

What is Sun City West?

Sun City West

- **Unincorporated community**
(no municipal/city layer)
- **Census-designated place**

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

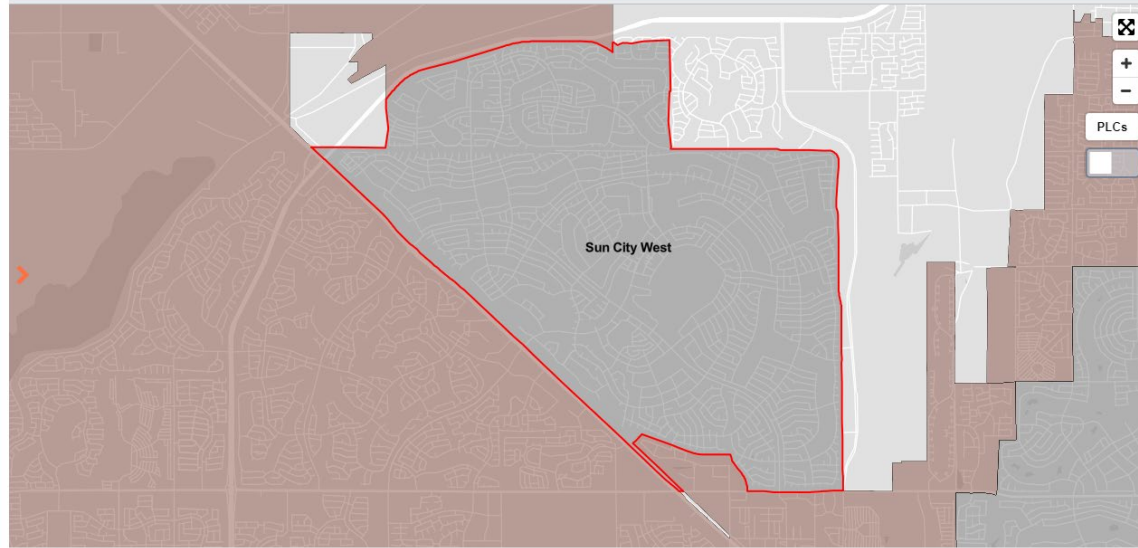
Enter state, county, city, town, or zip code -- Select a fact --

CLEAR TABLE MAP CHART DASHBOARD MORE

Map

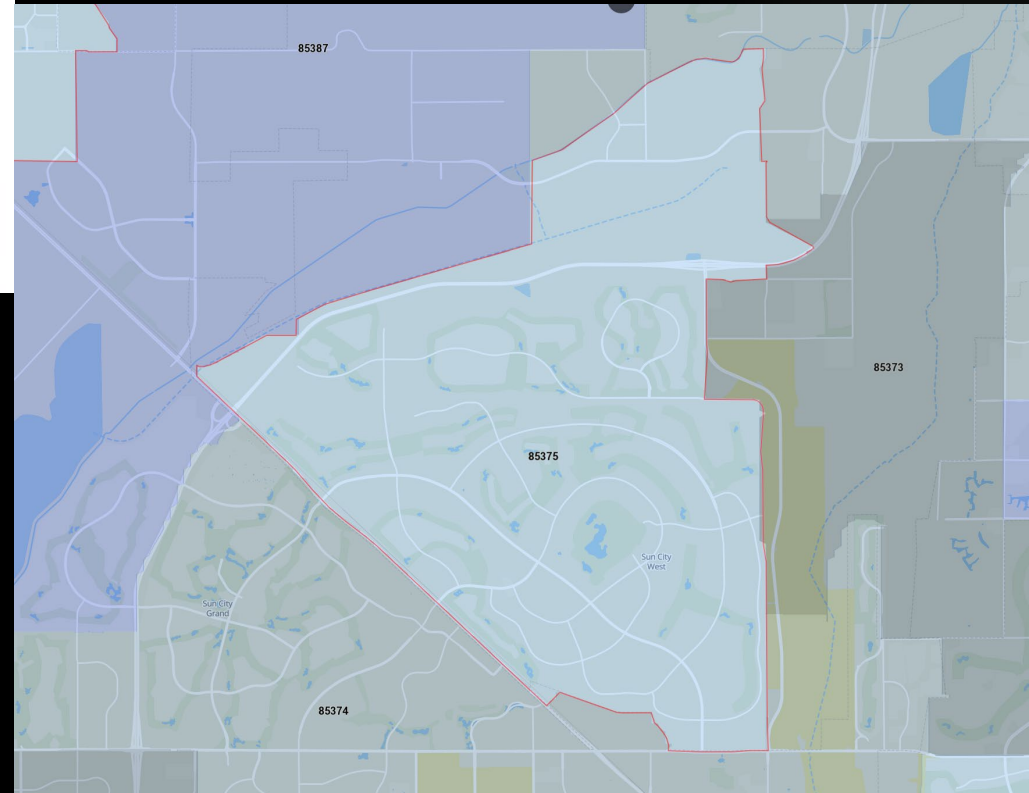
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Population Estimates, July 1 2021, (V2021)



