



THIS IS NOT YOUR
TYPICAL "SAC"
PRESENTATION



INSTEAD, RANDOM THOUGHTS and IDEAS
EXPRESSED BY ONE DIRECTOR OF THE
RCSC BOARD ARE EXPRESSED HERE





ASSESSMENT

LONG RANGE PLANNING

SEARCH FOR NEW GM

BUDGET



TECHNOLOGY, SAFETY & SECURITY

PIF

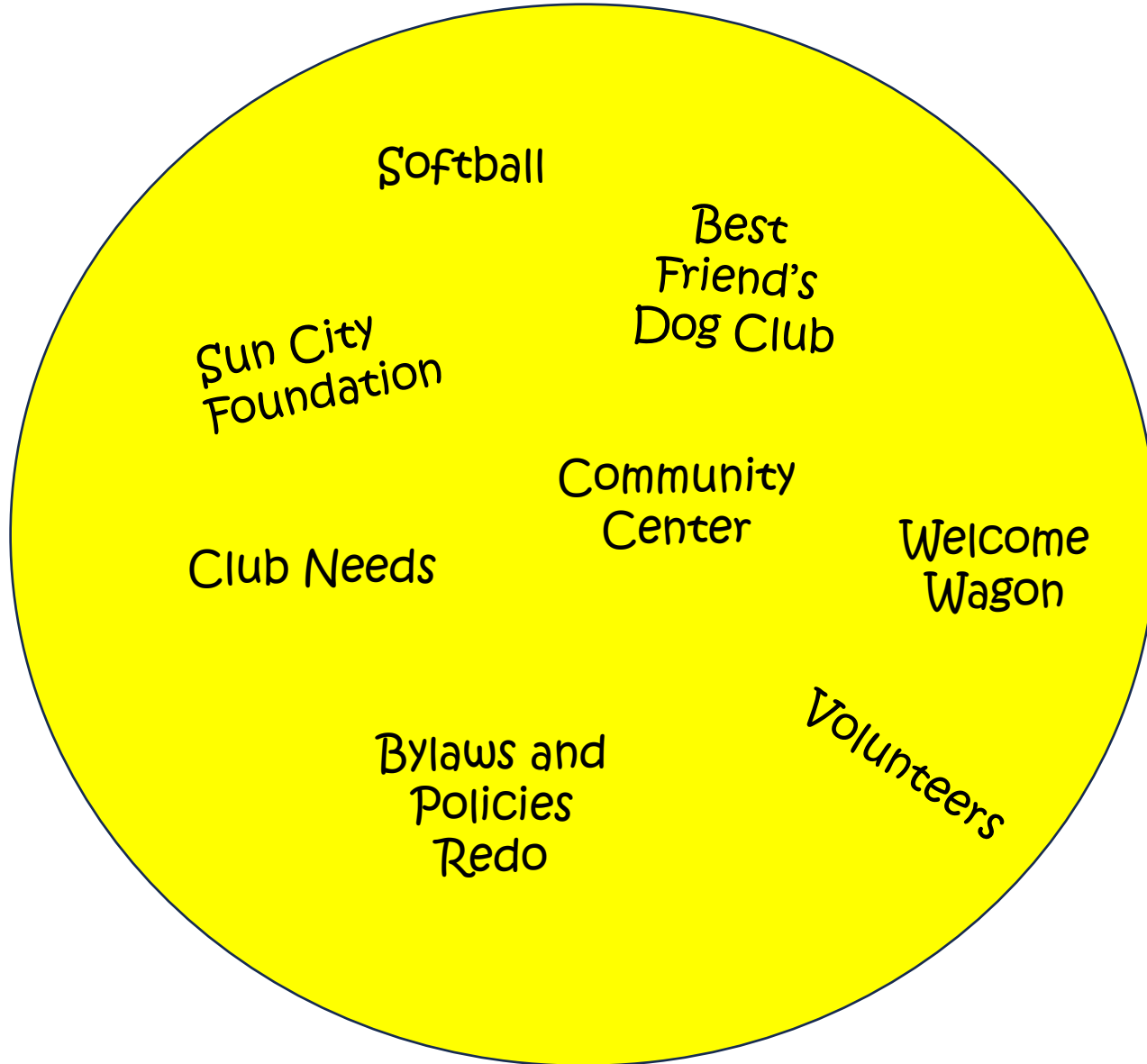
RCSC Board

It's the fine art of juggling!

