

August | '26 Newsletter

Sonora Homeowner's Association | Snippets & Tidbits

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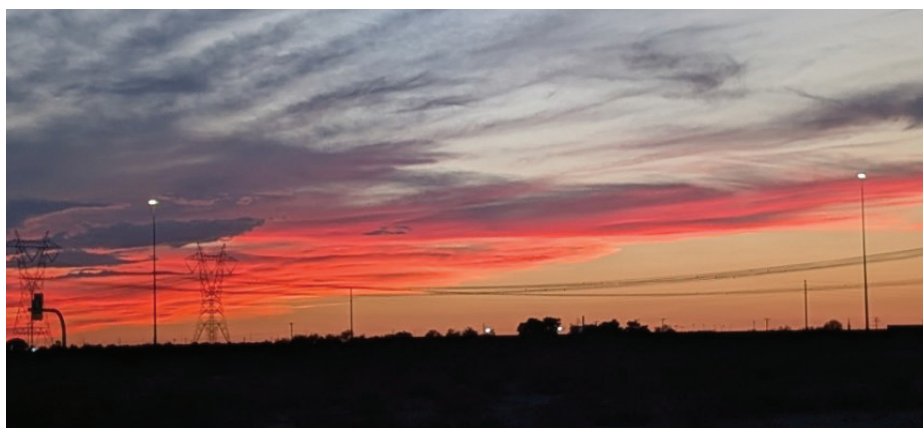
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Your HOA fees.... Pay for Important Services

Services aiming to make a uniformly attractive neighborhood are provided by the HOA. The listed services combine with intermittent house painting to round out services provided. Tracy Watson is the primary contact for the Landscaping Committee and provides this information.

Green Edge Landscaping Service

This company provides intermittent tree/bush trimming and replacement plus monthly yard debris blowing. This yard and street clean-up occurs very Monday and Friday as required and includes front and side yards. You may not recognize this company's name as they were recently contracted to provide these services.

Week 1 starts on Via Montoya Lot 1 (15275 Via Montoya) and includes both sides of the street. Also included are Inca and Maya Courts at this time.

Week 2 starts from Lot 22 (21914 Sonora Lane) and goes north to include both sides of Sonora up to 22002 Sonora Lane and both sides of Arzon Way.

Week 3 starts at Lot 134 (15437 Domingo Lane) continuing through Domingo and Via Manana cul-de-sacs. It then proceeds down both sides of Domingo.

Week 4 starts at Lot 167 (15427 Via Manana) on both sides of Via Manana and all of Via Arnoldo.

Parks & Sons Sanitation Service

Household trash pickup is provided early mornings every Monday and Thursday. On major holidays, collection is delayed one day. Recycling pickup is scheduled early mornings every 1st and 3rd Wednesday of each month. No pickup on 5th Wednesdays when they occur.

Tride & True Pest and Termite Control

Service includes front, side plus back yards, if gate isn't locked. Garage spraying is also included. Interior home service can be done for \$10 fee paid to the servicing representative at time of service. Service is provided to Lots 1-92 on the second Monday of every month. Lots 93 to 182 is serviced on the 4th Monday of every month.

SNIPPETS & TIDBITS

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

BOARD MEMBER OPENING

Please contact one of the existing directors if you are interested in joining the Board.

MAJOR COMMITTEES

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

SONORA HOA REMINDERS

BY DON MCKENZIE

BOARD MEMBER AT LARGE

Thank you to our full-time residents who help look out for our snowbird neighbors by removing items left on screen doors and even clearing blown trash from yards. Please keep up the good work and join in to help out if you are out and about the neighborhood.

If you notice any landscape or HOA issues, please notify a board member. If you see suspicious activity, please contact the Posse immediately, in addition to notifying a board member and or the homeowner. We all need to look out for one another.

Additionally, pet walkers, please be aware that high temperatures significantly increase sidewalk and street temperatures. Just as you would not walk barefoot outside please remember that pets' paws need protection from the hot pavement.

