



Welcome to Our 2019 Annual Homeowners Meeting

“Old Glory” Atop Flat Top Mesa

There are 252 names on the plaques on the wall behind me



“Remembering our Departed Friends & Loved Ones

- **Patricia Anne Hunt**, long time resident & wife of Ray Hunt, passed away February 21, 2019. She would have been 79 years old April 26, 2019.
- **John Miskimins**, 101st Airborne, Vietnam, left us way too soon on May 28, 2016.
- **Paul Weiss** passed away June 15, 2019.
- **Bill Johnson** - passed away April 24, 2016.
We miss your guidance & inspiration. Love you forever. – Georgia Johnson
- Memorial tribute to **Shirley F. Schoedel** by her Daughter Susan Dillard.
Shirley was a resident for 2 happy years. Her greatest love was borrowing books from the Library. Shirley will be missed by many.
- **Stephen Harrison** was a resident of Sun City for 10 years and died on September 14th, 2019. He was 79 years old, his death was quick, and since he was a believer of God and heaven, this was a joyous occasion for him and those that loved him. Remembered by his friend – Lourdes Marshall

Sun City Community - 2020 Budget + Key Data

Anthem Mesquite Master Assoc

(AMM – \$1.0M Rev - \$44/mo)

Sun City Mesquite

(SCM - \$2.7M Rev - \$110/mo)

**2020 HOA
Budget
\$3.74M Rev**

Branding Iron

(BI - \$61K Rev)

Buildout of	Now	+ 4 yrs
4,500 homes	Est 2019	Est 2023
# Homes	1,702	2,271
% Buildout	38%	50%
# Residents	3,132	4,179
TDS Gone	May 2022	
Owner BOD	+ 17 yrs ->	Est 2036
# Homes		4,091
% Buildout		91%
# Residents		7,527

HOA Cost Structure -SCM/AMM/BI			
P&L - % of Rev	Act 2018	Est 2019	Bud 2020
Admin	33%	32%	31%
Utilities	25%	23%	22%
Maint	22%	21%	21%
Reserves	20%	24%	26%
Total	100%	100%	100%
% in Resv - SCM	65%	78%	87%
% in Resv - AMM	85%	90%	95%

Resale \$/Sq Ft (% of resales '16-'19)	Avg Annual % incr '16-'19
< 1,600 sf - (52%)	9.5%
1,600 - 2K sf - (23%)	8.9%
2,000 sf + - (25%)	6.7%

**9 avg Resales/mo ~ 110/yr '16-'18
vs ~ 140/yr Pulte--**

BI Resv = 95%

From 2008 – 2020 (12 yrs), SCM/AMM Dues incr at an Avg Annual Rate = **2.1%** (\$120/mo to \$154/mo)
From 2015 – 2020 (5 yrs), SCM/AMM Dues incr at an Avg Annual Rate = **1.1%** (\$146/mo to \$154/mo)

Note: **Annual rate of inflation** – since 2008 – **1.6%**; since 2015 – **2.0%**

Sun City Community – Committees + Board Liaison

1 – Finance – Meets Monthly to Analyze the Financials of SCM, AMM BI:

- 5 Volunteers – Highly accomplished in Finance & Legal matters, 100's of years of experience 😊
- Invaluable addition to Community Providing Analytical Support to the Board of Directors
- **12 Mtgs, 12 RFI's, 30+ Cap/Resv items to BOD, Insur, 2020 Budget, Cash Mgmt (\$50K add'l int)**

2 – Architectural Review Cmtee (ARC) – Supports SCM Aesthetics & Standards via Design Guidelines:

- 5 Volunteers + 2 Staff meet every 2 weeks + Add'l time for Inspections
- 2018 Inspection backlog of 775 complete & Design Guidelines Revised May 2019. Huge Effort !
- **YTD 2019 - 31 ARC Apps per mtg - up 48% from 2017 & Weekly Inspections up 38% from 2017**

3 – Covenants – Uphold CC&R's, Design Guidelines & Community Rules & Regs

- 5 Elected Volunteer Reps support ARC & Community Standards
- Reference Docs are listed on the web site under “**Community Governance**”
- **5 Homeowner hearings in 2018 -- 3 in 2019 YTD**

4 – Landscape – Preserve/Enhance HOA Common Areas + Environmental Assets:

- 3 Volunteers meet monthly or more frequently as necessary
- Landscaping review w/Kokopelli, water features, tree trimming w/Arborist
- Advisory re: Water Conservation Methods/Application – Conversion of Turf Area under review

5 – Communications – Focus on Awareness in SCM & How it Communicates:

- 9 Volunteers + 2 Staff produce the Monthly Newsletter – Sun City Mesquite Times
- Monthly meetings held to plan next issue & assign writers
- Volunteers or article writers always welcome !!!

