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YOU MUST BE A MEMBER

As you are receiving this email copy of our Snippets and Tidbits newsletter, you are likely one of the 180 members in our HOA. We are the largest HOA in Sun City West. And we are here to provide a platform to do several things for our HOA footprint. Our primary task is to ensure that our neighborhoods are operated and maintained to ensure an attractive presentation. Our pride shows when we look good.

This newsletter is our latest effort to communicate with members on activities of our Board of Directors, and the important work of our committees. And we are also interested in your expectations and experiences of performance of our various contractors working to enhance our landscapes and plantings. In addition to that, we may uncover different topics that may be of interest to you, our members. Stay tuned, and enjoy.



Baby Quail: Hopefully you get to see the tiniest baby quail each spring. It is amazing such tiny things can fly within 3 days or so of hatching. Another creature to make our life interesting. Photo submitted by: Val Ergish

SNIPPETS & TIDBITS

This is the new name for your HOA Newsletter recently reintroduced through our new Communications Committee.

NEW BOARD MEMBERS

At our April 10th Board Meeting, 3 new Board Members were appointed. See Minutes for this meeting in the body of the newsletter.

INTRODUCING OUR NEW BOARD PRESIDENT

Jerry Noonan gives us a broad spectrum of experience for groups like our HOA. Look for his article on Page 3.



Interesting pose. And amazing to have such a unique feline calling our neighborhood her home. Wonder what she is looking at. Maybe her next meal – could be a quail walking toward her. Or maybe she is admiring her local love interest. We know there is a big male bobcat cruising the neighborhoods. What do you think? Photo submitted by: Everett Salisberry

BOARD MEMBERS

Jerry Noonan,
President & Treasurer
jerry@tth.net

Richella Archer, Secretary
richellahoa@outlook.com

Tracy Watson
twsonorahoa@gmail.com

Liz Trembl
ltrembl.hoa@gmail.com

Don McKenzie
donmckenzie455@hotmail.com

SNIPPETS AND TIDBITS NEWSLETTER

Look for a Snippets and Tidbits newsletter to be published about 4 times per year. Special limited editions may be published in the interim as might be appropriate or useful. At some point, we will announce the start of a type of "Letters to the Editor" segment where members can send suggestions and other information useful to the Association.

Also, we may host a photo contest of features, wildlife and life in the HOA. Look for announcements on that but start taking photos now for best effect. More than that, if you have information and/or photos on life here in the HOA and Sun City West which could be produced as a feature article, please let us know.

Chairperson of the Communications Committee is Liz Trembl. Contact her at ltrembl.hoa@gmail.com

About this Newsletter

I hope you don't look at this newsletter and say, "what a monstrosity".

Yes, this first effort in our new age is somewhat out of ordinary. We have included rules and guidelines in this issue that normally will not be included. These are present on the website which has recently been upgraded. But the Committee found it appropriate to use this opportunity to give you the broad background that controls the monitoring of landscape and construction activity. So consider it a resource to better understand your position as a member. Again, always depend on our website, <https://sonorahoa.com> as a go-to for questions at any time. Click on this link and explore this resource when you get a chance.

About the New Board Directors

The new Board of Directors were appointed at the April 10th, 2026 Board Meeting after a so-called mass resignation of 3 of the previous board members. The vision provided by this new group will hopefully meet the expectations of you, our members, while fighting through the divisions of opinions that can happen with any organization such as ours. The Communications Committee hopes that you will use the above listed contact information for the current Board members to provide positive input for new ideas and recommendations for change. Your input can be very valuable and possibly represents the opinions of others like you. In whatever situation we find ourselves, our motto should be "Gitter Done".

Sonora Homeowners Association Focus:

As you are receiving this email copy of our Snippets and Tidbits newsletter, you are very likely one of 180 members of our HOA. We are the largest HOA in Sun City West. We are here to provide a legal platform to do several things for our local footprint. Our primary task is to ensure that our neighborhoods are maintained to ensure an attractive presentation for you and your neighbors. The HOA maintains easements generally from the mid-lot walls forward to the street edge. Costs to achieve this attractive appearance are secured by a monthly assessment to all property owners; right now it is about \$125 per month.

