



www.suncityaz.org

IMMEDIATE ATTENTION REQUIRED:

We need your support!

IMMEDIATE ATTENTION REQUIRED:

We need your support!

The intent of HB2374

(<https://www.azleg.gov/legtext/54leg/1R/bills/hb2374p.pdf>) is to clarify that the Recreation Centers of Sun City (RCSC) is not subject to Arizona Revised Statute Title 33, Chapter 16 the Planned Communities Act ("the Act"). Why is this important to Sun City AZ?

The Act provides that all owners, regardless of age or residency, are mandatory members which jeopardizes Sun City's age-restricted character. RCSC has supported Sun City's long-standing age restrictions by requiring its members to meet the 55+ age restrictions. Under the Act, RCSC would have to grant

recreational facilities access to owners under age 55 and/or living outside of the community. Granting access to absentee owners promotes conversion to rentals which will reduce owner-occupied renovations and devalue community real estate. Del Webb built the recreational facilities to accommodate the occupants of the homes in Sun City AZ, so the additional use by owners residing in surrounding communities may overload the facilities. In addition the Act allows underage, absentee owners to serve on the Board of Directors, unlike RCSC which requires its Board to meet member qualifications of ownership, age and residency. RCSC does not believe such changes are in the best interest of the community.

Within the Act, "declaration" is used 37 times which denotes its importance to complying with the Act and the definition of a declaration is "any instruments, however denominated, that establish a planned community." There is no declaration that established the community of Sun City AZ, so how would the Act apply? RCSC, whose sole purpose is to support the

recreational facilities in Sun City AZ, has never operated under the Act in its more than 50 years of existence. RCSC does not now, nor has it ever regulated or monitored private residences located in Sun City AZ which is a primary function of the Act.

The Act would provide for an automatic lien against Sun City AZ properties from the time an assessment comes due and requires that the lien be extinguished unless proceedings to enforce the lien are instituted within three years. Therefore, the Act may actually require RCSC to foreclose to protect its interest, which it has never done in its history. RCSC does not believe this to be beneficial to Sun City AZ homeowners.

We are asking you to register your support of this measure by emailing the Government committee, just copy and paste the email addresses below and ask them to vote in favor of HB2374:

jkavanagh@azleg.gov, kpayne@azleg.gov, wblackman@azleg.gov

, wpetersen@azleg.gov, bthorpe@azleg.gov, btoma@azleg.gov, iblanc@azleg.gov,

ddegrazia@azleg.gov, despinoza@azleg.gov, jjermaine@azleg.gov, lsierra@azleg.gov

Thank you!

Jan M. Ek, CMCA, PCAM | General Manager
Recreation Centers of Sun City, Inc.

10626 W Thunderbird Blvd Sun City AZ 85351

P: 623-561-4610 F: 623-561-4601 E: jek@suncityaz.org

www.suncityaz.org 1-844-4 SUN CITY

Connect with Sun City AZ on Social Media



10626 W Thunderbird Blvd
Sun City, AZ 85351
(623) 561-4600

Second email



CORRECTION: If you experienced any difficulties cutting and pasting the email addresses within the first email received, please use this version below. Again, your support regarding this matter is appreciated.

IMMEDIATE ATTENTION REQUIRED:

We need your support!

The intent of HB2374

(<https://www.azleg.gov/legtext/54leg/1R/bills/hb2374p.pdf>) is to clarify that the Recreation Centers of Sun City ("RCSC") is not subject to Arizona Revised Statute Title 33, Chapter 16 the Planned Communities Act ("the Act"). Why is this important to Sun City AZ?

The Act provides that all owners, regardless of age or residency, are mandatory members which jeopardizes Sun City's age-restricted character. RCSC has supported Sun City's long-standing age restrictions by requiring its members to meet the 55+ age restrictions. Under the Act, RCSC would have to grant recreational facilities access to owners under age 55 and/or living outside of the community.

Granting access to absentee owners promotes conversion to rentals which will reduce owner-occupied renovations and devalue community real estate. Del Webb built the recreational facilities to accommodate the occupants of the homes in Sun City AZ, so the additional use by owners residing in surrounding communities may overload the facilities. In addition the Act allows underage, absentee owners to serve on the Board of Directors, unlike RCSC which requires its Board to meet member qualifications of ownership, age and residency. RCSC does not believe such changes are in the best interest of the community.

Within the Act, "declaration" is used 37 times which denotes its importance to complying with the Act and the definition of a declaration is "any instruments, however denominated, that establish a planned community." There is no declaration that established the community of Sun City AZ, so how would the Act apply? RCSC, whose sole purpose is to support the recreational facilities in Sun City AZ, has never operated under the Act in its more than 50

years of existence. RCSC does not now, nor has it ever regulated or monitored private residences located in Sun City AZ which is a primary function of the Act.

The Act would provide for an automatic lien against Sun City AZ properties from the time an assessment comes due and requires that the lien be extinguished unless proceedings to enforce the lien are instituted within three years. Therefore, the Act may actually require RCSC to foreclose to protect its interest, which it has never done in its history. RCSC does not believe this to be beneficial to Sun City AZ homeowners.

We are asking you to register your support of this measure by emailing the Government committee, just copy and paste the email addresses below and ask them to vote in favor of HB2374:

jkavanagh@azleg.gov; kpayne@azleg.gov; wblackman@azleg.gov;

wpetersen@azleg.gov; bthorpe@azleg.gov; btoma@azleg.gov; iblanco@azleg.gov;

ddegrazia@azleg.gov; despinoza@azleg.gov; jjermaine@azleg.gov; lsierra@azleg.gov

Connect with Sun City AZ on Social Media



10626 W Thunderbird Blvd
Sun City, AZ 85351
(623) 561-4600