NA X
US Census
Populations below 5,000 are not in QuickFacts and therefore Not Selectable
Selectable Not Selectable

USPS 85375



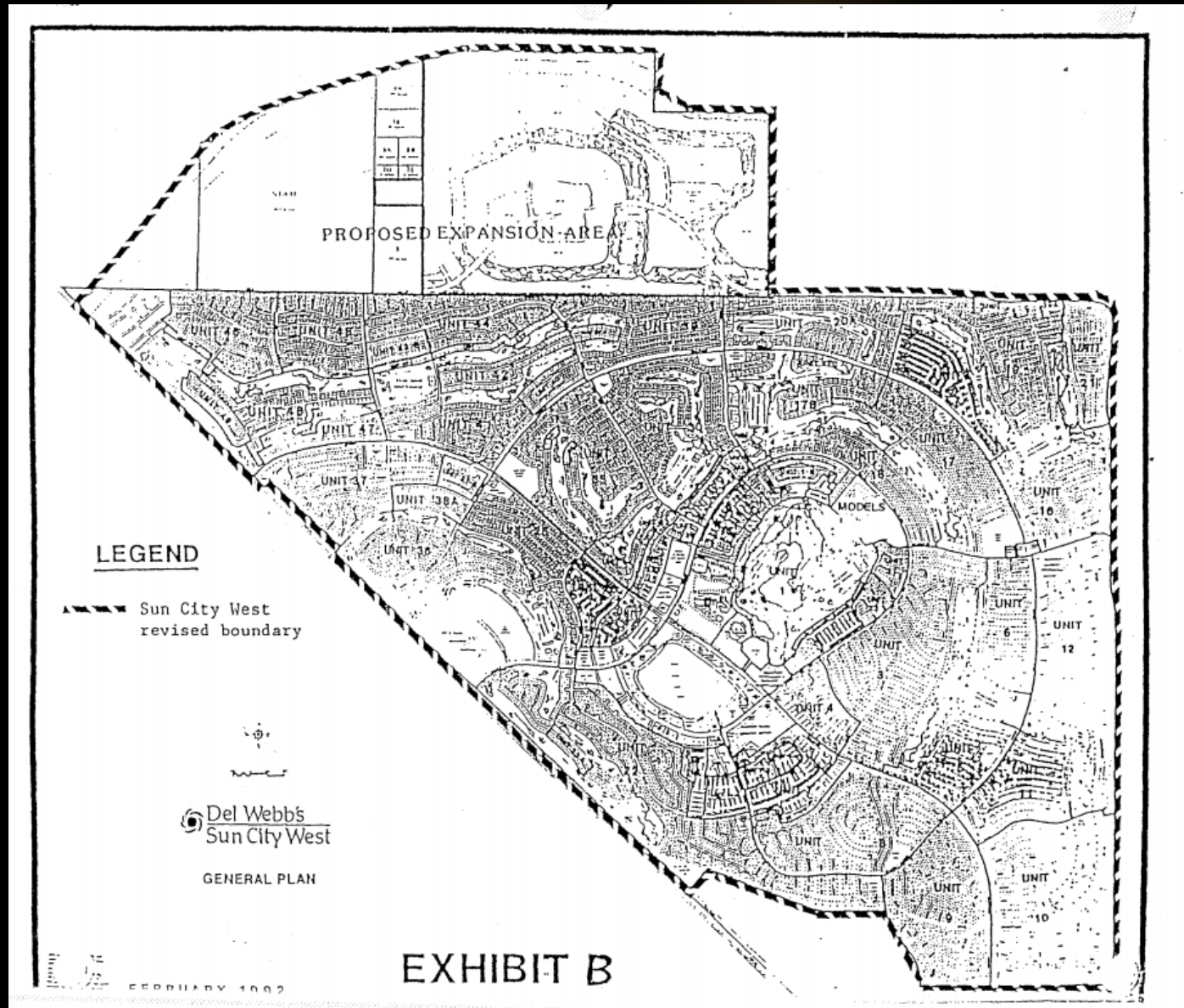
Let's talk about the

**Recreation Centers of
Sun City West**

Also known as

- ▶ The Rec Centers
- ▶ The Association
- ▶ RCSCW

Our Articles of Incorporation define our boundaries



Sun City West

Sun City West

Sun City West

Posse	Community Fund	MCSO	Helping Hands
Residents	Service Orgs	Non-chartered Clubs	
PORA	RCSCW	Foundation	Hospital
Fire	Businesses	HOAs	PRIDES
Churches	Hillcrest	Briarwood	<i>Corte Bella</i>*

