
COLONIA ENCANTADA NEWS

<http://www.coloniaencantada.org>

March/April 2004

WELCOME TO THE 2004-2005 BOARD OF DIRECTORS

A new Board of Directors was voted into position at the March 7, 2004, Annual Meeting. Bruce Kennard, continuing the second year of his term, is joined by Harold Back, Ralph Martin, Leroy Michael and Tim Moore. Officer positions will be decided at the April 12 regular board meeting.



ANNUAL MEETING NEWS

There was a buzz of conversation as the Social Hour of the Annual Meeting began. There were dozens of homeowners busy with food, drink and good cheer. We also celebrated Bill Caruso's 25 years running the Colonia Encantada Gatehouse with a generous gift from the community and one fine looking cake. After the business meeting (see the Minutes on page 3), everyone took in the home tour. Many thanks to our most generous hosts: Mary and Shaun Cantrell (#18), Dene and Ruth Lusby (#60) and Joy and Jim Juengling (#46).



Where are can I find the most current set of Rules and Regulations? At the Colonia Website, of course: www.coloniaencantada.org

CITRUS TIPS

Have citrus trees on your property? Here are a few tips. One point of interest is that citrus trees like to have dry feet. A little water goes a long way. An overwatered citrus tree will turn yellow and shed its leaves. If you have this problem, you probably need to cut down on watering time. Another tip is that citrus trees need to be fertilized with citrus fertilizer (found in home improvement stores and nurseries) three times a year. Just remember to fertilize on these holidays and you'll be set: Valentine's Day, Memorial Day and Labor Day. If you have other problems, a trip to a nearby nursery will be in order.

Did you know . . . you can freeze lemons whole and juice them after defrosting? The rind won't be useful, but if you get too lazy to squeeze juice when first picked, just know you can do it after freezing a bagful.

Did you know . . . there are plenty of grapefruit to share from our tree located just outside and around the corner of the Exercise Room? Help yourself.

Architecture Committee News

From the Committee Co-chairs:
Our committee met and discussed ways to maintain and improve our property values here in Colonia Encantada. Everyday wear and tear of stucco is one of our biggest aesthetic concerns. Tree roots have taken their toll on our outside walls and even the most ardent patching and painting cannot always keep up with the advancing roots. However, it is our responsibility as homeowners to maintain the appearance of our homes. Some homeowners have done an excellent job with this problem by planting

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Meet Ralph

No matter how late at night you arrive at the Colonia Encantada gate, you are sure to be met by a warm light and friendly greeting from Ralph Tansley. Ralph has been manning the night shift for us five nights a week for 20 years as of this June.



Ralph is married, has 5 adult children and retired from a career in engineering; many of those years were spent working in Chicago. He served in two wars- in Italy and Korea. You may wonder how Ralph handles the long nights and be surprised that things don't quiet down in our community until after midnight. When finished with his regular duties, he may watch a bit of TV or read. Ralph is interested in astronomy, cosmology and theology.

We appreciate the fine work and commitment Ralph provides for our community. It is with sincerity that we say "thank you" for those 20 years.

We Have Sunshine

Did you know that for the past few years Rondi Cox (#31) has been sending out cards of sympathy or wishes for a speedy recovery on behalf of all of us when the need arises? If you know of a fellow homeowner who could use a bit of cheering up, please contact Rondi by phone or email, both of which are listed in our directory. Even though Rondi summers in Chicago with her husband, Ron, she is happy to communicate our thoughts and prayers to those who could use them. Please don't hesitate to let her know when there is a need for sunshine.

Want to Use the Exercise Room?

If you are ready for a workout, just stop by the gatehouse and pick up a key for either the exterior French doors or the interior gate. There is a treadmill, recumbent exer-cycle, regular exer-cycle, universal weight machine and free weights. The room is small, which limits its use to only one or two persons at a time. If someone is waiting for the equipment you are using, courtesy and the rules of use indicate that you limit the use of that piece of equipment to 30 minutes. There is also a combination heater and air conditioner should the room temperature need to be altered.

