

## THUNCASTER COA NEW OWNER GUIDELINES

Welcome to the Thuncaster COA. This document is a quick guide, providing the highlights of the guidelines for our community. The details are included in the CC&Rs, By Laws and Rules and Regulations documents.

### 1. General information

- a. The board of Management consists of five (5) members. All members of the Board are owners, and all owners are expected to serve on the Board periodically.
- b. The monthly condominium assessment is currently \$195.00, which covers water, sewer, trash removal, insurance on the structure, yard maintenance and exterior painting. Roof maintenance and payment of Property Taxes are **not** included.

Automatic deduction from your bank account is recommended for payment of the assessment fee through the Surepay System. If you wish to participate in Surepay, contact

Colby Management, Inc.  
17220 Boswell Blvd., #140  
Sun City, AZ 85351  
623.977.3860

If you do not wish to use Surpay, make check payable to Colby Management and mail by the 5<sup>th</sup> working day of the month to the address above.

- c. The inside walls of your patios and any trees therein are the responsibility of the owner. Trees must be well maintained at all times.
- d. Any exterior change to a unit requires approval from the Board of Management and requires a Building Permit and/or Variance from the Maricopa County Building Permit office.
- e. Any interior changes must meet Maricopa County building codes and comply with all Federal, State and County Laws.
- f. The annual condominium association meeting is held in November of each year.
- g. The Board of Management meets several times each year.
- h. Meeting minutes, reports and various types of communications will be emailed to the owners.
- i. Prior to the close of escrow, the buyer should receive a copy of the governing documents of the association.

2. The monthly Thuncaster COA assessments pay for many of the services that make life here simpler. These include:

- Common area maintenance
  - Landscaping
  - Electrical
  - Pest control
  - Pergola upkeep
- Scheduled millwork and exterior painting
- Service drive paving/repair
- Master insurance policy
- Legal fees
- Administrative services through Colby Management
  - Collection of COA payments
  - Processing and paying all COA debts and membership dues
  - Preparation and filing of Federal and State tax documents
- Thuncaster COA pays these expenses for all units
  - Water and sewer
  - Trash
  - Unit pest control - available for each backyard/garage at owner's discretion

3. Recreation Center dues are paid annually; these can be paid online through the web portal. The Sun City webpage is [suncityaz.org](http://suncityaz.org). From there you can access RCSC information, and create an account to pay fees. Recreation Center Cards and guest card(s) are available at

Lakeview Recreation Center  
10625 Thunderbird Blvd.  
Sun City, AZ 85351  
623.876.3000

4. Recreation vehicles cannot remain parked in the service drives or on any street or adjacent to any property for more than 72 hours. There are several storage areas nearby.

5. For extended periods away, the Sun City Posse's Vacation Watch program will check the exterior of your unit the day after you leave and about every 2 weeks thereafter. You can get a blue Vacation Watch card by calling 623.972.2555 or pick up a card from the Posse Office.

6. The Condominium Owners Association provides answers to most general questions regarding condominium living, as well as assistance for unit owners experiencing issues. The office is located at:

11132 W California Ave.  
Youngtown, AZ 85363  
623.974.9035

7. The Board of Management for 2023 is:

William Repensek, Chair	480.433.8862
De Terry, Secretary	310.489.0410
Penny Altenburg, Treasurer	386.681.7626
Eva Lund, Director and Architectural Committee Chair	623.203.0808
Jerry Sparer, Landscaping Committee Chair	703.395.6181

## AREAS OF RESPONSIBILITY

ITEM/REPAIR	ASSOCIATION	OWNER
In-ground garbage can liner	√	
Garbage cans		√
Roof		
Replacement		√
Repairs		√
Inspection		√
Service ways/alleys	√	
Sidewalks	√	
Water Shut off valves (outdoor)	√	
Unit spigots		√
Gutters	√	
Awnings		√
Sewer lines (outdoor)	√	
Garage doors		√
Doors/Screens		√
Security doors		√
Windows/Screens		√
Roof vents		√
Exterior walls	√	
Outdoor lights		
Fixture on exterior walls	√	
Fixture at front door	√	
Landscaping	√	
Tree trimming	√	
Exterior paint	√	
Updates inside of unit and patio		√