

Cocopah Gazette

March 2022

NOTES FROM GARY MAGRINO

Welcome to March!

Golf Course: We are quite proud of the condition of the golf course this season. Our investment last fall in superior seed certainly resulted in favorable course conditions. As is apparent, the weather is getting warmer. Warmer weather and high usage stress all golf courses. One of the biggest challenges to maintaining excellent conditions is not a lack of water but the compaction of the soil. The greatest damage to any golf course is caused by golf carts! We ask golfers to follow the 90-degree rule and are thankful that most golfers comply. We ask that you take one more step to protect the course – consider sharing golf carts. Ride with a friend! If four golfers each drive their own cart all day, every day, that is 16 wheels running the course every 15 minutes. The soil soon becomes too compacted to effectively absorb water. You can help! Enjoy the social aspect of golf and ride together.

Contractors: I want to remind residents that all outside contractors are required to register at the Administration Office and demonstrate liability insurance prior to working on any site within the resort. Also, our dumpsters are for residential trash, not construction debris. Contractors must haul away construction debris.

Speed Bumps: The speed bumps are coming. While I personally do not like speed bumps, after watching the speeding traffic over the past few months, I have concluded that speed bumps are necessary for public safety. Initially the speed bumps will be installed on arterial roads. The bumps are set to the arterial road speed limit of 15 mph. The speed limit on interior roads is 10 mph. If traffic continues to exceed 10 mph on

interior roads, we will be forced to install speed bumps there as well.

Rent Increase Delayed: Last month I wrote that we expected to raise rents beginning in April 2022. We have decided to delay the rent increase until September when we expect to have a better understanding of our actual costs, market conditions, and the true inflation rate.

Oversize Lot Rent: Some lots in the resort are significantly larger than others. In the interest of fairness, for the past several years, after the transfer of an oversized lot, the new tenant is charged additional annual rent more than the “standard” annual rent to account for the larger lot size. We have been calculating the increased lot size on a square foot basis. That method has proved overly complex for odd-shaped lots. We are simplifying the measurement of over-sized lots to eliminate the need for trigonometry to calculate the size of odd-shaped lots. The new method is based on the measurement of the perimeter of a lot, rather than the area square footage. Anyone paying additional annual rent based on the lot square footage method may have their lot re-measured to determine whether it would be to their benefit to switch to the new method. Alternatively, those renters may stay with the square footage method if that is to their benefit. Going forward, after the transfer of any lot, the new perimeter method will be used. **No additional annual rent applies to any resident who has occupied their oversized lot since prior to imposition of the oversized rental charges; those residents are “grandfathered” at the annual standard rental rate. The lot will become subject to the oversized surcharge after transfer from the existing resident.**

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The following methodology will be used to determine oversized lots. Warning . . . this is math! The perimeter of a standard-sized lot is 180 linear feet. On transfer of a lot, Maintenance will measure the perimeter of the lot (MP). Administration will take MP and subtract 180 to determine the initial overage (IO). Next Administration will subtract 10% of IO from MP. This result is the net lot size (NS). Finally, Administration will determine the amount of the excess rent by locating the Net Lot Size (NS) on the Additional Annual Rent Chart.

Additional Annual Rent Chart effective March 2022. This chart will be updated on increases in standard rent.

Net Lot Size	Standard Rent	Additional Annual Rent
180-200	\$3,408	0
201-220	\$3,408	\$189.30
221-240	\$3,408	\$378.60
241-260	\$3,408	\$567.90
261-280	\$3,408	\$757.20
281-300	\$3,408	\$946.50

For example: If Maintenance measures the perimeter of a lot to be 210 linear feet. MP=210. Administration will subtract 180 from 210 to determine the initial overage (IO) of 30. Next Administration will subtract 10% of IO (10% of 30 is 3 in this example) from MP. MP of 210 minus 3 equals the Net Lot Size of 207. Looking at the Additional Annual Rental Chart, the Additional Annual Rent is \$189.30. Although I have attempted to explain our methodology in great

detail, if you have any questions or need additional information, please leave a note with your name and phone number for me at the Administration Office and I will be happy to discuss this with you.