An attractive presentation is accomplished through several different ways. Clean and manicured landscapes are certainly important. Our HOA contracts for landscape services with licensed and bonded commercial companies are crucial. Activities include the following:

1. Spraying of weeds on the easement only of all HOA member properties. Extermination services have been provided by Tride & True.
2. Insect sprays are applied to landscape areas in the easements plus, if desired, in the back yards also, at no cost. At your personal direction, you may be approached by the staff to see if you want your garage corners and even your home sprayed for a small additional fee of \$10. Again, Tride & True provides insect spraying services.
3. To ensure our trees and planting remain attractive, trimming services are performed a couple times of the year.
4. On a monthly basis, the front yards and streets are blown to clean up plant debris that collects. Trimming and clean-up services has been provided by Armin & Sons, but as of May 4th, this service will be provided by Green Edge.
5. House painting is provided to all members on a 7 to 10 year cycle. A painting committee sets up a pallet of approved house colors and meets with homeowners to pick colors for their homes.
6. Garbage collection is provided on Mondays and Thursdays. Recycling collection is on the first and third Wednesday of the month.
7. All front and side yards receive irrigation water on a regular basis through the HOA irrigation system.

All these tasks can be secured on a volume basis through the HOA purchasing power, thus reducing costs and ensuring uniform and professional outcomes.

As you may know, we depend on volunteers to serve on our Board of Directors and our various committees. We wish to recognize the efforts these people provide to the HOA to ensure we can remain a low cost entity while providing the services mandated under our bylaws. We will be updating the website routinely for the future so please depend on this tool to review recent Board happenings and as a repository of our rules and bylaws. The website is accessed at <https://sonorahoa.com>

MAJOR COMMITTEES

- Architectural Review
- Landscape
- Communications
- Neighborhood Watch
- Welcome Wagon

ARC COMMITTEE RESPONSIBILITIES

The Architectural Review Committee (ARC) reviews and approves any building modifications and hard-scapes/walls changes or additions: sheds gazebo, etc. Very likely, if you have a project, you will be required to submit an application using the ARC application form which can be found on the website. Prepare to provide a plan view drawing of sufficient scale and accuracy to allow the review committee to picture what is intended for your project. You may also be interviewed by one or more committee members to better understand your project on site. A general outline of what can or cannot be planned for your project is available on the website. In some instances, a Maricopa County permit may also be required. The ARC Committee will let you know if a permit is required.



IMPORTANT LEGAL UPDATE:

New Arizona Court Ruling Changes How Your HOA Board Must Operate.

From the Desk of Jerry Noonan, President

A major Arizona court ruling that became effective on April 28, 2026, has fundamentally changed how homeowner association boards must conduct meetings. The case, AZNH Trust v. Sunland Springs Village HOA & AR (Maricopa County Superior Court, Case No. CV2023 096192), now serves as a definitive interpretation of Arizona's Open Meeting laws and directly affects how the Sonora HOA Board operates going forward. This decision is not advisory. It is a binding court ruling that officially ends long standing assumptions about what HOA boards can and cannot do behind closed doors. The Sonora HOA Board welcomes the clarity provided in this ruling. The Sonora HOA Board is committed to full compliance with this ruling and to operating openly, lawfully, and transparently for the benefit of all homeowners.

Why This Ruling Matters

For many years, HOA boards across Arizona—including ours—have relied on **executive sessions** as a shield for decision making. Final decisions were often discussed, approved, and acted upon in closed meetings without homeowner visibility.

The court has now made it clear that approach is illegal. In the AZNH Trust case, the court found that the HOA board took **formal action on 85 separate matters in closed sessions**, without disclosure to homeowners. The court ruled that this violated Arizona's Open Meeting statutes and stripped homeowners of their statutory rights. That era is officially over.

The Four Legal Mandates All HOA Boards Must Now Follow:

Mandate 1: The Open Meeting Mandate

Arizona law now requires that HOA boards conduct community business in open, public meetings. Executive sessions may no longer be used as a substitute for public governance. This ruling makes one thing unmistakably clear. Any board structure that hides discussion, decision making, or voting from homeowners is legally dangerous and unacceptable. The statute must now always be construed in favor of open meetings, not secrecy.

Mandate 2: A Complete Ban on Secret Board Voting

The court expressly rejected the long standing myth that "voting in executive session is okay." Executive sessions are now strictly limited to the **consideration** of sensitive topics such as 1) Legal advice, 2) Personnel matters, 3) Homeowner appeals. The court specifically defined "consideration" to mean discussion and deliberation only. Boards may discuss sensitive matters privately, but Boards may not vote privately. All formal votes and final decisions—regardless of sensitivity—must occur in open session, where homeowners can observe them. **If it's a final decision, it must be public.**

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You may have seen a hawk dive into a group of doves or quail right before your eyes.

