

# What Is Sun City West?

(WE'RE NOT A CITY)

## **SUN CITY WEST is:**

- ▶ Unincorporated community
- ▶ Census designated place
- ▶ No city/local government; closest government is Maricopa County
- ▶ Typical municipal services are spread out through many organizations, some of which are non-profit
- ▶ It is comprised of businesses, homeowners, and non-profits. RCSCW is one of the organizations WITHIN Sun City West

## **RECREATION CENTERS OF SUN CITY WEST is:**

- ▶ An Arizona non-profit corporation, and an Arizona Planned Community, located within the Sun City West boundaries.

QuickFacts provides statistics for all states and counties, and for cities and towns with a population of 5,000 or more.

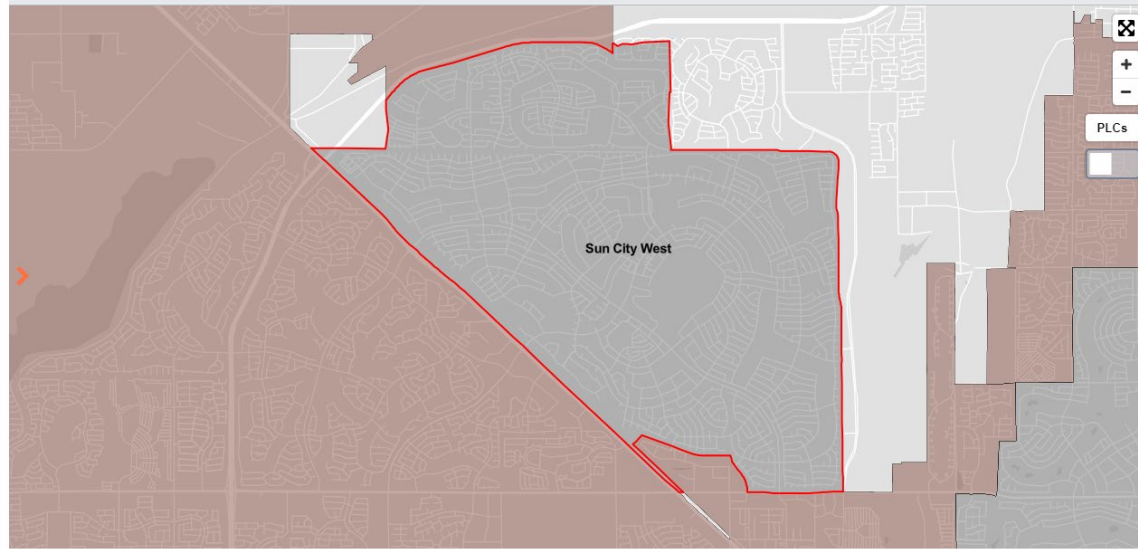
Enter state, county, city, town, or zip code    -- Select a fact --

CLEAR    TABLE    MAP    CHART    DASHBOARD    MORE

Map

TIGERweb >

Population Estimates, July 1 2021, (V2021)