--- Gary

MAIL FORWARDING

When you leave us for the summer, please stop at the Administration Office and let us know. This enables our Security personnel to better protect your property. For mail forwarding, please pick-up a mail forwarding white envelope at the Administration Office. Complete the information required and request that the office staff print mail forwarding labels for you. We will print forwarding address labels at \$1 per 30 label sheet. If mail forwarding labels are not submitted, mail will be returned to the sender. You should discuss additional details regarding your mail forwarding desires at the Administration Office.

ACTIVITIES VOLUNTEER OPPORTUNITIES

The Activities Office is seeking volunteers for next season. Contact Alisha for details.

SOUP NIGHT

The March Soup Night potluck will be held on Monday, March 7th. Each household brings a crockpot of soup, salad, or dessert to share. So

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that there is enough food for everyone, please bring enough to feed 10-12 people. Bring your own tableware, bowls and plates, glasses, napkins, and drinks. Happy Hour starts at 4:00 pm, Soup & Salad at 5:00 pm. While there is no charge, it is very important that residents sign up in Activities so there are enough tables set-up for everyone.

WALK, TALK & SHOP

Cocopah hosts **Walk, Talk & Shop** on the first Saturday of each month. **Walk, Talk & Shop** is a community sale where residents sell items at their site and shop at other sites in the park – a great big community yard sale. Items are usually put outside either on the driveway or deck so that when driving by the items are easy to spot. Larger items such as furniture may be announced with a sign. Sellers should have items displayed by 8:00 am. The sale continues until noon. This is also an opportunity for residents to offer “Free” items to fellow residents. On Saturday, March 5th, get in your golf cart and drive the roads of our community looking for the perfect find.

CRAFT FAIR

The Craft Fair will be held on Monday, March 14th in the ballroom from 8:30 a.m. until noon. The ballroom will be full of vendors. This will be the last Craft Fair of the season. Many vendors will have sales to clear out inventory before they head north for the summer. Anyone interested in being a vendor or who has questions

regarding the Craft Fair, please contact Paula Freeman at paulaspantry32@yahoo.com.

LINE DANCING

Thursdays March 3rd and March 10th and Tuesdays March 22 and 29th at 7:00 pm join Barb Vangsness in the Ballroom and have some fun. Get some exercise and learn the steps to a wide variety of line dances.

ENTERTAINMENT

MARDI GRAS DANCE

The annual Mardi Gras dance is tonight, March 1st from 7:00 – 10:00 pm in the Ballroom with the ever popular “Old Time Rock & Roll Band” in traditional Mardi Gras costume. Come in costume! Dance tickets cost \$8.00 in advance or at the door.



Troublemakers Dance

On Saturday, March 12th the Troublemakers will return for an encore performance. If you missed

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them earlier in the season, be sure to plan to attend on March 12th from 7:00 – 10:00 pm. Cost is \$8.00 in advance or at the door.

ST PATRICK'S DAY DANCE



Join “Old Time Rock & Roll Band” for a St. Patrick’s Day dance on Thursday, March 17th from 7:00 – 10:00 pm. This is the last dance of the season. Bring your sweetheart and dance the night away! Cost is \$8.00 in advance or at the door.

PICKLEBALL

Pickle Ball continues to thrive at Cocopah Rv & Golf Resort. Many residents have participated and won medals in tournaments at Bullhead City and in the Yuma Senior Games. The Pickleball Club will have a Round Robin Tournament on March 10th at 1:00 pm with a banquet following in the Cantina around 3:00 pm. All residents are welcome to join or come watch and cheer! The Club thanks the many residents who volunteer to put temporary nets up and down, blow off courts daily, and wash courts monthly.

As the weather gets warmer, remember that the Pickleball courts are well lit for evening enjoyment as well.

SHUFFLEBOARD

Starting March 1st the Shuffleboard players meet every Monday, Wednesday, and Friday at 10:00 am for fun shuffling. Everyone is welcome. Arrive 10 minutes in advance to sign up for teams. Shuffleboard players intend to keep this schedule through March and resume the same schedule on November 1st.

