



ORGANIZATION OF HOAs IN SUN CITY WEST

We are an advisory organization that was formed in 1978 by a group of HOA board members living in SCW. There are 106 HOA's with 4507 rooftops representing approximately 7584 owner members in SCW. We represent approximately 27% of the population of SCW.

MISSION STATEMENT

The Organization of HOAs in SCW mission is to inform, educate, and support all homeowner associations in Sun City West, Arizona.

There are 106 HOA's in SCW

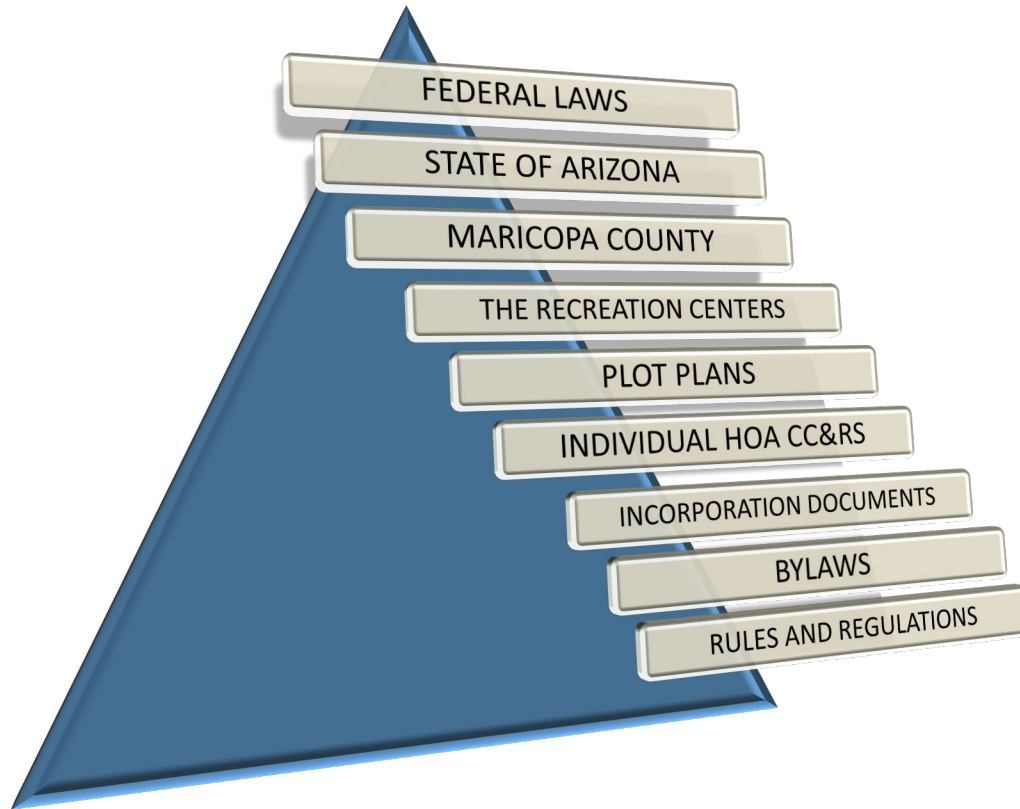


- HOA's might be single family dwellings, condominiums, duplexes (known as "twins"), Casita's or townhomes. Regardless of the name, if you pay monthly dues, you can be sure you are a member of an HOA. These are managed by a board elected by homeowners that own in that particular HOA. Each HOA has its own set of CC&Rs, Bylaws, and Rules and Regulations.

Things You Need to Know When Purchasing in an HOA

- After you make an offer to purchase, you must be given a copy of the CC&R's (Covenants, Conditions and Restrictions that pertain to your HOA) and the Bylaws.
- Some HOAs do not allow rentals.
- Some do not allow pets or have restrictions on type or size.
- Some do not allow you to build a fence or extend the height of your existing fencing.
- Some pay for roofs, exterior painting, water, sewer, landscape and the preservation of your alley and parking pavement.
- Dues will go up in order to pay for the upkeep of your property.
- All have Boards and need participation from members. Contrary to popular belief an HOA does not run by itself.

HIERACHY OF LAWS GOVERNING HOA'S IN ARIZONA



I live in an HOA – Now What?

- Know the name of your HOA, the name of board members, and management company if applicable.
- Read your CC&Rs, Bylaws, Rules and Regulations, and check out the HOA's web site if available.
- Attend Board meetings held no less than once per year per state statute and your Bylaws.
- Volunteer to be on a committee and once you have your feet wet, volunteer to be on your board.
- Get trained through our organization.



ORGANIZATION OF HOAs IN SUN CITY WEST

- We offer a 1-day overview class, a 3-day Introductory Board Training class and a 2-day Advanced Board Training to all HOA's in SCW
- Seminars from November through April for all member associations
- Newsletters from October through April for all member associations
- Our office is open 3 days a week to answer questions
- We are a clearing house for information that pertains to HOA boards and their homeowners
- We receive over 200 calls and e-mails a month from title companies, realtors, homeowners, prospective buyers and boards.
- Our office is located at 14465 RH JOHNSON BLVD, inside the Foundation Office.