

REFUGE POA NEWSLETTER

2026 – Quarter 1



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FROM THE BOARD

Due to scheduling conflicts, there will be no POA meeting in April. **Our next POA meeting will be on Tuesday, May 19th.** Zoom instructions with time and place will be emailed to all prior to the meeting.

It is with heartfelt gratitude to the large number of community members who voted for the re-election of one Board member, Debbie Maggert. ***Congratulations Debbie!***

Following the February Annual Meeting, an organizational board meeting was held.

The 2026 Board of Directors positions are as follows:

President – Peggy Delach

Treasurer – Lisa Gosnell

Vice President – Mark Pickart

Director – Debbie Maggert

Secretary – Jim Yapp

During the March Board meeting, the Board discussed restructuring the way each committee functions. Currently, one board member *has been on each committee acting as “chair”, following historical board decisions. After some research into the CC&R’s, it was determined this is not required *on any committee except the DRC by Arizona statute.

Going forward, committees may be made up entirely of community volunteers with experience and/or a passion for the area supported, as appointed by the Board. Committees may include a Board member acting as a resident.

Committee members would identify a “lead” member annually. This “lead” would attend board meetings, report to the Board on committee activities, recommendations to the board, and responsibilities would include scheduling meetings, leading their committee meeting, and preparing meeting minutes.

The Board is always looking for new committee members. If you are interested in joining a committee, please reach out to one of the Board members.

*** 33-1817. Declaration amendment; design, architectural committees; review**

B. Notwithstanding any provision in the community documents (*this means that it does not matter what the CC&Rs, etc. say this law applies...*)

1. Membership on a design review committee, an architectural committee or a committee that performs similar functions, however denominated, for the planned community shall include at least one member of the board of directors who shall serve as chairperson of the committee.

COMMITTEE UPDATES

Finance Committee:

During our March POA Board meeting, a 10-year roads look-ahead schedule was reviewed to address future road needs. Current road conditions should result in a minimum of 5-year life expectancy (2025-2030.).

Over the next 5 years (2031-2035), the schedule estimates reconstruction costs of 25% of our roadways each year vs. estimated yearly reserve savings. In summary, Over the years 2031-2035, the Association will have spent \$2,764,260 to provide a 20-year life expectancy road system for the community (through 2055).

If you wish to review this in more detail, the look ahead schedule can be found on The Refuge POA website.

Design Review Committee:

Thank you to all of you who take care of your property(s) with weed pre-emergent. Weed notices have gone to those lots lacking attention, and with the shortened notification time of 21 days, attention is needed asap to have weeds removed as fines will follow, and no one enjoys getting a fine notice, so please act quickly.

Also, thank you to everyone who submits for home color changes, landscape renovations, pool additions, renovations, and any other EXTERIOR MODIFICATIONS to your homes. Our Design Guidelines are what keep our community beautiful, and although sometimes seem difficult, are key to our home values increasing and desirability of our community.

Governing Documents Committee:

Thank you to all Refuge Community members who voted!!

The final voting results for the CC&R Amendment were: 252 YES votes, 20 NO votes.

In summary, the updates made to the CC&R's included:

- basic punctuation corrections,
- legal updates to become current with present statutes as recommended by our attorney,
- removing any mention of the Declarant, Zenn, the original developer of our community who by amendment in 2008 turned the community over to the Property Owners and form a Board of Directors,
- and most importantly, the voting requirement of 2/3 or 67% of 360 lots (242 votes) to pass community required amendments was reduced to 50% plus 1, or 181 votes, assuming all lots are in good standing. Historically, it has been a challenge to obtain more than a quarter of the community to vote, and this change will aid in future votes.

For the first time in several years the annual meeting reached quorum numbers because of everyone's participation in the vote. So, *congratulations and thank you again to those who voted!*

Newsletter Committee:

Due to busy schedules and other life commitments, Debbie Maggert and Bradley Martin have decided to leave the committee. Karla Dunavant has graciously offered her time and knowledge of the community to join the committee. ***Thank you, Karla! We look forward to seeing what new ideas you bring to the table.***

Community Events Committee:

Paint N Sip (2/11/26): 22 participants attended our 2nd annual Paint N Sip night. It was such a fun evening visiting with other community members while painting a festive wine bottle! Themes included hearts for Valentine's Day, spring flowers and desertsapces.

Spring Potluck Social (3/20/26): Our 3rd annual Spring Potluck Social was held on Friday, March 20th at Maggert's Mancave (***Thank you Hugh & Debbie Maggert!***) across from the Refuge south gates. Once again, we had more than enough food and drink to last the night. Tyler Halsey & his band entertained guests for several hours (regardless of the sweltering heat), ***thanks to the generous cash donation by Don & Karen Bliss!*** The Community Events Committee would also like to ***thank all community members*** who contributed their favorite dish to the event.