SONORA HOME OWNERS

Sun City West, Arizona

November Open

Board Meeting

Tuesday, November 10, 2026

1-3pm

RH Johnson Lecture Hall



IMPORTANT LEGAL UPDATE CONTINUES:

From the President of the Sonora HOA Association HOA Board Meeting Changes Resulting from AZNH Trust v. Sunland Springs Village HOA

In a previous article, I discussed the Maricopa County Superior Court decision issued on April 28, 2026, which provides a definitive interpretation of Arizona's Open Meeting laws and directly affects how the Sonora HOA Board must conduct its business. This is a binding court decision, not merely guidance or opinion. The Sonora HOA Board is committed to full compliance and to conducting Association business openly, lawfully, and transparently.

Why This Ruling Matters: The court ruled that taking formal action in closed meetings violates Arizona law and homeowners' statutory rights. In the Sunland Springs case, the board acted on 85 matters during closed sessions without proper disclosure to the membership. The court made clear that this practice must end.

Key Requirements for HOA Boards: The most significant requirement is that board business must be conducted in open meetings.

- All votes and final decisions must occur in open session.
- Executive sessions cannot be used as a substitute for public governance.
- Openness and transparency must be the general rule.
- Executive sessions, when held, are limited to specific topics such as legal advice, personnel matters, and homeowner appeals.
- No votes or final decisions may be made in executive session.

Meeting notices and agendas must also clearly describe what will be discussed and what action may be taken. Vague agenda descriptions such as "Legal Matter" or "Appeal" are no longer sufficient. Agendas must reasonably inform homeowners of the business to be considered. Homeowners have a statutory right to:

- Attend open meetings;
- Receive meaningful meeting notices and agendas; and
- Speak on an agenda item after Board discussion and before a vote.

These rights are central to HOA governance and are protected by Arizona law.

Examples of Agenda Item Narratives: The following examples illustrate the type of agenda narratives that may be considered by the Board and included in an open meeting agenda.

Agenda Item 1: Consider Adoption of Resolution No. 2026-06

Regarding Ownership and Removal of Trees and Landscaping on Private Lots

The Board will consider adoption of Resolution No. 2026-06, which clarifies that trees, shrubs, and other vegetation located on privately owned lots are generally the property and responsibility of the homeowner. The proposed resolution affirms that, except where expressly authorized by the governing documents, owner consent, or a documented safety necessity, the Association does not have authority to remove or replace vegetation on private property. The resolution also outlines the Association's role in addressing landscaping issues through the notice, compliance, and enforcement procedures provided in the CC&Rs.

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BOARD MEMBER VACANCY

We urgently need to fill the vacancy left by the resignation of a Board Member. Please contact any existing Board Member or President Jerry at jerry@tth.net to inquire about this opportunity to help us in our important HOA work. Please note that the Board opening is available even to Snowbirds who can participate via electronic media if necessary. The next Board meeting is November 10th.

COLORADO RIVER WATER SETTLEMENT

Reports are that the western states have been unable to settle the dispute on distribution of the diminishing waters coming down the Colorado River. Lake Mead is reported to be at its lowest level ever. And Las Vegas has drilled a tunnel into the bottom of Lake Mead to access water for municipal systems as their intakes rise above the falling water level.

This likely means the Federal government will make final decisions on allocation proportions, and Arizona will likely take a back seat to California and upstream water users. I have not seen any information on who in Arizona will suffer the greatest loss of water coming through the Central Arizona Project canals. It will be an interesting local discussion as these decisions are made.

Agenda Item 2: Landscape Committee Recommendation - Approved Plant List Update

The Landscape Committee requests Board approval to replace the current Approved Plant List on the Association website with a revised list intended to reduce future landscape maintenance costs. The proposed list emphasizes low-maintenance, low-water-use plants and smaller tree species that generally mature at 12 to 15 feet in height. Existing approved trees within the community would be grandfathered. Homeowners may continue to propose additional plants through the ARC review process. The Board will also consider adoption of Resolution No. 2026-07. If approved, the updated plant list will be posted on the Association website and communicated to homeowners before the fall planting season. While these two agenda items are only examples, they illustrate the level of detail necessary for an agenda to clearly describe what will be discussed and what action may be taken at an open meeting. Such agenda items should also be supported by the proposed resolutions and other relevant documents made available to homeowners before the meeting.