Maricopa County District Four

Sun City West

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Maricopa County District Four

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Avondale

Peoria

Buckeye

Sun City

El Mirage

Surprise

Glendale

Wickenburg

Goodyear

Youngtown

Litchfield Park

Maricopa County

Maricopa County District Four

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Litchfield Park

Maricopa County

District One

District Two

District Three

District Five

Maricopa County District Four

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El Mirage	Surprise
Glendale	Wickenburg
Goodyear	Youngtown
Litchfield Park	

State of Arizona

Maricopa County

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State of Arizona

Maricopa County

**District
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**Maricopa County is the
Fourth Largest County
in America!**

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
% Population	3.1%	2.6%	2.1%	1.63%	1.57%	1.47%

**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
SCs % of Dist 4	12.84%	7.72%	7.06

So the question is not **What is Sun City West,**

but rather

What are the Recreation Centers of Sun City West?

**The Rec Centers are
an Arizona Non-Profit Corporation & Planned Community
located within the boundaries of the census-designated
community of Sun City West**

- **An Arizona** – Governed by Arizona Revised Statutes
- **Non-profit** – Governed by IRS 501(c)4 regulations
- **Corporation** – Governed by ARS 10-3101
- **Planned Community** – Governed by 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

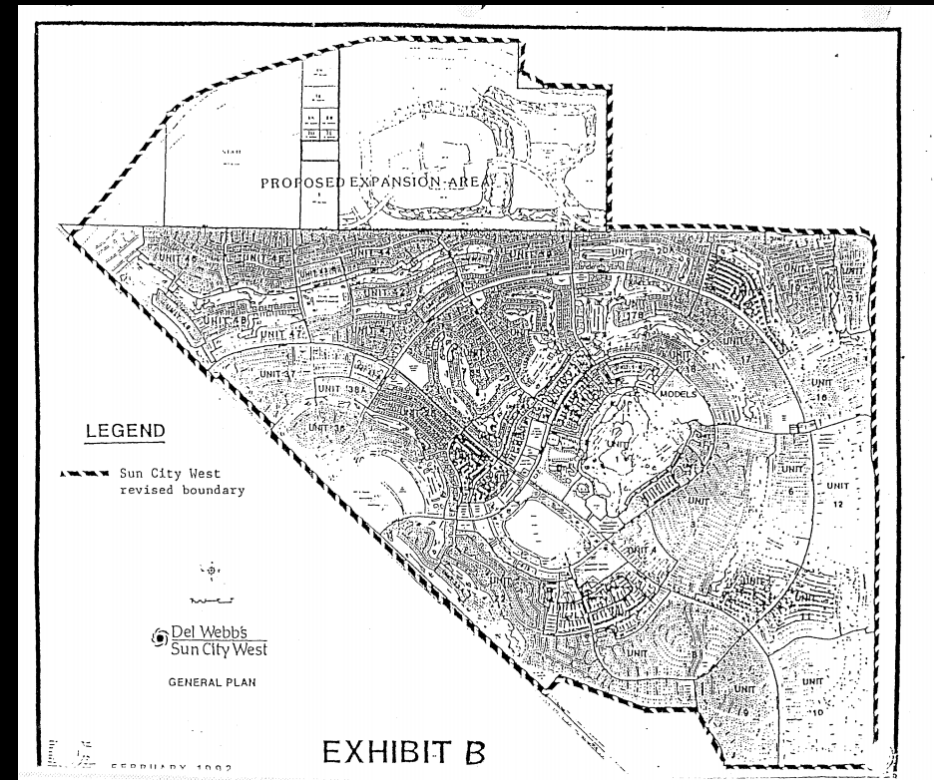
The Act governs nonprofit corporations with regard to corporate structure and procedure. Planned communities may organize as nonprofit corporations or unincorporated associations. If organized as a nonprofit, as with most Arizona associations, it will be governed by the Nonprofit Corporations Act.

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

Public Safety	MCSO • Arizona Fire and Medical
Roads and Traffic	MCDOT • ADOT • MCSO • PRIDES
Transportation	NWV Connect • Private companies
Social Services	Benevilla • Sun Health • Community Fund
Parks & Recreation	RCSCW • Briarwood • Hillcrest
CC&Rs	RCSCW • OHOA
Businesses	Alliance of Business & Community • Surprise Chamber
Governmental Liaison	PORA

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

Governing Board		Management (GM)
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

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

Be sure you're comparing Apples to Apples

	Sun City West	Sun City	Sun City Grand	Corte Bella
Municipal Status	Unincorporated	Unincorporated	City of Surprise	Unincorporated
Arizona Statutes	Titles 33 & 10	Title 10	Title 33	Title 33
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

Other Interesting Facts

2020 Census

- 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)

Other Interesting Facts

- Persons per household: 1.66 (was 1.65)
- Language other than English spoken at home: 4 % (was 3.4%)
- 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)