IWGCC: The Society of Wolves Memberships have been increasing rapidly! If you would like more information on a membership, please contact Yvette Quinn, Director of Member Services, at 928.764.1404 x121 or Stephanie Winter, Member Services Manager, at 928.764.1404.

Other IWGCC Events:

- Plunge Pool Soft Opening: Friday, April 3rd, 11 am-8pm
- Plunge Pool Grand opening: May 1st (details to follow)
- Journey Tribute Band: Friday April 3rd, 6pm
- Easter Brunch: Sunday April 5th, 3 seatings: 10:00/12:00/2:00
- Wednesdays: Line dancing, 5-8pm / Pasta Night, 5 pm
- Thursdays: Build your own surf & turf, 4pm

If there is an event you would like to see take place in our community, please reach out or send your idea to one of the Committee or Board members.

Roads Committee:

One consequence of the seal/slurry project is the large number of pebbles left behind. The committee is aware of this issue and is working towards a resolution.

Landscape Committee:

The Landscape Committee presented a list of their 2026 projects at the March Board meeting. All items were addressed and either approved or put on hold for further review. The 2026 projects presented are as follows:

Citation Park Artificial Turf Replacement: Approved. Requested to investigate additional options including 'white' liner and disinfectant spray by POA Board.

LED Lighting North & South Gate: Approved. Requested to investigate additional option of LED on both sides of all gates and associated cost.

Landscape Renewal (Hole 1, 8, 18): Approval on Hold. Revisit in Quarter 3.

Refuge Drain Washes (Add 3–5-inch Rip Rock to drain ways where is lacking): Hold until Drain wash expert reviews washes.

Refuge Stop Signs & Street Sign Replacements: Approved to proceed.

South Gate Fencing Boards (entrance and to right) Painting: Approved to proceed.

Security & Violations Committee:

The Security Committee meets the last Wed of the Month at Bogies and Stogies Mulligan room, 5:00 PM. Our security guard service is provided by Allied Security six days a week, Monday through Saturday. The North and Mid gates are normally closed and require a phone app or sticker installed on your vehicle or a gate access remote control (clicker) for access. The South gate is open during Iron Wolf Golf and Country Club hours of operation. The gate Guards are Chris and Sol. Please give them a shout once when you come through the north gate.

The Guards provide gate assistance for approx. 1500 visitors and/or contractors each month. They perform two patrols daily and offer real-time resident violation identification and assistance while performing patrols. Most routine violations involve parking, both vacant lot and street. Guard assistance has included construction contractor violation resolution and resident notifications for broken windows and running outside water. As we approach boating season and summer holiday traffic, we ask residents to be mindful of restricting the traffic flow and PLEASE do not park on both sides of a street. In other words, stagger street parking to allow for emergency vehicles.

We also encountered a toilet plumbing leak and water damage at the North gate Guard house in February. The Guards promptly notified Amy and a couple Board members. We got the water turned off, but the damage was already apparent. The toilet and flooring were removed, thereby allowing the room to dry out for a few days. Amy and Peggy made quick work of purchasing material and getting a contractor out to lay the new floor and rebuild/reinstall the toilet. **Well Done!**

And lastly, the guards have an email to better communicate if you need a vehicle pass or assistance, christopher.urias@aus.com

Resident Spotlight:

Harlene Rowe

Harlene and Russell Rowe first met through their careers in the lending and real estate industries. They built a life together in Southern California, eventually settling in Temecula, where Harlene was able to indulge her lifelong passion for horses.

What began as a personal interest soon grew into a shared passion. The couple established Rowe Ranch, where they raised and acquired top-quality American Paint horses. Their dedication and eye for excellence led them to show their horses across the United States, earning recognition along the way.

In the early 1990s, the Rowes expanded their entrepreneurial pursuits to Texas, where they began acquiring residential housing. Over time, they grew their portfolio to more than 800 apartment units, which they successfully managed themselves, all while continuing to build and enjoy the success of Rowe Ranch.

At the age of 47, Harlene began competing with her horses. After suffering a serious fall that resulted in a broken back, many might have stepped away, but not Harlene. She returned to the saddle with determination, and alongside her remarkable mare, Un Zip Me, went on to earn 10 world titles and numerous additional honors. Their accomplishments were featured in several publications, including a cover feature in Horse and Rider magazine. Un Zip Me remains one of the most celebrated horses in the history of the Paint breed.

At 74, after another fall and suffering from numerous broken bones, Harlene made the difficult decision to retire from the show ring.

In 2018, Harlene and Russell made Lake Havasu City their home, settling on Tradition Lane. Sadly, Russell passed away in October 2024. Today, Harlene stays active with her church, friends, and family, continuing to embrace life with gratitude and resilience. She loves life at the Refuge, where she can relax in the peaceful surroundings, take in the amazing lake views from her home, and enjoy dining at Iron Wolf Country Club.

As Harlene so perfectly puts it, my life has truly been “an incredible ride.”



If you know someone who stands out in the community and would like to see them in the spotlight, please reach out to one of Newsletter Committee or Board members.