

PORA - Property Owners and Residents Association

Executive Director's Report September, 2013

Administration

- The windows have been cleaned inside and outside on the building.
- President Hansen and I met with the TORCH Committee along with other non-profit organizations in Sun City West to form a committee involving the managers/executive directors from each organization to try and establish a closer working relationship and healthier communication between all organizations for our community. There will be a meeting next week at Benevilla to establish guidelines.
- The Farmers Market was a huge success and attendance was beyond all of our expectations. We are planning on changing the hours to 9:00 a.m. until noon since most visitors were there early in the morning.
- The TORCH session held at PORA on Thursday, October 17th was the best session we have sponsored to date. The participants were interested, attentive, and had a sense of humor.
- Newcomers will be held in the Rec. Centers Social Hall on R.H. Johnson, Thursday, October 31st at 9:00 a.m.
- Terry Taylor and I attended a CC&R presentation by West Valley Homeowners Association. It was very informative to learn that the CC&R Department is performing according to requirements of general CC&R rules and regulations.

CC&Rs

- The CC&R Department investigated 149 properties in September and they have 86 open cases. Terry Taylor presented the CC&Rs to real estate agents on October 11th and both the morning and afternoon attendance was favorable.

Membership

- Front office had 1155 calls and walk-ins in September, 184 more than last month.
- They received \$510 in donations for the month.
- Our volunteer, Ellie, continues to update the white pages of the Sun City West phone book.
- Another volunteer, Georgie, continues to call members that have not renewed.

Consumer Services

- Consumer Services received 809 calls and walk-ins in September.
- They received 20 compliments on vendors and have no unresolved complaints.

Visitors Center

- There were 572 visitors for the month of September which is much lower than previous years.
- 59 Homes were sold in Sun City West during the month of September.
- To date the income collected from realtor room rentals is \$2,005.

Marketing

- Overall income through the Marketing Department for the month of September was a nice increase over last year, showing \$13,075.00, compared to \$10,222.00, in 2012. Thus far their income for the first three months of this fiscal year is \$34,064.00, which is a 59% increase over the same three month period of 2012.
- The Marketing Department is gearing up for the Vendor's Expo to be on March 1, 2014, and next month they will begin to sell ads for the PORA Adult Learning spring catalog.
- The new PORA website was introduced this week to the public. We have had many compliments on the design layout.

PORA Adult Learning

- The coordinators are pleased with on-line registration and the ability to print and email invoices to students is a bonus of the software.
- A full report will be given by Director Poling.

PORA Financials
September 2013

The numbers below reflect First Quarter 2013-2014 year. Below is a snapshot of the top sources of income, total expense and net income vs. 2012 numbers.

Source	2013 Actual Income	2012 Actual Income	% Increase/Decrease
<i>Revenue:</i>			
Bingo	\$48,690	\$51,910	- 6.6%
Membership	\$19,254	\$19,092	+0.8%
Business Services	\$26,571	\$22,825	+14.0%
Adult Learning	\$10,725	\$ 410	+2500%
Total Revenue	\$133,996	\$119,784	+10.6%

(The Total Revenue reflects the revenue stream from all sources. Above are the top 4 sources only.)

	2013 Actual Expense	2012 Actual Expense	% Increase/Decrease
Total Expense	\$133,996	\$120,593	+10.8%
Net Income	\$317	(\$809)	


Cash Assets:

BMO Harris Operating Account	\$ 25,521.85
BMO Harris Money Market Sav's	61,541.31
Mutual of Omaha Sav's	85,189.56
BMO Harris CD's (4)	183,888.08
US Bank CD	31,996.70
Mutual of Omaha CD	88,047.63
BMO Harris Bingo Account	31,453.13

Total Cash Assets \$ 507,638.26 **2012 Cash Assets \$410,187.39**

Susan Lewis,
Treasurer 10/21/2013

**Bingo Report
September-13**

Number of Weeks Played	4		
Number of Players	1211	Avg: ~	303
Total in Checking Account as of:	8/31/2013		\$ 32,212.03
Income:			17738.00
Total Card Sales	17570.00		
Total Supply Sales	168.00		
Expenses:			18496.90
Total Prizes Awarded	13817.00		
Inducements Paid Out	960.00		
Other Expenses			
Rent	900.00		
Bingo Supplies	2094.90		
Promotion-Advertising	725.90		
			
Total in Checking Account as of:	9/30/2013		\$31,453.13

Respectfully Submitted,



Mike Trent, Director
Bingo Proceeds Coordinator

**Donations List for
PORA Bingo Funds 2013**

Jerry Overton
SCW Community Fund \$5000.00
13940 Meeker Blvd. # 115-613
Sun City West, AZ 85375

Sun City West Prides \$3000.00
14630 W. RH Johnson Blvd.
Sun City West, AZ 85375

Sun City West Posse \$3000.00
20450 W. Stardust Blvd.
Sun City West, AZ 85375

Evelyn Nelson
SCW Meals on Wheels \$3000.00
Grandview Terrace
14505 W. Granite Valley Dr.
Sun City West, Az 85375
214-1032

RH Johnson Library \$2000.00
138901 RH Johnson Blv.
Sun City West, AZ 85375

Valley View Community Food Bank \$2000.00
1115 W. Nevada Ave.
Youngtown, AZ 85363

Peter Omni
Handicapables \$1000.00
17403 N. 130th Dr.
Sun City West, AZ 85375

Benevilla \$1000.00
16752 W. Greasewood St.
Surprise AZ 85374

Sun Cities 4 Paws Rescue Inc. \$1000.00
11129 W. Michigan Ave.
Youngtown, AZ 85363

Total \$21,000

MEMBERSHIP REPORT

10/14/2013

Bill Hansen, Interim

When you ponder that PORA's membership level peaked 18 years ago, and today's level is 75% of that peak... it begs for a high priority by this Board. We found that the "Welcome Wagon" concept has now found a faded place in history and new innovation must be employed. Over the month of August, we compiled the most exhaustive statistical analysis of PORA's membership trends that appeared to be absent from our files.