Sun City Community – Pioneer Center Staff – 14 FTE's

1 – Lifestyles – Deborah Demos & Shawn Rice:

- **220 Events in 2019, up 30% from 2018 – On-site events, Vegas shows, Domestic & Int'l**
- Tireless focus on Quality Combo of **Event Service, Diversity, Interest Assessment**
- Diligent focus on Annual Sponsors = \$9.5K → maximizing ticket value for Residents

2 – Compliance/ARC & CC&R Support – Lorraine Deshayes & Robin Aunchman:

- **31 ARC Apps/mtg - up 48% from 2017 & Weekly Inspections up 38% from 2017**
- Tireless focus on Quality Combo of **Speed, Accuracy & Consistency**– “Everyone Handled ! “
- **Daily Mgmt** of Multiple Compliance-related issues – “Everyone Notified ! “

3 – Concierge – Lori Arnone + Smitty, Lisa G, Pattie G, Gloria, Joni, Judi, Gaye, MJ, Adrian, Valerie:

- Front Desk Walk-in & Phone Support – **400+ check-ins/day, dozens of request types, etc**
- Tireless & Speedy Provider of **Premier Cust Svc with a SMILE** – “Everyone Happy ! “
- At times, this position can be overwhelming – **Please be Patient** so “Everyone's Happy !”

4 – Facilities Maint – John Davis + Pablo, Kevin H, Frank G & Paul:

- All Bldg & Grounds Maintenance/Sppt – Facilities are 12 yrs old, still looking great !
- Tireless focus on Premier Cust Svc & Quality
- 50% of Maint time is spent supporting Activity set-up

5 – Community Mgr – Phil Crapo & Seabreeze:

- Highly Competent, **Award-Winning Management Team** – Open-Door/Always Accessible Policy
- Quality Focus on **Budgetary Mgmt of our Dues at the Direction of the Board of Directors**
- Lorraine now CAM (Community Assoc Mgr) & Deborah is advancing towards the CAM

Sun City Community – Web Site

1 - MAIN PAGE as you open on left:

“Keep Me Updated” – email will be sent to you with suncitymesquite.org web site updates

2 - MAIN PAGE also contains:

8 Buttons in a red box on left – Let’s look @ **“Community Governance”**

Community Governance contains:

- Suggestions/Comments
- Report a Concern
- HOA Calendar
- Committees
- BOARD of Directors Agendas/Minutes
- Annual Budgets & Financial Statements
- **On-Line Documents**



- **CC&R's** (93 pages)
- **Community Rules & Regs** (31 pages)
- **ARC Design Guidelines** (43 pages revised May 2019) – ARC Committee Ref
- – All are searchable – hit “Ctrl F” – These Docs are the references for the Covenants Committee

Sun City Community – Communication

Communication from HOA:

- Web Page – suncitymesquite.org
- HOA sent 18 “Blast emails” to Homeowners in 2019
- Weekly Pioneer Press each Thursday
- Monthly Fireside Chat (2 times on first Friday of month)
- Monthly Newsletter produced by Communications Committee – also mailed to 110 Homeowners
- Quarterly Board Meetings
- Homeowner Board Member Representative email & phone
- Community Manager email & phone + Open Door Policy

Communication to the HOA:

- “Homeowner Comment/Concern” Form at Front Desk or “See Phil/Staff” – Open Door Policy
- Facilities/Maint Issue – John Davis office, email or phone
- Seabreeze Mgmt Company email
- Board Member email
- Emails listed on web page and/or in Weekly Pioneer Press

Suggestions re: email communication

1. When emailing, copy yourself.
2. If no response, forward original email with “2nd request” in the subject line & copy yourself again.
3. If still no response, forward 2nd request with “3rd request” in the subject line.
4. If still no response, either phone or send email chain to upline mgmt & repeat. Or, maybe there’s a technical problem ???

Sun City Community – 10 NV/UT HOA's

Source:	2019	Monthly Dues			Home Sq Ft Ranges		Home Prices K\$		Construction	
		www.55places.com/nevada	# Homes	Master	HOA	Total	Low	Hi	Low	Hi
1- Sun City Summerlin-LV	7,779	\$137	\$165	\$302	1,086	2,895	\$250	lo \$1M	1989-99	3 golf courses 4 clubhouses, 3 restaurants
2- Los Prados, NV	1,358	\$67	\$184	\$251	1,083	3,300	\$225	\$450	1986-1998	1 clubhouse, gated community
3- Siena - NV	2,001	\$0	\$225	\$225	1,235	3,192	\$250	lo \$1M	2000-2006	1 golf course 1 Community Center (55K sf)
4- Sun River, St. George, UT	2,300	\$0	\$172	\$172	1,008	3,184	\$250	\$799	1998-????	1 clubhouse (35K sf), golf course
5- Sun City Mesquite	1,680	\$44	\$110	\$154	1,256	2,564	\$233	\$550	2007-????	1 golf course, 1 restaurant 1 clubhouse (30K sq ft)
6- Sierra Canyon-Reno	1,226	\$0	\$105	\$105	1,225	2,575	\$375	\$650	2004-2017	1 clubhouse (19K sf)
7- SC Anthem-Henderson	7,144	\$0	\$101	\$101	NA	NA	\$250	lo \$1M	1998-2008	2 golf courses 3 clubhouses (130K sq ft total)
8- Sun City Aliante-NLV	2,028	\$60	\$39	\$99	1,155	2,105	\$225	\$375	2003-2008	1 golf course, 1 clubhouse
9- Solera @ Anthem-Henderson	1,822	\$0	\$62	\$62	1,140	1,771	\$225	\$350	2003-2008	1 golf course 1 clubhouse (24K sf), gated
10- SC MacD Ranch-Henderson	2,513	\$0	\$52	\$52	1,090	2,027	\$225	\$525	1996-2001	1 golf course (resident owned)



**Thank you for Attending the
2019 Annual
Homeowners Meeting**