

SUN CITIES INDEPENDENT OPINIONS

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“Community should pay maintenance”

By Anne Randall Stewart, Sun City

The Recreation Centers of Sun City, Inc., is sole owner of Viewpoint Lake, which is used to water golf courses and its maintenance charged to golf operations.

The lake supplies water to the waterfall at Viewpoint Lake Park, which is used by Sun City homeowners, residents, and their guests. Realtors take prospective buyers to see the lake as a sales tool — prospective buyers of the smallest condos or the biggest houses that are not necessarily lakefront properties.

I've seen five agreements dating from 1969 to 1979 between Del Webb Corp., RCSC, and the lakefront property owners that cover how Viewpoint Lake would be maintained and who pays what. RCSC officials claim those agreements are unenforceable and lakefront property owners' annual assessments went from \$300 to over \$1,000. And now there is a lawsuit.

If the documents are declared unenforceable by RCSC, this may be a good time for the lakefront property owners to opt out and not pay anything at all. After all, the lake is owned solely by RCSC, so the lake's owner should pay for its maintenance.

Consider that just because the lakefront property owners get to “look at” the lake, they should pay for the privilege, can I mandate my neighbor pay for maintenance of my property because he can look at it? Just because the lakefront property owners put their boats into the lake shouldn't require payment either since everybody in Sun City can put boats into it.

The RCSC Articles of Incorporation requires members have equal responsibilities to maintain the facilities. The lakefront property owners, as RCSC members, are being double assessed for the lake maintenance.

The RCSC corporate coldness toward lakefront property owners just to reduce their bottom line, and their abject disregard of tripling and crippling assessment increases, may have produced an opportunity for the lakefront property owners to get out from under this unfair contract.

Everybody belongs to the RCSC. Everybody is the owner of Viewpoint Lake, so to speak. Everybody benefits from Viewpoint Lake. Everybody should pay equally to maintain it.

Consider that someday the lake will have to be relined at \$4 million. It is unconscionable to require the 81 lakefront owners to pay \$50,000 each when capital improvements over \$350,000 and a 15-year life span are covered by the Preservation and Improvement Fund.

Sun City homeowners need to get rid of the cold corporate types on the payroll and get back to the volunteer community spirit we used to have in the “good ole days” before we started paying big-time salaries to brutal bottom-line bean counters. The RCSC is in desperate need of a shake up.