

Call to protest RCSC contemplated increase

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The Sun City Formula Registry

September 16, 2010



ISSUE:

Even though the RCSC Budget and Finance Committee stayed within budget nicely, they still voted unanimously ***behind closed doors*** to recommend to the board to raise the annual assessment. No explanation was given as to the need.

SEE MINUTES: http://sunaz.com/board/minutes/summaries/finance_0831.10.pdf

The board has not approved the increase ***YET***...Times to complain will be at the following meetings:

Membership meeting/board meeting

Thursday, Sept. 23, 2010, 9 a.m.
Sundial Auditorium

Budget and Finance Committee meeting

Tuesday, Sept. 31, 2010, 9 a.m.
Lakeview Board Room (second floor)

COMMENTARY:

Those who should complain the most are the ones paying unequal assessments, i.e., married couples with only one spouse on the deed (\$420 + \$210, with one vote), and unmarried couples with both names on the deed (\$420 + \$210, with one vote), and those singles not grand-fathered in (\$420, with one vote). (Note: Grandfathered married couples pay \$420, with two votes; singles pay \$210, with one vote.)

Actually, the Articles of Incorporation require equal obligations. They say Membership is limited to "homeowners or residents". They say "Members vote for the directors." They say the board can write qualifications for membership provided all members are equal, have equal voting rights and obligations. They say the board cannot write bylaws or board policies that conflict with the articles.

Yet, the homeowners carry the entire burden of the obligation while the residents do not. A resident can choose to join or not and then they can't vote and participate in the community decisions that affect them.

Mandatory annual assessments should be paid per person by residents and homeowners alike and each has a vote. The more members, the less the annual assessment. The more voting, the more control we have over our pocketbook.

As to the PIF at \$3,000 that is earmarked for large projects, it should be repealed. The articles require a vote on projects over \$750,000. If Fairway were approved by the members, it would've cost \$500 per member. Now, we have a lien against our homes for \$3,000 in a bad real estate market. If we have to sell, we will have to pay it even if we already paid it.

There is no free lunch. Attend the meetings. Join The Sun City Formula Registry. Help us circulate petitions.

Petitions are the only way the members can stop board actions.