As a result, we now know the trends over the past 5 years from detailed compilations of Regular membership, associate membership, renewal membership, and new membership. From that raw data, we can now draw more objective conclusions of what needs to be done and how. It also set off alarm bells for us when we learned that renewal rates had plummeted from 4.8% to 16.1%.

This is pause for immediate concern, and I have shouldered this task in the absence of a Chair, plus one director vacancy that seems to be elusive, and a possible appointment of a non-director to assume this responsibility.

Beyond the 5 year statistical study during August, with Connie's help and that of Karen Bertelsen, we have made progress, and more recently been joined by Bob Gooltz, who will assist in Marketing.

Some changes thus far;

1. We have animated the back side of the renewal notice from stale statistical listings of our major achievement's to color caption replicas of those accomplishments..
2. We are now in the process of altering the cover side in 2 ways

A our general appeal switches from PORA accomplishments to emphasizing that SCW is an unincorporated community, without a mayor or city council providing local services, SO PORA must fill the void by liaison activity

b to accomplish that feat, requires local residents to petition PORA as their formal LIAISON to assume the responsibilities for accomplishing these vital services. Bob Gooltz is working on the art work as this is written

As we move toward the foundation of a totally new approach to membership, new staff assignments will be required to record all membership data, which will include:

1. Taking the monthly reports from Colby and calculating the monthly raw data as shown on Exhibit A.
2. That data will have to be entered into the appropriate columns & calculations made to complete the DATA Statistical Report- Exhibit B
3. Quarterly, The Board of Directors should receive a compilation of that report in a format listed as Exhibit C on Membership



PROPERTY OWNERS AND RESIDENTS ASSOCIATION
The Voice of Sun City West for Good Government,
while offering special benefits for Members

Bill Hansen, President

October 9, 2013

SOLAR

Arizona Corporation Commission
1200 West Washington
Phoenix, Arizona 85007

Item # 23

Att.*n. Docket Division
W.R.Hansen request to become Intervenor
Docket Case # 13-0248 Net Metering

To Whom It May Concern:

As President of the Sun City West "Property Owners & Residents Association," I wish to become an Intervener since this case impinges on our retirement community in a very burdensome way. The specifics of the so-called "Grandfather Clause" imposes a distinct disadvantage on a community where the average age is 75.6 and the average annual home sales number 1,000 among our approximate 14,000 residence home sites.

Our community has responded especially well to Solar installations, with roughly 10% of our homeowners investing \$15,000. to \$25,000. in this venture. However, given the average age and the high turn-over of home sales, we'd be severely harmed financially if the current benefit of net-metering were ended upon home sale. Many residents have contemplated that though they might not outlive the 20 year term, it would be passed on to their estate, children or whomever for the balance left in the 20 year term.

Whether inadvertent or not, the language inflicts a discriminatory dimension into the picture since this problem would not exist in a typical residential community. For all of these reasons, I express on behalf of the Property Owners & Residents' Association our strongest opposition to APS's request.

Sincerely,

W.R. Hansen, President of PORA

Item #23

Board Resolution to designate W.R. Hansen as official Intervener at Arizona Corporation Commission Meeting on Docket NOE-01345A-130248, Net-Metering Amendment proposed by APS.

October 21, 2013

WHEREAS, APS has submitted to the Arizona Corporation Commission, under Docket NOE-01345 A- 13-0248, Net-Metering Amendment, AND

WHEREAS, this amendment initiate's a proviso that the Net-Metering Contract would become void upon the sale of the home covered by the Contract, and

WHEREAS, approximately 10% of the residents of Sun City West homeowners have made a significant investment in a solar installation, AND

WHEREAS, the average age of residents in Sun City west is 75.6 years of age, and that annual home sales total approximately 1,000 homes, it therefore becomes self-evident that a significant number of the residents may not be able to enjoy the full benefit of the provisions in an amended Net-Metering contract, AND

THEREFORE, it is incumbent upon the PROPERTY OWNERS & RESIDENTS ASSOCIATION (PORA) of Sun City West to appoint an INTERVENER to represent our considered interests before and among the five elected Commissioners of the Arizona Corporation Commission, SO

THEREFORE, in a properly assembled meeting of the PORA Board of Directors on October 21,2013, a motion was made, duly seconded, and passed by a unanimous vote, to adopt the above stated Resolution in accordance with Arizona Supreme Court Rule #31(d) (28), and did duly appoint W.R. Hansen, its President, as its official Intervener.

Attested to by the Secretary of the PORA Board: that the above statements are spread across the minutes of the PORA board meeting for the 21st day of October, 2013.

Mike Trent, PORA Board Secretary

Signature Affirmed