



## **RCSC should follow rules**

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In her letter to the editor (Sun Cities Independent, Sept. 24, 2008), RCSC General Manager Jan Ek attempted to explain away newcomer Steve Zeitler's legitimate complaint at not being allowed to use the facilities without showing his driver's license first. It takes time to receive a driver's license from the State and he wanted to use the facilities in the interim.

The RCSC spent thousands of dollars on "Five Star Customer Service" training. Surely, Mr. Zeitler's payment of \$3,190 to the RCSC would deserve immediate accommodation instead of lame excuses. Ms. Ek claimed that the RCSC must eye-ball drivers' licenses in order to prevent "investors" from over using our facilities. That blatantly contradicts her actions. After all, she opened the facilities to the public!

Unfortunately, Ms. Ek's disclosure that investors are barred from using the common areas is a damning public admission. It jeopardizes RCSC's "common area" property tax exemption under A.R.S. 42-13402.C.4, which requires that "all ... property owners ... must have a right to use and enjoy the common areas."

The core problem herein derives from the illegal treatment of the investor member. The Articles of Incorporation require "equal" voting rights, "equal" rights and privileges and "equal" responsibilities. The Articles bar the board from writing bylaws in conflict with the Articles.

The precursor to the changes affecting the investor-member occurred after an owner with 60 properties voted 60 times against Norm Dickson, the force behind the redoubling of the "Patsy Penalty" (aka the property improvement fund assessment) paid by newcomers, investors, and beneficiaries. In retaliation, this member had all his votes removed and cannot use the facilities anymore, but still pays thousands of dollars in mandatory assessments. He is disenfranchised — "taxation without representation."

Due to term limits, Norm Dickson is gone and cannot run again, so it is time to reinstitute the rightful property rights of this owner and others in this bilked segment of our membership; reinstitute the rightful vote of the members for projects over \$750,000; and hire a professional to control the proliferating, bloated golf budget. Check out the weeds in the greens, the fungus in the mushy fairways, and the rocks in the sand traps filled with water.

Life would be much simpler if the board obeyed the Articles of Incorporation. Also, it would stop the addiction to "OPM" (Other People's Money). Homeowner's benefiting from the multi-million-dollar projects should have to pay their equal share.

By bringing this subject to light, maybe some good might come out of the inhospitable treatment of Mr. Zeitler, after all.