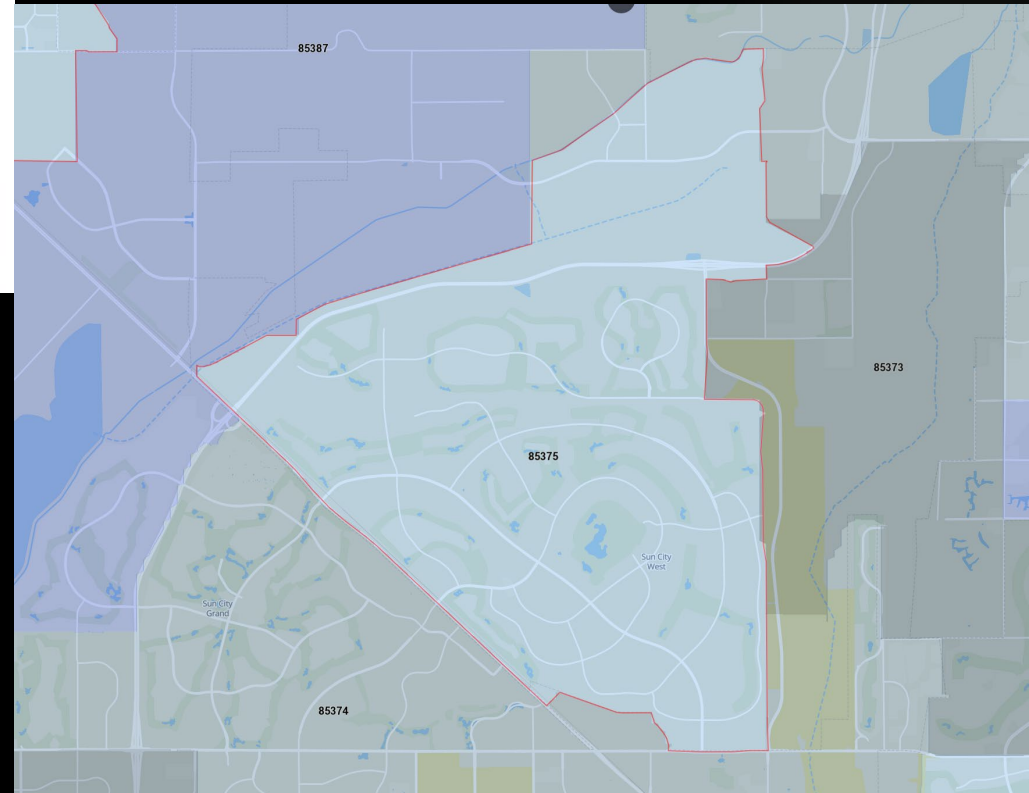


US Census

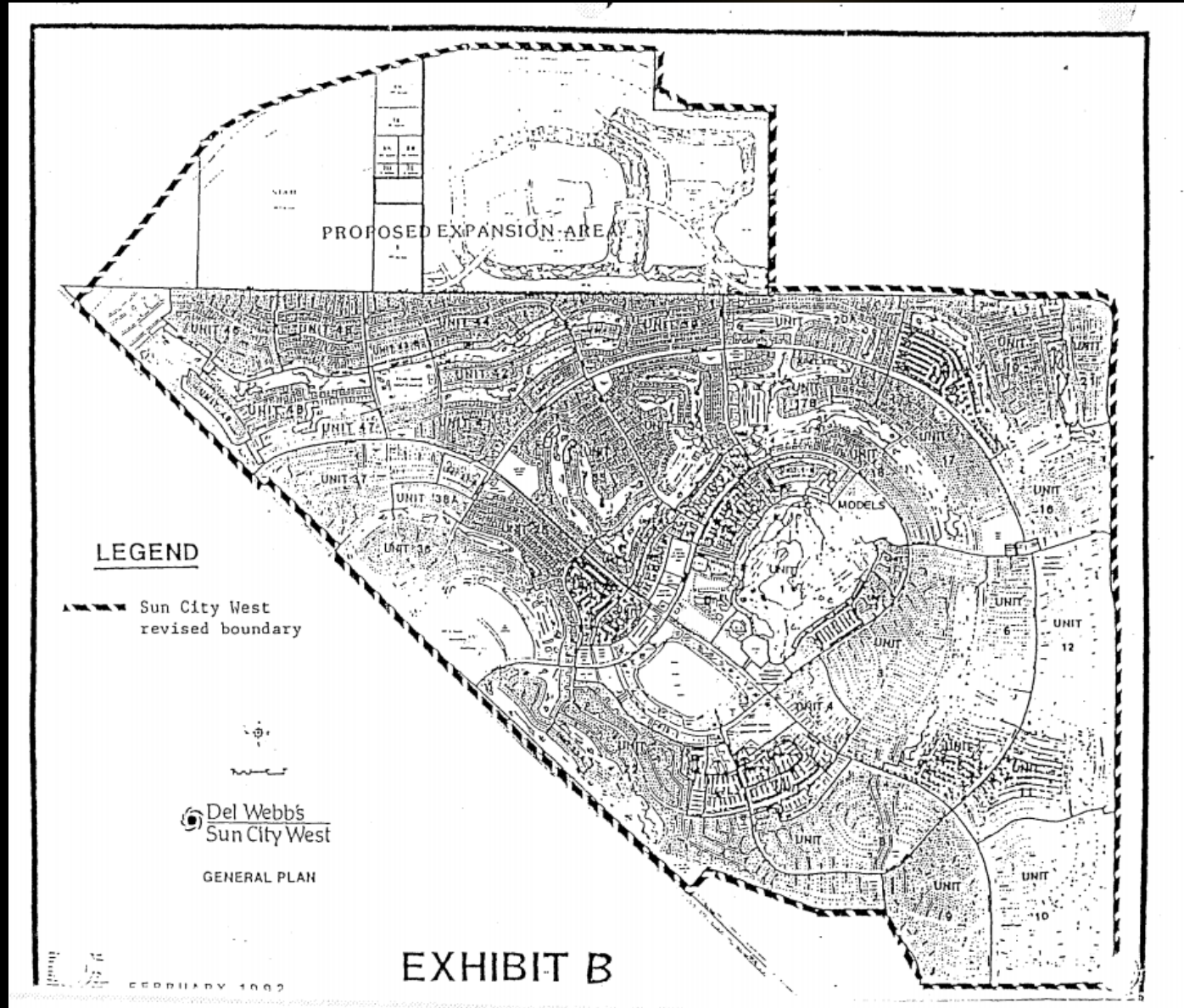
Populations below 5,000 are not in QuickFacts and therefore Not Selectable