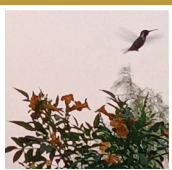
The outcome seems to always favor the hawks. There seems to be quite an increase in hawks around Sun City West this year. Might be why we are seeing fewer quail. These merlins are matched up for mating this time of year. Look out little quail, they will need to feed their young.

Photo submitted by: Val Ergish.



This big fellow seems happy and comfortable in Val's front yard. Probably just back from munching the neighbors prize bougainvillea bush for potent nutrition here is our urban desert environment.

Photo submitted by: Val Ergish.



Seems humming birds occupy most every yard here in our neighborhood. A good flowering bush certainly helps to keep them close and well fed.

And a feeder jar with sweetened water is a close second. Many have departed on their annual migration north now. They will return.

Photo submitted by: Val Ergish.

Mandate 3: Fixing Notices and Agendas

The ruling also cracks down on what happens before a meeting ever starts. The days of vague agendas are over. Agendas that list items like "Appeal," "Delinquency," or "Legal Matter" without explanation are now legally insufficient. Under **A.R.S. § 33 1804**, meeting notices must include **enough detail to reasonably inform homeowners** about what will be discussed and decided.

This means:

- No undisclosed topics
- No surprise decisions
- No unofficial gatherings, side meetings, or "coffee chats" where a quorum discusses HOA business.

If a quorum of the board is present and HOA business is discussed, **it is a meeting—and it must be noticed and open.**

Mandate 4: Home-owners' Right to Speak

Perhaps the most important part of this ruling is its reaffirmation of homeowners' statutory rights.

Every homeowner has the legal right to:

- Attend open board meetings
- Receive meaningful agendas
- Speak on an agenda item after board discussion but before a vote is taken

These rights are protected by statute. Secret meetings and vague agendas are illegal because they **take away a homeowner's ability to participate** in the governance of their own community.

MINUTES FROM APRIL 29, 2026
Executive Sonora HOA
Board of Directors Meeting

The meeting was called to order at 12:30 PM by Tracy Watson, Vice President. Additional board members present were Jerry Noonan, Pres (via teleconference), Richella Archer, Secretary, Liz Trembl, (via teleconference) and Don McKenzie, both Members at Large.

The purpose of this meeting was to sign a new contract for landscaping service. Prior to the board meeting, the landscape committee had interviewed each of the following companies and made a recommendation to the board in favor of Green Edge LLC. Those companies were: Armin & Sons, Green Edge LLC and Option One.

The owner of Green Edge LLC landscaping was invited to attend the meeting to answer any questions from the board. Introductions and confirmation of the contract terms were discussed. After an in-depth review of each bid, the board selected Green Edge LLC to be contracted as our HOA landscape company. This initial contract will run from May 4, 2026 through 12/31/2026.

Our CC&R's place responsibility for landscape maintenance with the Sonora HOA for the purpose of maintaining an attractive and consistent appearance in our neighborhood. This, in turn, is aimed at preserving our individual property values as well as the value of Sun City West as a whole.

If you are considering any changes, please submit a landscaping ARC request form for consideration and approval first. We are happy to help. ARC forms are also available on our website. The HOA board would like to thank the landscape committee for their work in researching and interviewing the three companies. A motion was made and seconded that the Sonora HOA enter the contract with Green Edge LLC and passed unanimously. The meeting was adjourned at 1:15 PM.

Respectfully Submitted, Richella Archer, Secretary

Note: Green Edge (our new landscape contractor) will begin work Monday, May 4th. They will no longer be working in zones, but rather by street and will begin on Via Montoya. They will be here every Monday for a full month before determining what schedule will be going forward. Membership will be notified by email of the new schedule once it is finalized.

MINUTES FROM APRIL 10, 2026

Executive Sonora HOA Board of Directors Meeting

The meeting was called to order at 2:00 PM by Jerry Noonan, HOA Treasurer. Board members present were Jerry Noonan and Richella Archer, HOA Secretary. The meeting began with the Pledge of Allegiance. Jerry began the meeting by announcing that three previous board members had resigned: Greg Liedtka, former HOA President, Gary Lowman, former HOA Vice President and Valerie Ergish, HOA Member at Large.

