Death of a Gangster | Tickets \$25 | 6pm | San Tan Ballroom

18
SAT

- Death of a Gangster | Tickets \$25 | 12:30pm | San Tan Ballroom
- South American Wine Dinner at Palo Verde | Reservation required | \$65 | Starts 4:00pm

19
SUN

20
MON

- West Lakes Closed for Maintenance
- Music Video Bingo 3:30pm San Tan Ballroom

Temporary Parking Lot Closure July 13 & 14

Palo Verde Country Club Parking Lot

Where to Park

Please utilize the San Tan Blvd & Ribbonwood Dr roads for parking



Area Closed

Progress Report: Cottonwood Pool Renovation

We are making steady progress on the Cottonwood pool transformation! Our teams and contractors are working hard behind the scenes to keep moving toward the finish line. Here is the latest breakdown of where things stand and what you will see happening over the next few weeks:

Behind-the-Scenes & Safety Approvals

We recently met with the Fire Marshal on-site to review the Ballroom Door access. He now has the official drawings showing our gate access to share with his planning team, and we expect to receive their formal comments within the next few days to keep that part of the project moving forward smoothly.

The Pump Room & Deck Progress

The pump room is officially taking shape—walls have started going up! Meanwhile, grading and deck drainage work continue to progress across the site to prepare the area for final surfacing.

Here is a look at the key milestones scheduled through July and August:

Retaining Wall Layout & Build

July 8 – Mid-July

Layout for the retaining walls began Wednesday, July 8, with the physical wall construction starting next week on July 13. This phase will take approximately three weeks to complete.

Under-Slab Connections & Pool Tile

Week of July 20

Shasta will begin running the essential electrical and plumbing connections under the slab. Around this time (or the following week), pool tile installation will begin—the materials are already on-site and ready to go.

Paver Delivery

July 22

Our deck pavers are scheduled to arrive on-site. The overall grading, deck drain installation, and paver layout will span a four-week duration.

Pouring the Concrete Slab

Week of July 27

Reform will step in to pour the main concrete slab for the pump room structure.

Equipment Pads Installation

Week of August 3

Shasta will install the specialized concrete pads that will hold our new pool filtration and mechanical equipment.

Fencing & Final Touches

Week of August 10

Safety fencing installation is scheduled to begin. Once fencing and perimeter work wrap up, the final major task will be applying the premium Pebble Tec interior finish

Looking Ahead: Construction timelines can naturally shift slightly based on trade availability and inspections, but we are thrilled with the steady momentum. Thank you for your continued patience as we build a beautiful, updated amenity for our community!



Transforming Sisk Park: From Dirt Racetrack to Pristine Putting Greens

If you have driven past Sisk Park recently, you might have noticed it looks a bit more like a dusty racetrack than a pristine golf amenity! Rest assured, that "racetrack" look is actually the mark of fantastic progress as we completely overhaul and revitalize our community putting greens. The project is moving along smoothly, and we are well on our way to creating a beautiful, brand-new space for everyone to enjoy.

Phase 1: Clearing the Path & Prepping the Ground

Building a high-quality, durable artificial putting green requires starting completely from scratch. Over the last couple of weeks, our crews have been heavily focused on the intensive prep work that sets the stage for a perfect roll. This phase included:

- **Total Turf & Base Removal:** Stripping away all of the old, worn-out turf and clearing out the outdated base materials beneath it
- **Heavy Excavation & Grading:** Earthmovers have been re-shaping the entire area, establishing the proper slopes and contours essential for correct drainage
- **Soil Stabilization & Compaction:** Turning that raw dirt into a rock-solid, perfectly leveled sub-base. Prepping the ground this meticulously ensures the new greens won't shift or dip over time

What's Coming Next?

Now that the heavy groundwork is nearing completion, the site will quickly shift from a construction zone to a polished park amenity. Here is what the crew will be tackling over the final phases:

- **Crushed Stone Base Installation:** A specialized layer of fine stone will be brought in, meticulously spread, and packed down to create an ultra-smooth foundation.
- **Perimeter & Edge Work:** Finalizing the structural borders to keep the greens beautifully contained and visually crisp.
- **The Final Surface Rollout:** Laying down the premium, high-spec putting turf that will instantly transform the dusty track back into a lush, green paradise.

Thank you for your patience and enthusiasm while Sisk Park gets this major upgrade. We can't wait to see the putters out there soon!



Cottonwood Palo Verde
250 YEARS OF FREEDOM. ONE UNITED COMMUNITY.

250TH ***Golf Flag Raffle***

GET TICKETS AT
EITHER PRO SHOP
FOR A CHANCE TO
WIN ONE OF OUR
250TH ANNIVERSARY
GOLF FLAGS



\$10 PER TICKET
3 FOR \$20

BUY TICKETS AT EITHER
PRO SHOP

TICKETS AVAILABLE
UNTIL 7/21

36 FLAGS
AVAILABLE

WINNERS WILL BE DRAWN &
NOTIFIED ON 7/22

WINNERS ARE ONLY ELIGIBLE
TO WIN ONE TIME

Cottonwood

BAR & GRILL

Rotary
District 5495



AMERICA 250

SERVE • CELEBRATE • IMPACT

CELEBRATING
250 YEARS OF
FREEDOM, UNITY &
COMMUNITY

COLLECT A TON OF FOOD!



★ A ROTARY DISTRICT 5495 AMERICA 250 SERVICE PROJECT ★



JULY 13–17, 2026

During the week of July 13–17, 2026, Rotary Clubs throughout District 5495 are invited to **Collect a TON of Food** to support food banks in our local communities.



1

COLLECT

Gather canned and non-perishable food items.

2

DONATE

Deliver the food to a food bank in your community the week of July 13–17, 2026.

3

WEIGH & SNAP

Determine the total weight of your donation and take a photo of your club's donation.



4

SEND

Send your photos and the total weight of your donation to D5495.



TOGETHER, WE CAN MAKE A BIG IMPACT!



SERVICE ABOVE SELF



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

AUDIT & FINANCE COMMITTEE

The Audit and Finance Committee plays a vital role in supporting the Board by reviewing and providing feedback on a range of financial matters. The committee evaluates departmental financial trends, financial audits, compliance, and capital reserves. Its members engage directly with department managers to gain understanding of departmental operations, budget variances, and potential opportunities for future financial planning.

The committee offers feedback and recommendations to the Board and Management. This includes assessments of the HOA's financial performance, capital reserve requests and expenditures, as well as ongoing evaluation of overall financial trends. The committee may also assist in conducting detailed analyses of specific departmental operations. Members should possess backgrounds in financial planning and/or fiscal management.

RECREATION & ENTERTAINMENT COMMITTEE

The Recreation and Entertainment Committee exists to enhance recreational and entertainment opportunities for all CWPV homeowners while ensuring that community recreational and entertainment facilities are properly maintained, continually improved, and fiscally managed to meet the evolving needs of the CWPV community. The Committee serves as the eyes, ears, and voice of HOA members.

In addition, the Recreation and Entertainment Committee serves as a resource to the Active Lifestyle Department Manager by assisting with the planning and coordination of selected special events that require additional support and execution.

The Committee meets on the second Tuesday of each month at 10:00am in the Phoenix Room.

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 --->

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 SPOTLIGHT

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 below

Committee	Date	Time	Meeting Room
Architectural Compliance	Jul 21	8:30am	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	July 16	1:30pm	Meeting Room #1
Recreation & Entertainment	September 8	10:00am	Phoenix Room
Safety & Security	October 7	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



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

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@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.

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: 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!

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.

thank you!





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			