AQUA ZUMBA

Join Darla Schofield in the pool every Monday, Wednesday, and Friday at 9:00 am for Aqua Zumba and Zumba Gold. On Fridays at 10:00 Darla offers a FREE Aqua Zumba and Zumba Gold class just for Cocopah residents.

MULTIMEDIA ART CLASS

Join the Multi Media Art Class every Wednesday at 9:00 am in the Ceramics Room. Participants enjoy art from paper making to paper quilling and from acrylic painting to alcohol inks. Learn something new every week! Space is limited, contact Sandie at 715-493-2600 to register.

JEWELRY MAKING CLASS

Learn to make unique, personalized jewelry for yourself or as gifts. Class meets every Tuesday

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from 9:00 am - 12:00 pm. Limited spots available; call Betti Smith 928-975-4848.

CARDMAKING CLASS

Join Sue Spicer's popular card-making class each Thursday at 1:00 pm. Sue prepares kits with all the necessary supplies for each student to create three unique cards each week. Students may complete the cards either in-person during class or independently on their own schedule. The cost is merely a \$5.00 materials fee. Contact Sue at suespicer.ss@gmail.com or call/text her at 530-241-8131 to sign-up so she knows how many kits to prepare.

BOOK CLUB

Join the Book Club for comradery and conversation on Tuesday, March 15th at 2:00 pm in the library. The book selection for March is The Four Winds by Kristin Hannah. The discussion leader for March is Candace Wallace.



RESORT EVENT # 5

Resort Golf Event #5 will be held on Saturday, March 5th. All players must have a verifiable handicap. A verifiable handicap is obtained through either a player's participation in the local Cocopah golf clubs (9-hole men or women, 18-hole men or women or by providing a current USGA or RCGA identification number and handicap index). The format is a 2-person better-ball (better score of the two partners, not a scramble); pick your own partner (within a handicap difference of 7); flighted net and gross awards. Entry cost is \$20 per player. Players will receive one red for the year-end drawing. There is a special tournament greens fee – inquire at the Golf Shop. Signups end today, Tuesday, March 1 at 4:00 pm.

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RESORT EVENT # 6

and

YEAR – END GOLF EXTRAVAGANZA

The year-end golf tournaments are coming up soon! The dates are March 25 and 26th. Friday, March 25th golf is a 2-person pick-a-partner flighted tournament. On Saturday the 2-person teams are combined into a 4-person team for a fun event. Cash prizes are awarded each day. The drawing for all of the “Year-End Resort Golf” prizes will be held on Friday night. These prizes are won by draw of the “red” tickets players have accumulated in each of the 6 resort events. There will be both morning and afternoon shotgun starts both days. Non-residents are not eligible for a “red” ticket unless the participant is a member of one of the Cocopah 9-Hole or 18-Hole Golf Clubs. Details on sign-up dates and cost will be announced in a Weekly Happening. If you have any questions, please call Deb Perreault at 507-461-4726.

COCOPAH RV EMAIL BLASTS

To keep residents informed but not overwhelm email boxes, the Gazette plans to send one to three resort-wide emails each week. Look for “Weekly Announcements” in your inbox. If you did not receive an announcement of this Gazette via email, you are not subscribed to our current email system. If you wish to receive official Cocopah RV emails, sign-up by clicking here: [Cocopah Rv email subscription](#).

GAZETTE SUBMISSIONS

The Gazette newsletter is a publication of the Cocopah Tribe. Contributions are welcome to the monthly newsletter. Contributions must focus on the Cocopah Tribe, Cocopah RV & Golf Resort, or its residents. The Tribe has generously issued an independent email address to the Gazette for residents to submit news and potential articles. Contributors should submit materials in MS Word or text format, without any special characters or formatting, to gazette@cocopahrv.com. Pictures or graphics should be submitted in jpg format (medium size) as a separate attachment. Submissions should be between 150 – 225 words, written in third person, newspaper-style. Submissions must be received no later than the 25th of the prior month for consideration in the following month’s Gazette. All articles are subject to approval and editing.

Leslie Woodruff, Editor

Visit our website:
www.cocopahrv.com