A few people find the use of the TV somewhat challenging. The key is to actually read the instructions which direct you to use the remote to power the satellite box first. Push the "power" button

while pointing at the black box. Then, push the aux button while pointing at the TV. Use the remote to punch in channel numbers or move up and down the channels. Also use the remote to adjust the volume.

Never, never touch the TV controls. If you do, you might as well give up on the TV altogether. The TV is set to channel 3 and must remain there.

- Use of TV in Exercise Room

There is a shiny new trash can that Bill picked up for us after orange peels were found littering the area. No excuses now! Thanks, Bill.

If you have any trouble with malfunctions of any equipment in the Exercise Room, please report it to the guard on duty. The offending piece of equipment will be reported to the Board or to the Property Manager as soon as possible.

About Roof Rats

Some homeowners are concerned about the possibility of roof rats coming to our neighborhood. The long-tailed roof rat was first discovered in the east Phoenix neighborhoods of Arcadia in December, 2001. Since then, the rats have spread to neighborhoods in Scottsdale south of McDonald Dr. and west of Scottsdale Rd. Most recently, they have been found in Paradise Valley in a citrus tree laden pocket of homes between Chaparral and Jackrabbit Roads. While our community is not a former orchard as are these other communities, it doesn't hurt to keep up with clearing out citrus over time.

One preventative measure is to glean fruit trees and donate usable citrus to the needy as part of a harvest program to deter roof rats. Edible fruit can be dropped off every Saturday through April 10 at the Elks BPOE Scottsdale Lodge 2148 parking lot, 6398 E. Oak St. Hours are from 8 a.m. to noon. In addition to the Saturday hours, bins will be available on a self-serve basis at the Elks lodge for landscapers and residents who want to drop off usable fruit during the week.

Rules and Regulations - Tip of the Month

Did you know that the CCRs do not permit any type of commercial business to be conducted at any unit or common area? [Article III, L] The rules and regulations reflect this policy under General Rules [B, 1]. Included is the prohibition of public sales, such as estate or garage sales. This rule keeps our community a quiet, private one that we have all come to enjoy. When spring cleaning comes about, please consider donating items to a charity. Some homeowners have used Terri's Consign & Design to sell large furniture items. J & K Furniture also buys used furniture. Both will come to your home for pick up.

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CALENDAR OF EVENTS

NEXT REGULAR BOARD MEETING

PLACE: CLUBHOUSE

DATE: APRIL 12

TIME: 3:30 P.M.

All regular board meetings are open.

EDITOR

SANDY GLASS

Annual Meeting of Homeowners March 7, 2004

The meeting was called to order at 4:02 PM. Larry Heywood verified that there was a quorum of ten percent of the owners represented in person or by proxy.

A motion was made to appoint Len Tinnan as the chairman of the meeting. The motion was seconded and approved.

Everyone present introduced themselves.

Larry Heywood presented the 2003 Treasurer's year end report. The association had a total cash balance of approximately \$80,000 at the end of the year. In addition, improvements were made to the asphalt surfaces, the tennis courts and the exercise room. The difference in cash balances from the beginning of 2003 to the end of 2003 was minimal. There were several questions asked regarding reserves. There was discussion on the use of reserves vs. utilizing special assessments for capital improvements.

Len reported on the business of the board throughout the year and thanked the board and committee members for their help over the past year. Other

items mentioned were: the need in the future to make certain that capital improvement items are budgeted, property values and the overall aging of the property; the current status with the landscaping contract and development of specifications that will be bid on by landscape maintenance companies; and the tree maintenance and expense costs and policies.

Len led the discussion regarding the proposed amendments to the By-Laws. Each item was discussed in detail and the ballots were collected. The results of the vote were that each one of the revisions was approved. [See Summary on p. 4]

The nominating committee presented the names of Harold Back; Ralph Martin; Leroy Michael and Tim Moore. A motion was made to accept the slate as presented and to approve them by acclamation. The motion was seconded and approved.

There being no further business the meeting was adjourned at 5:17 PM.

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a shrub (with the approval of the landscape committee) in front of an outside wall crack thus eliminating the eyesore without requiring removal of our beautiful trees. Villa # 50 is a good example of this.