President
Sonora HOA Association
Jerry@tth.net

SOUND AND THE NEW RAMP

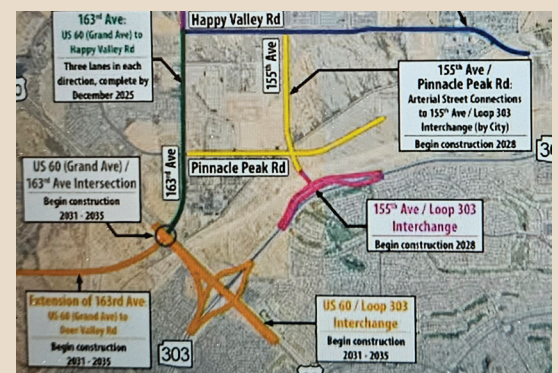
Route 303/US 60 Capacity Improvements will Affect Us

An article in the April issue of the Independent really made me stand up and realize that development north of the 303 in our back yard is coming. It is projected that population estimates for the US 60 corridor and north will add 250,000 residents to the traffic flow. With that is the requirement for the roadway construction we are hearing about just north of the 303 on US 60. The construction effort will entail traffic restrictions if not closures if you wish to travel up to Wickenburg.

But while we hear about construction "over there on the 60", we may not be aware of the construction and ultimate traffic that will first start nearby to the Sonora HOA. For traffic relief around the upcoming US 60 effort, a new on/off ramp will be constructed at the 303 starting in 2028. The west end of it where it meets the 303 will be located about in line with Sonora Avenue extended north. Fortunately, the new facility will only service traffic from 155th Street north of the 303, but ultimately traffic noise on these new ramps will feed down into our HOA. Those in the northern portion of the HOA will be affected more than us down south just because of distance. And as an aside, those SCW residents living just across the golf course fairway from the new ramps will be clearly affected.

Do you notice highway noise?

Hopefully you don't notice the highway noise that emanates from the early morning traffic from US 60 and the 303. I mention early morning because the cool dense air at that time of day, especially in winter, seems to conduct traffic noise at a much higher level than other times of the day. I have opened the sound detection app on my cell phone while sitting drinking coffee on my south facing front patio. I have noticed a 10-decibel noise increase at 7:00 a.m. compared to afternoon hours. Since I moved into the HOA in 2018, this noise has noticeably increased. And 10-decibels is a lot of noise.



The new ramp is located north of our HOA and will connect a future 155th Street access point to the 303. This will act as a detour option for traffic affected by construction along US 60 just north of the 303.

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BOARD MEMBERS

Jerry Noonan

President and Treasurer

jerry@tth.net

Richella Archer, Secretary

richellahoa@outlook.com

Tracy Watson, Vice President

twsonorahoa@gmail.com

Don McKenzie, At Large

donmckenzie455@hotmail.com

Open At-Large Position

(Need Volunteer Here)

ADDRESS MODIFICATIONS

If you wish to add or remove your email address from the HOA mailings list, please note the following contact information to accomplish this:

Addyson Kelley
Paramount
2432 W. Peoria Ave.; #1191
Phoenix, AZ 850296

623-688-5844 Ext 827

Report Water System Leaks

Tracy and Don want to know when you see irrigation system leaks in the system. Please text Tracy at (253)653-3088 to report suspicious water showing in the street or pooled in yards. Use text communications or your call may go unanswered. Thanks.

Fridays are Trees only Days:

Zone 1 and 2 2:00am - 2:30am
Zone 3 and 4 2:30am - 3:00am
Zone 5 and 6 3:00am - 3:30am
Zone 7 and 8 3:30am - 4:00am
Zone 9 and 10 4:00am - 4:30 am
Zone 11 and 12 4:30am -5:00am

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Sound Walls are Great

The Arizona DOT has been great to try reducing the impact of sound along the major traffic corridors here in the valley. They are a leading agency in finding ways to reduce tire noise through pavement texture technologies. But sound walls are designed to reduce the noise from engines which can be a major component of high speed and especially accelerating traffic.

We certainly benefit from a sound wall along the south side of the 303, but it is not a perfect solution. Some noise still escapes over the top and cannot capture that emanating from high frequency motorcycle and low frequency truck exhaust. And while automobiles are quieter, their noise accumulation of many vehicles adds to the total noise output.

