

What's Happening at Sun City Texas?

With everything that is happening here at Sun City, I felt that this article should recap a few of the important issues facing us currently: (these are not in any specific order of importance)

Restaurant outsourcing- By the time you read this in May, the Food and Beverage Committee should be close to making or have already made, their final recommendation to the Board for the new restaurant and catering operators. Unfortunately, we received little response from companies interested in running our two restaurants, with two requesting Accents and none (at the time of my writing this article) bidding to operate Legacy Grill. Our goal has been to have both facilities up and running by July, offering dining services to our community. We will continue to strive to meet this goal and will look at all options possible for that space (Legacy Grill) if we are not successful

With respect to the catering operation, we are hopeful that we will have three quality, well established operators for you to utilize when hosting a special event and should have those companies ready to go by the first of July if not sooner.

Changes in the Community Standards office- Many of you have heard that Janet Repa, our Community Standards Director, is leaving to pursue other opportunities, and that we have been recruiting to fill her vacancy for the last couple of months. Hopefully by the time this article is out, we will have hired Janet's replacement and will be up and running with our new Director. This new Director will continue to oversee the Community Standards office, which houses the Modification Department, which is now run by Carol Van Wassehnova. The Community Standards Director will work closely with the Covenants Committee and will assist with modification needs.

I would like to take this opportunity to thank Janet Repa for her many years of dedicated service to our community. Janet's efforts are greatly appreciated and are reflected in the well-maintained property we all enjoy.

Golf operations- Beginning in early May, the embedded course at Legacy Hills will be opening and ready for play. Golfers may choose to play this shorter course, however, we will not be designating specific tee times for these players. Better said, those choosing to play these tees will be mixed into the same tee sheet as those playing from the other tees. The goal will be that regardless of which tee box the golfers choose to play, that the pace of play is maintained consistent at its current allowable timeframe.

In other golf news, we have renewed our golf cart leases for both courses, lowering the fleet from 80 to 60 total. We will re-evaluate this number when we open the third course next year.

The rounds played started out slow this year due to the weather, but we are now proceeding with rounds as expected and our courses are filled.

Until recently, tee time assignments have given priority to the infrequent player, however, beginning April 1, the Golf Committee began conducting a random assignment of tee times to assess its facilitation of times and to gather resident input on this change. The trial is to run 90 days and should wrap up at the end of June. I encourage everyone to provide the Golf Committee input on this matter.

Finally, I would like to thank our EAGL partners for the job they are doing with our golf operations, from my perspective they are doing a great job and are good guys to work with.

Leadership Development Sub Committee- At the March Board meeting, the Board agreed to the development of a Leadership Development group to evaluate the important issue of leadership identification and recruitment as well as leadership training for the CA Board, Governance and Administration at SCTX. Since that Board meeting, it has been decided that this LDSC should operate as a sub-committee of the Special Projects Committee, with representation from the Nominating Committee, SPC, and resident appointees.

Maintained Homes- The Maintained Homes Task Force (MHTF) has been working diligently on various issues in facilitating this program. One of the goals of the MHTF is to allow some freedom to the program participants and another is to ensure our contractors are providing the scope of work they have agreed to. We are investigating possible revisions to the Supplemental Declarations for the Maintained Neighborhoods to allow for better customer satisfaction and clarity in this program. One important note,

we will be developing a Request For Proposal (RFP) soon to solicit bids for our Maintained Neighborhoods for 2008 and out. Additionally, we will be concentrating on the transition of the Cottage Homes to the CA at the end of 2007.

In April, we hired David Longacre as the new CA Customer Service Manager, who is responsible for customer service issues with the Maintained Homes (those that have been accepted by the Association for management). Welcome David!

On a final note, for ease of access, we have placed the service request form on the web portal, which may be submitted electronically for processing

Resident Board Member Election- The upcoming election to fill Frank Miller's seat will be on May 18th, from 7am-7pm in the lobby of the Social Center. The candidates are Christine Smart, Jack Stroobandt, and Stan Willbanks. I hope that everyone was able to view the Candidate Forum and appreciate all the work the Elections Committee and Candidates are doing to make this a successful campaign period. If a run-off election is needed, it will be held on May 25th. I encourage all residents to support the candidates and come out and vote. We had a good turn out last year, but should be able to double that this year. Please do your part and VOTE!!!

Future Amenities- As discussed at the Developer Town Hall in March, we are in the planning stages for our future amenities for Sun City. These proposed amenities are a result of the needs that were communicated by our residents during the survey, which was conducted some time ago by the Property and Grounds (P&G) Committee. To help facilitate this process and provide a good liaison to this development, the P&G Committee has established a New Amenities Sub-Committee with representation from Chartered Clubs-Non Sports, Sports, and Finance Committees. I am confident in this group and thankful for their willingness to help oversee these important additions to our property. I might add, we are hopeful that the third golf course (yet to be named) will open in the fall of 2008 and the new amenities center will open early 2009.

Net Working Capital- The term "cash flow" has been making it's rounds at many meetings of late. A better term for this issue is *net working capital*, which has been the center of many Finance Committee and CA Board discussions over the last thirty days. The Finance Committee has recognized for some time that our financial position is not on a sound basis with a negative Operating Fund net working capital (current assets minus current liabilities). This deficiency is evidenced by our ongoing need to pay current expenses with future revenue, and by borrowing to meet our obligations annually. The Finance Committee has done a wonderful job explaining this situation and the best information to aid in better understanding this issue is available on the Finance Committee's web site. I strongly encourage all residents to access this site for detailed information on this issue.

Web Portal- Our web portal is gaining momentum and the use is increasing monthly. We are constantly updating the information on this site and from my perspective we are extremely fortunate to have such a wonderful site for our community. For those of you who are not utilizing the portal to it's fullest, I encourage you to do so.

I would like to take this opportunity to thank Evelyn Fox for her dedication to the portal and for the countless hours she has spent to get this site up and running. Evelyn has been a great asset to the Association and we all wish her the best of luck with her move west. With that, we have hired Larry Douglas to fill Evelyn's vacancy and welcome him to the CA family.

Whew! What a busy and exciting time for our community. Please feel free to contact me at any time if you have questions concerning any of these issues or just want to chat. Take care, Jim