It's daunting!!

ADWR - TURF REDUCTION

Are we already behind the eight ball??



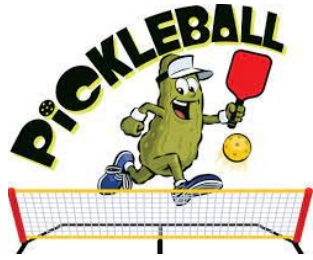
Have we even begun to scratch the surface in our way of thinking?



Do we **need** to or **want** to be recognized as the Cheapest?

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THESE FIRST??



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IMHO - NO! THESE FIRST

TECHNOLOGY,
SAFETY &
SECURITY

ADWR - TURF
REDUCTION

LONG
RANGE
PLANNING

BECAUSE WITHOUT THESE, THERE IS NO SENSE IN
BUILDING THE OTHERS.



WE NEED TO START THINKING OUTSIDE THE BOX!!



CAN WE PUT ASIDE OUR OWN WANTS AND

THINK OF **ALL** OF OUR MEMBERS?

Our Present Mission Vision and Values Statement

MISSION

To provide the broadest range of recreational and social facilities possible to enhance the active lifestyle and well-being of Sun City residents

VISION

To service our community with a friendly and courteous attitude

VALUES

A commitment to quality, service, communication, cooperation, integrity, and fiscal responsibility.



RESPONSIBILITIES OF A BOARD MEMBER

1. Revise, rewrite, and adopt Bylaws that are not in conflict with the Articles of Incorporation
2. Fill vacancies that exist on the Board
3. Set policy
4. Maintain the financial integrity of the organization
5. Always act for the good of the Organization
6. Exercise reasonable care in all decision making without placing the organization under unnecessary risk.



Responsibilities of a Member of Sun City

Do our members have responsibilities?

YOU BET!

Pay the PIF upon purchasing in our community. Recognize what the PIF is.

Pay the Assessment Fee every year. Recognize what it is.

Own It

Be Accountable to and for It

Be Responsible

To be successful, the membership has to become involved and far better educated on why Sun City was the right choice for them.

New buyers need to recognize that Sun City is totally different from where they came from.

They need to understand that our amenities rely on our Fees, and that **our future is dependent on what we do today!**

RANDOM THOUGHTS ABOUT MOUNTAIN VIEW TO CONSIDER

When you think Mountain View, do you automatically think Players Club?

They claim that Mountain View Rec Center **IS** the theater. Do you agree?

Did you move here just for a theater?

Do we need a new building at Mountain View or just a “make pretty for now?”

Tear down vs renovate?

The players have been putting their plays on in that auditorium as it exists for years. Can they continue a while longer?

Is the present auditorium safe? Can we paint and fix what needs to be fixed in order for it to be stretched into use for a bit longer?

Do we need all the same amenities at Mountain View that can be found less than a mile away at Fairway?



RANDOM THOUGHTS ABOUT MOUNTAIN VIEW TO CONSIDER

Art Deco/Mid-Center Modern is all the rage. Shall we incorporate that concept when we “pretty it up?”

Let's put the retractable seating that Director John Fast showed us there.

Let's look at cordoning off a section of the vast auditorium to create dressing rooms/ storage (like SC West did at the back of their stage).

Let's ensure that all of our Performing Arts Groups have the opportunity to use this facility by creative scheduling and using other spaces for rehearsals.

Let's add more seating around this pool that is loved by its users.

Let's consider resort-type seating areas – comfortable cushioned chairs and chaise lounges.

Let's add sails or shade cloth to make the pool more attractive and cooler.



RANDOM THOUGHTS ABOUT LAKEVIEW TO CONSIDER

As prior presenters have mentioned, Lakeview could become the “center” of Sun City.

The lake is unique! Why not take advantage of it?

It's the largest parcel of land where a recreation center sits.

It's not slated for renovation or tear down on the current PIF “plan,” but the PIF “plan” can be changed.

Should the entire area be razed (minus the bowling alley)?

Should it be done in stages?

The ASU survey said that members wanted more walking and biking paths. Could we create them here since we can't use a golf course?

How about a Community Center, similar to a student union, where any and all Members can gather.

RANDOM THOUGHTS ABOUT LAKEVIEW TO CONSIDER



What about moving our Visitor's Center here or creating a satellite branch?

Keep our Cardholders Service here so when new Members arrive to begin their Sun City experience, the first thing they see is the lake .