Other things to keep an eye on are garage doors that are cracking and garage windows that need paint or re-glazing. Remember to keep any furniture, sculpture or artwork within your courtyard walls. Anything outside the walls needs to be brought back in.

There have been no new projects submitted to the committee since January. Those in progress are:
#13 very near completion on extensive front courtyard and back patio renovation
#26 continues with renovation of both first and second floors
#30 continues with extensive indoor and outdoor renovation

If you are considering any remodeling or renovation please contact a member of your architectural committee to submit plans for approval.

Note: If you have a news item for the community, email it to Sandy Glass for the next edition.

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Summary of By-Laws Revisions

The revisions, as approved at the annual meeting, include a redefinition of the role and responsibilities of Board Members and the Property Manager to more accurately reflect reality. Another revision allows the Board to cancel meetings as long as there is no business which requires Board attention. This change makes it possible for residents who are not here during the summer to become Board members. Board members may not miss more than two meetings in a row.

The members in attendance also approved a replacement for Article IX which will allow the Board to appoint an Audit Committee to evaluate the Association's finances or, if recommended by the Committee, to employ a CPA. This change removes the requirement of hiring a CPA when such services are not needed. The other changes are dates at which the annual and budget meetings are to occur. These changes now more accurately reflect the way in which the Association conducts its business.

CCR Review Committee Update

The CCR Review Committee composed of Len Tinnan, Harry Phelps, Sandy Glass, Harold Back and, initially Ike Templeton met weekly from January through March. The president of the Board had asked that Sandy put together a committee to find a way to return to the cost-sharing of tree maintenance in a way that would not conflict with the CCRs or to make a recommendation for changes to the CCRs to accomplish that task. Cost-sharing keeps monthly dues from getting out of hand without depleting the reserves. The purpose also came to include a review all regulating documents ensuring they are clear, concise and not conflicting.

The CCRs were deemed appropriate and not needing any changes. Recommendations for a revision of several of the By-laws were presented to the homeowners for a vote at the Annual Meeting. Most of the changes to the Rules and Regulations, a document created by Boards over the years, were primarily those enhancing clarity of meaning. Those changes will be presented to the Board for review and approval. Any change of substance that may be approved by the Board will be communicated to all homeowners. The committee is thanked for their hard work and giving of their personal time for this effort.



15 Homeowners are receiving this Newsletter by email. Want to join them? Contact Sandy Glass.

Long-time Residents

Do you know who they are?

- ✂ Ann & Jack Cavitt - 24 years (#21)
- ✂ Don & Harriet Lyon - 24 years (#35)
- ✂ Ike & Shirley Templeton - 23 years (#53)
- ✂ Derwood & Martha Knight - 22 years (#15)
- ✂ John Semica - 22 years (#56)

If you want any confirmation that Colonia Encantada is a wonderful place to live, just visit with one of these neighbors.

Paint Specs

If you need to touch up your exterior or are planning on having your driveway painted, make sure you use the approved paint specs. Bill Caruso has a list of Paint Color Specs at the Gatehouse and include colors for trim and eaves, pre-cast areas, garage doors, wrought iron and stucco areas. Our approved paints are manufactured by Sherwin Williams. The driveway color is Terra Cotta, provided through Garage Floor Coating.com Company at 602-579-2628.

Avoid costly errors by ensuring your materials are on the approved list for our community.

A Big Mess – Can You Help?

Message from Len Tinnan:

It is hard to believe that—sometime during the period from January 20-26—a person used the ladies bathroom in our Clubhouse to dye their hair and then leave us with an awful mess to try and clean up. There was black dye all over the sink counter, the shower enclosure, the floor and the walls. On the morning of January 27, our cleaning crew spent a couple of hours cleaning up the mess, but they could not remove the hair dye from the walls. That will require a new paint job. The person responsible for this situation also had the audacity to leave us the empty "L'Oreal Preference" box and containers the dye came in, along with a dye-stained, large rose-colored towel as further mementos of their thoughtless episode in our Clubhouse. If anyone has seen a person, resident or visitor, in our community with new jet black hair, please report it anonymously to Bill Caruso, me or any member of the Board. We'd like to make sure this situation does not occur again. Thanks for your help.

Note: Unfortunately, this was not a one-time event.