The New Ramp and Sound

To be effective, a sound wall must be at least 15 feet high. The new ramp will be topping out perhaps at least that much and possible higher. That means to be effective with accelerating and decelerating engines, a wall 30 feet high will be required without reconstructing the pavement to a

lower level on the 303. That will likely not occur. So hopefully, the new structure will have integral walls to reduce the noise and visual signatures. As far as I know, this has not been mentioned as part of the plan. So expect more noise added to the existing environment.

What Happened to Get to this Unwelcome Surprise

Apparently, notifications for comment of the upcoming projects were published in the local newspapers and other official channels in 2025. It was certainly a surprise for me and everyone else I have talked to about this. Guess you have to be on the lookout,

or important issues as this get missed. Your comments on this are welcome. Send them to any of the HOA Board Members or through contact information provided herein on the Communications Committee.

By Dave Sethre

WATERING SCHEDULE MODIFICATONS

Summary of irrigation system Summer settings for minimal impact to the Sonora HOA water delivery system (EPCOR) during early morning usage. Our goal is to complete the community irrigation cycle to minimize the impact to our overall water pressure during the early morning hours. By starting earlier, reducing the number of homes (lots) running over a schedule, utilizing a staggered approach, we hope to maximize the pressure delivered to the individual zones for improved performance of each plant emitter.

Zone 1-2-3:

All south side of Montoya and all of Sonora, Runs Monday-Wednesday-Sat 3:00 am

Zone 4-5-6:

Domingo and Manana cul- de- sacs, North side of Manana and All of Arnoldo.
Runs Monday-Wednesday-Sat 4:00am

Zone 7-8:

All cul- de- sacs of Montoya—Montoya, Inca, Maya South side of Arzon.
Runs Tuesday-Thursday-Sun 3:00am

Zone 9-10:

North side of Arzon and South Side of Domingo. Runs Tues-Thur-Sun 4:00am

Zone 11-12:

North side of Domingo and South side of Manana. Runs Tues-Thur-Sun 5:00am

SPACEX LAUNCHES



SpaceX Launches in our Backyards: Maybe California isn't so far away after all. It is amazing we can view these space launches by SpaceX out of the Vandenberg Space Force Base northwest of Los Angeles every now and then. The level of clear air to allow these views is quite incredible.

Generally, the Vandenberg space shots follow a track down the Pacific Ocean coast line. This is likely due to the need to recover their booster rocket components via a recovery barge in the ocean. The Falcon 9 rocket has a booster that can fly after departure from upper stages and land vertically for re-use. This capability sets SpaceX apart from all other space capable companies, foreign or domestic. Leave it to Elon Musk to do more than create the best electric car on the roads today. Photo submitted by Val Ergish.

Interview with Barbie Hopper

Spotlight on one of our long-term Sonora HOA neighbors, Barbie Hopper.

Barbie and her late husband, Dean, moved into their home in November 1997. Today, Barbie resides with her friendly and sociable whippet, Olivia. Barbie takes great pride in knowing all the dust in her home belongs to her.



Over the years, Barbie has been an active and dedicated member of our community. She has served on the Board of Directors as Treasurer and completed two terms as President. Still involved she currently volunteers on the ARC Committee. During her tenure on the board, she helped accomplish several key improvements, including closing the construction gate by the vacant lots to prevent outside traffic from using our neighborhood as a thoroughfare, along with barricade placement at the Deer Valley Rd dead end.

While she considers the expanded home color options to be a wonderful improvement, she hopes the Landscape Committee will soon follow suit by allowing homeowners to choose their own plants, shrubs, and trees from an approved list.

Barbie strongly believes that communication is the key to a strong community. Her advice to everyone is to get out; walk the neighborhood with your dog or a friend—and get to know your neighbors firsthand to see just how friendly, talented, and wise the people in our neighborhood are. You might even get some helpful and needed information along the way.

Interview with Val Ergish



HOT PAVEMENT

Paws will get burned!

AIR TEMP	CONCRETE	ASPHALT
85°	105°	130°
91°	125°	140°
97°	145°	150°

Safest to walk dog before 7am & after 7pm

Pet Safety Tips Video





The 5-Second Rule

YOU NEED TO KNOW!

Place the back of your hand on the ground. If you cannot hold it for 5 seconds, it's TOO HOT TO WALK YOUR DOG ON IT!