Make Cardholders Services a pleasant, welcoming experience that is a mandatory TBD number of hours. Make picking up their Membership Card an Experience!

Add a small screening area where all begin their experience watching a video compiled of our history (Ben and Bill), our amenities (Create a fresh, exciting Discover Sun City video that captures both the Sun City of today with the Sun City of the past) and our unique financial structure (Video with our CFO).

Only then do they receive their card. Follow up with a coupon for a free lunch at George's.

Once this becomes the "norm," it won't be a big deal.

And lastly, Follow Up! Make sure that someone from our Welcoming Committee visits them shortly after to see if they have any questions.

RANDOM THOUGHTS ABOUT EVERYTHING ELSE



Sun City = 14.6 sq. miles and depending on traffic and the time of the year, might take 15 minutes to go from the southern portion of Sun City to the northern portion. And we claim that a particular center is too far from our home; Really! Can't we drive 15 minutes to reach our activity of choice?

Let's take advantage of Northwest Valley Connect and Valley WAVE (Lakeview, Sundial or Bell) for assistance with driving around Sun City. (May Mobility app at maymobility.com/locations or by calling 602-647-3953, Monday to Friday from 7:00 a.m. to 5:00 p.m.

Do we re-examine the idea of each Recreation Center becoming known for a specific activity? For example, because we need pickleball courts and pickleball is noisy, could we move all the tennis courts currently at Bell Recreation Center to Mountain View and put all the pickleball courts at Bell? Bell is surrounded mostly with commercial property so the noise of pickleball shouldn't be a problem.

Could our first center – Oakmont – become a two-story building housing our staff and our Technology/Safety Security Hub?



RANDOM THOUGHTS ABOUT EVERYTHING ELSE

Cheaper was nice all those years when we didn't raise the assessment. So – do you like what you see as a result of our “cheaper” fees? Look around at the various centers and golf courses. Do they look “cheap?” Being cheap doesn't make us better if the cost has a negative drain on our future.

What about the things that you don't see that have taken a hit because we were “cheapest” like Technology, Security and Safety. Maybe being cheaper wasn't better!

In another presentation, someone mentioned church parking lots. Has anyone asked any of the churches in Sun City if we could lease space or even buy part of their lots?

Do we need to consider attempting to build air conditioned buildings where our most popular outdoor sports are played due to higher and hotter temperatures? Can we even afford that?

And what about our “fur babies?” Do they and their owners deserve a building to hang out in, walk, exercise, become trained? Perhaps this building could attract a veterinary and/or a grooming station. One stop shop for Sun Citians!

RANDOM THOUGHTS ABOUT EVERYTHING ELSE

It looks like we're flush with money but are we? These monies need to be spent wisely, with a purpose and a cohesive, strategic long range plan the Membership endorses and supports. We have reiterated that it's your community and your money.

Our CFO and staff along with the Budget and Finance Committee will be establishing new procedures for the Education and Awareness of our Members.

They will be presenting their report on Capital reserves this fall. That report should provide a clearer picture of our short and long term needs for Capital expenditures and provide some much needed guidance for future financial needs.

It's a step in the right direction. This exercise requires a deep dive to look at all of our physical assets and also provides a reality check on today's costs to maintain them. Building in inflationary costs will be important moving forward.

Members deserve and need to know where our money goes; what it's spent on. It's **YOUR** money!

Honesty with present and future issues that confront us is necessary going forward! 16



RANDOM THOUGHTS ABOUT EVERYTHING ELSE

Anything we build should be determined by insuring we maximize the utilization so there is a return on investment from a Membership needs basis.

Are we overbuilt?

Are we underutilized?

Are we understaffed?

To sum it all up, we need to use our space (amenities) better.

We need to ensure, the members get priority.

We have a substantial amount of money to invest in our future, but we need to spend it wisely, with purpose and a cohesive, strategic long range plan the membership can endorse and support.





WE - MANAGEMENT, STAFF, the BOARD AND MOST IMPORTANTLY OUR MEMBERS HAVE TO GET THIS RIGHT.

STOPPING THE WORK, CREATING THE COMMITTEE, MAKING THE PRESENTATIONS - THOSE ARE THE FIRST STEPS.

LET'S WORK TOGETHER! LET'S CONTINUE TO MAKE OUR "SLICE OF PARADISE" THE BEST IT CAN BE!

Remember - If you always do what you always did, you'll always get what you always got.