Selectable    Not Selectable

USPS 85375



For most Association discussions, we use the original boundaries outlined in our Articles of Incorporation, including the “Expansion Area”



So rather than ask  
“What is Sun City West?”  
the better question for this class is:

*What is “The Recreation Centers  
of Sun City West Inc.”?*

*(RCSCW, the Rec Centers, the Association)*

RCSCW is:

- A “Social Welfare Organization”  
**IRS 501(c)4**
- An Arizona nonprofit corporation  
**ARS 10-3101**
- A Planned Community  
**ARS 33-1801**

# Social Welfare Organization:

## **IRS: 501(c)4 Tax-Exempt Social Welfare Organization**

A membership organization formed by a real estate developer to own and maintain common green areas, streets, and sidewalks and to enforce covenants to preserve the appearance of the development may be exempt as a social welfare organization if it is operated for the benefit of all the residents of the community.

# Arizona Nonprofit Corporation:

## ARS 10-3101 Arizona Nonprofit Corporation Act

The Act governs nonprofit corporations with regard to corporate structure and procedure. Planned communities may organize as nonprofit corporations or unincorporated associations. If organized as a nonprofit, as with most Arizona associations, it will be governed by the Nonprofit Corporations Act.

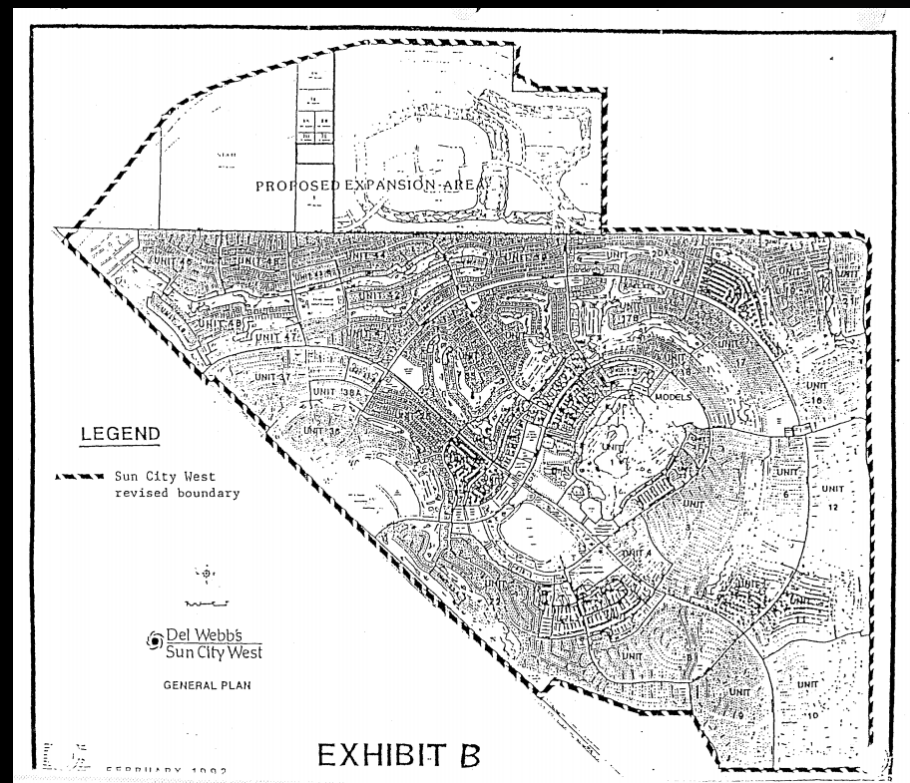
Entity Details			
<b>Entity Name:</b>	RECREATION CENTERS OF SUN CITY WEST, INC.	<b>Entity ID:</b>	01256214
<b>Entity Type:</b>	Domestic Nonprofit Corporation	<b>Entity Status:</b>	Active
<b>Formation Date:</b>	9/25/1979	<b>Reason for Status:</b>	In Good Standing
<b>Approval Date:</b>	9/25/1979	<b>Status Date:</b>	10/16/2019
<b>Original Incorporation Date:</b>	9/25/1979	<b>Life Period:</b>	Perpetual
<b>Business Type:</b>	Age Restricted Planned Community With Recreation Facilities	<b>Last Annual Report Filed:</b>	2022
<b>Domicile State:</b>	Arizona	<b>Annual Report Due Date:</b>	10/25/2023
		<b>Years Due:</b>	
<b>Original Publish Date:</b>	5/13/1980		



# A Planned Community:

## ARS 33-1801

The Act applies to all planned communities in the state of Arizona. It addresses records retention, member notices, voting, assessment collection, and foreclosure, among other things.



*So, who is responsible for what?*

# Typical city services, and who is responsible in SCW:

<b>Public Safety</b>	<b>MCSO • Arizona Fire and Medical</b>
<b>Roads and Traffic</b>	<b>MCDOT • ADOT • MCSO • PRIDES</b>
<b>Transportation</b>	<b>NWV Connect • Private companies</b>
<b>Social Services</b>	<b>Benevilla • Sun Health • Community Fund</b>
<b>Parks and Recreation</b>	<b>RCSCW • Briarwood • Hillcrest</b>
<b>CC&amp;Rs</b>	<b>RCSCW • OHOA</b>
<b>Businesses</b>	<b>Alliance of Business and Community • Surprise Regional Chamber</b>
<b>Liaison with other governments</b>	<b>PORA</b>

# More about RCSCW's role:

- ▶ RCSCW (“the Association”) is a part of Sun City West
- ▶ **Per the Bylaws, we have two Classes of membership:**
  - ▶ **Owners** (mandatory membership, comes with all rights and privileges, including using facilities, joining clubs and voting)
    - ▶ *Anyone listed on deed is considered an Owner-Member and MUST sign a Facilities Use Agreement, and pay annual dues*
  - ▶ **Associates** (living in household but not on deed; voluntary membership; may use facilities and join clubs; may not vote in RCSCW election)
  - ▶ **Tenants** (not classified as members, per the Bylaws, but they may purchase activity usage cards; voluntary; may use facilities and join clubs; may not vote in RCSCW election)

# More about RCSCW's role:

- ▶ Owners have access to the facilities we manage, including:
  - ▶ 7 golf courses (there are 9 in SCW)
  - ▶ 4 recreation centers
  - ▶ 1 library
  - ▶ 1 Sports Pavilion
  - ▶ ... and the list goes on, and on, and on...
- ▶ The Association, not the residents, own these facilities