ACTION: The board accepted the resignation of the three previous members. Jerry introduced a motion that was voted on and became an official resolution as follows: Jerry introduced three of our association members who had volunteered to serve on the board: Tracy Watson, Liz Treml and Don McKenzie.

ACTION: A motion was made to appoint these three members to serve on the board and the resolution was passed..

Contact information for the new board members:

Don McKenzie: donmckenzie455@hotmail.com (text 455 585.8541) .

Tracy Watson: tw3008@gmail.com (253 653.3088)

Liz Treml: ltrem1.hoa@gmail.com (text 715 498.6340)

Jerry explained the current need for a new landscape contract and Tracy Watson gave an overview of what the landscape committee was working on, including getting bids from at least three landscape companies. When all bids have been obtained, the information will be provided to the HOA board for a vote.

The committee is planning to add additional plants this fall to areas where plants died during the past two hot summers.

***NOTE: No homeowner should plant or remove anything without obtaining an approved Landscaping Request form (ARC form). A request was made by the membership to reinstate the committees. **ACTION:** The board agreed with the request and asked for volunteers from the membership. Those committees and their volunteers are now in place:

Architectural Review Committee (ARC), (reporting to Richella Archer):

Patty Madsen, Barbie Hopper, Barb Bruno

Landscape Committee (reporting to Tracy Watson):

Cal Alford, Joe Treml, Sharon Smith, Barb Bruno

Secretarial Committee (reporting to Richella Archer):

MINUTES FROM APRIL 7, 2026

Executive Sonora HOA Board of Directors Meeting

The Sonora Homeowners Association Special meeting was called to order at 11:00 AM on April 7 2026.

Board members present were: Richella Archer, HOA Secretary and Jerry Noonan, HOA Treasurer.

Association members present: 34.

Board member Gary Lowman, Vice President, announced his immediate resignation effective today, April 7, 2026. It was also announced that both Valerie Ergish, Member at Large, and Greg Liedtka, HOA President, had submitted their notice of resignation to the Board this past week, thus leaving the current Board with only two members, Jerry Noonan and Richella Archer.

Jerry Noonan facilitated today's meeting and began by introducing the Landscaping committee.

The committee presented an overview of the projects they have been working on:

- Have completed and recorded a full count of all trees, shrubs & cacti throughout our HOA
- Continuing to validate all valves providing water to our front yards.
- Determined that valves that provide water to 12 lots are losing pressure (from 30-25 lbs down to 5 lbs).
Will continue to work toward resolution.
- Will be adding new plants to sparse yards and those yards where trees came down. This planting will be completed this fall.
- The committee is obtaining bids from three landscape contractors. Background research of the companies will be completed before presenting the bids to the board.
- Members of this committee are: Tracy Watson) Sharon Smith, Cal Alford and Barb Bruno.

*****Please note: When the Landscape Guidelines are finalized they will be posted on our website and provided to our membership by email. All association members are required to adhere to all HOA rules and regulations.

The HOA Board will call a special meeting to be scheduled for April 10, 2026 at the RH Johnson Lecture hall at 1:00 PM to reconstitute the board so we will have a Quorum. The meeting will be posted on our website (www.sonorahoa.com). Email notification will also be sent.

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Comments from members included:

- Request to reinstate the ARC committee
- Some members would prefer to not have landscapers trim their trees or bushes. Those members should email Tracy Watson at tw3008@gmail.com (landscape committee chairperson) for further discussion.

***** We are seeking volunteers for the HOA Board at this time, especially those with computer skills. If we cannot maintain a full HOA Board of at least five members we cannot support the needs of our association and will have no other choice but to go to full uroperty management.

We will be asking for volunteers for the ARC committee and possibly for additional committees going forward. ARC forms are available on our website. The same form can be used for both Architectural changes and Landscape requests, please check the appropriate box on the form.

The Landscape committee would like to extend a special "Thank You" to both Jerry Noonan and RicheHa Archer for their commitment to our HOA membership by remaining on the board through these difficult times.

Richella Archer - HOA Secretary Tracy Watson - Landscape Chair

Clodagh Archer

Any homeowner with questions regarding these committees, or who would like to volunteer for a committee, should contact the board member associated with that committee.