# More about RCSCW's role:

We are governed by HOPA, the Housing for Older Person's Act

- ▶ **Allows us to maintain a 55+ status**

- ▶ At least 80 percent must be 55+

- ▶ Anyone may own a home here, but at least one person residing in the home must be at least 55

- ▶ ie, 19-year-old owner living with 55-year-old parent

- ▶ 30-year-old investor rents her home but does not live here

- ▶ **ADA Exceptions**

- ▶ **Widow Exceptions**

# More on RCSCW

- Volunteer, elected Governing Board hires a professional General Manager.
- GM hires paid staff; staff works with volunteers

<b>Governing Board</b>		<b>Management (GM)</b>
Hires a General Manager	↔	Hires Staff
Drafts/Adopts Policy	↔	Follows Policy
Oversight of Operation	↔	Manages Association
Reviews/Adopts Budget	↔	Proposes/Manages Budget
Five Standing Committees	↔	Works with Committees

# It's not a secret. It's written down!

- READ THE BYLAWS – they outline Board and GM duties and restrictions!
  - [gb.suncitywest.com](http://gb.suncitywest.com)



Here's a couple more important things to think about ...

# Be sure you're comparing Apples to Apples

	<b>Sun City West</b>	<b>Sun City</b>	<b>Sun City Grand</b>	<b>Corte Bella</b>
Municipal Status	Unincorporated	Unincorporated	City of Surprise	Unincorporated
Arizona Revised Statutes	Title 33 (Planned Communities) & Title 10 (Corporations)	Title 10 (Corporation)	Title 33 (Planned Communities)	Title 33 (Planned Communities)
Population	28,700	37,500	16,000	3,000
Opened	1979	1960	1996	2003
Age Restriction	55+	55+	45+	45+
Assessments	Per person	Per lot	Per lot	Per lot

# Sun Cities' Population as a percentage of Maricopa County

	1980	1990	2000	2010	2014	2020
Maricopa County	1,409,175	2,122,101	3,072,149	3,817,117	4,009,412	4,485,414
Sun City West	3,722	15,997	26,344	24,535	24,774*	25,806
Sun City	40,505	38,126	38,309	37,499	38,115*	39,931
<b>% Population</b>	<b>3.1%</b>	<b>2.6%</b>	<b>2.1%</b>	<b>1.63%</b>	<b>1.57%</b>	<b>1.47%</b>

As a  
percentage  
of  
District 4

	2000	2010	2020
Avondale	35,883	76,260	39,334
Buckeye	6,537	51,394	91,502
El Mirage	7,609	31,821	35,805
Glendale	218,812	226,571	248,325
Goodyear	18,911	65,484	95,294
Litchfield Park	3,810	4,895	6,847
Peoria	108,364	154,280	190,985
Surprise	30,848	117,741	143,148
Sun City	38,309	37,499	39,931
Sun City West	26,344	24,535	25,806
Wickenburg	5,082	6,451	7,474
Youngtown	3,010	6,152	7,056
TOTALS:	503,519	803,073	931,507
<b>SCs % of Dist 4</b>	<b>12.84%</b>	<b>7.72%</b>	<b>7.06</b>

## Other Interesting 2020 Census Facts

- White: 97.5 percent white; down from 98.2 in 2016. (Black: 0.7%; Asian, 0.4%; Hispanic 0.5%)
- Veterans: 6,018 (up from 5,852 in 2016)
- Foreign born persons: 5.6%
- Owner-occupied housing units: 87.9 (up from 86.8 percent)
- Median value of owner-occupied housing units: \$221,500 (up from \$175,800)
- Median gross rent: \$1,250 (was \$1,248)
- Persons per household: 1.66 (was 1.65)
- Language other than English spoken at home: 4 % (was 3.4%)

## Other Interesting 2020 Census Facts

- High school graduate or higher: 95.3 percent (up from 94.5%)
- With a disability, under age 65: 17.8 percent (up from 16.3%)
- In the labor force: 12.6%
- Females in the labor force: 11.8%
- Persons in poverty: 7.5 percent (up from 5.9 percent)