

COLONIA ENCANTADA NEWS

<http://www.coloniaencantada.org>

January/February 2005

Message from Your Board

Dear Neighbor,

Over the past six months the board has initiated a monthly inspection of our community to identify areas in need of attention. We have examined both the common area and the exterior of our homes. As we have done so, we have developed an agenda for our management team and sent notices to homeowners to bring attention to items we might find. During the course of our work, some themes have developed; we would like to bring them to your attention so that you might address them when you have the opportunity to do so as spring cleaning time approaches.

- Garage windows need to be washed.
- Interior garage sills need to be swept off and spider webs removed.
- The glass lenses on exterior lights need to be cleaned and fixtures hosed off.
- Exterior walls should be periodically washed down to remove accumulated grit and dust.
- Check exterior light fixtures to ensure they are tightly fastened to the wall.

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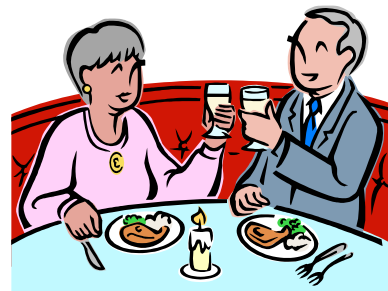
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Make Reservations Now!

Don't Miss the Colonia Encantada Progressive Dinner on February 12

You should have received your invitation to the "sometimes" Annual Colonia Encantada Progressive Dinner. We all meet together at the clubhouse for hors d'oeuvres at 6:00 p.m. brought by homeowners assigned to that course. After an hour we move to an assigned home for soup and salad. At 8:00 p.m. you will be seated with different guests at another home for the main course. Everyone returns to the clubhouse at 9:00 p.m. for dessert provided by homeowners who were assigned that course. The Association provides wine and soft drinks with hors d'oeuvres and coffee with dessert. This is a fun evening and an enjoyable way to get to know your neighbors a bit better. We have quite a few new neighbors to meet this year. Make sure to submit your RSVP to either Sandy Glass (#43) or Charly Vickery (#79) by the deadline date of February 1. Be sure to number all four courses.

Cheers!



Kudos!

Thank you to Esmeralda Hahn (#32) and Tim & Casey Bolinger (#30). They donated a variety of tablecloths for use in the Clubhouse. With the addition of two more, purchased by the Social Committee, we should be able to entertain in fine style for some time to come.

All of these items are the type of things that slip by but when taken as a whole affect how our community looks. Housekeeping needs to be “job one” if we are to make our community shine for prospective buyers and ourselves. If you have difficulty in finding staff to attend to this matter, let the gatehouse know and we will arrange to have it done for you and bill you back for the work.

A beautiful community that is neat, tidy and clean makes us all proud of where we live.

The work that the board and its committees does on behalf of all of us would not happen without dedicated effort and a selfless attitude of those whovolunteer to make themselves available. We need volunteers to join the committees and to get involved in our board. If you have an interest, please feel free to call, we need your help and involvement.

A special thank you to Ron Cox for taking the lead on decorating the clubhouse over the holidays and taking things down afterwards.

Yours sincerely,

For The Board of Colonia Encantada,
Harold S Back
President ♠



Minutes of the Annual Budget Meeting December 5, 2004

The meeting was called to order at 4:07 PM.

A motion was made to nominate Harold Back as the meeting Chairman. The motion was seconded and was approved.

It was determined that a quorum was present.

All those in attendance introduced themselves.

The owners took a few minutes to recognize Ralph Tansley and his 20 years of dedicated service to Colonia Encantada. Ralph introduced his wife and daughter. Ralph was presented with a gift and monetary bonus for his service.

The board addressed the owners and discussed the status of the 2004 finances, through November 2004. The association expenses were under budget.

The board addressed the need to increase the assessment in 2005 from the current \$350 monthly rate to \$390 in order to be able to balance the budget. The reason for the increase is that the 2004 budget was based on utilizing a surplus to fund the \$21,000 estimated operating deficit.

There was discussion on the line item for guard salaries. A motion was made to allow the board to do further research. The motion was seconded and was approved.

A motion was made to approve the budget as submitted pending above research findings. The motion was seconded and approved.

A motion was made to adjourn the meeting. The motion was seconded and was approved.

The meeting adjourned at 5:19 PM. ♦

BOARD MEETINGS & EVENTS NOTICE

ALL MEETINGS ARE OPEN.

DATE & TIME: THIRD MONDAY OF EVERY MONTH AT 3:30 P.M.

PLACE: CLUBHOUSE

 COLONIA ENCANTADA PROGRESSIVE DINNER

DATE & TIME: SATURDAY, FEB. 12 AT 6:00 P.M.

PLACE: CLUBHOUSE & RESIDENCES

 ELECTION OF NEW BOARD MEMBERS, SOCIAL & HOME TOUR

DATE: SUNDAY, MARCH 13

TIME: 3:30 P.M.

EDITOR: SANDY GLASS

The Newsletter Committee reported that the next newsletter would be published after the minutes from the Annual Budget Meeting and the January 2005 board meeting become available.

Sandy Glass made a motion to approve the minutes of the November 15, 2004 board of directors meeting. The motion was seconded by Tim Moore and was approved.

The financial report from December 2004 was reviewed. Leroy Michael made a motion to approve the report. The motion was seconded by Tim Moore and was approved.

Larry reported that the Rules and Regulations draft is at the attorney's office and is in the process of being reviewed. Once the review is completed, the information will be submitted to the board to review any recommended changes before they are approved and distributed to the membership.

Larry reported that the first edition of the reserve study should be ready for distribution to the board within the next few weeks.

There was discussion regarding bids to demolish the west tennis court surface. After review, it was decided that since there was no obvious solution as to what to do if the surface was removed, that the board would seek bids to repair the surface, remove the tennis court net poles, re-stripe the north end of the surface for basketball use and then add a few benches. This would allow the area to be used as a "play court" surface, without having to do a major renovation or change its current use and use more funds than were anticipated. Larry will obtain bids for the project.

There was discussion regarding the west pool plantings. Larry will relay the information to Dan Kelly to continue the current pyracantha plantings and add rock so the area where cypress were removed will be uniform. The board also discussed the pigeon problem in the area and the need to obtain bids to rejuvenate the pool as well as the pool decking at the west pool as well. Larry will follow up

Minutes of the Board of Directors Meeting January 17, 2005

The meeting was called to order at 3:30 PM. Members present were Harold Back; Sandy Glass; Leroy Michael and Tim Moore. Larry Heywood represented management.

The Architectural Committee was not represented and had no report.

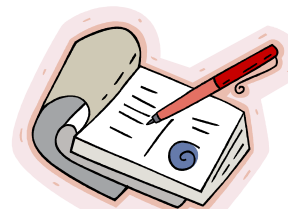
The Landscaping Committee was not represented and had no report. It was mentioned that the request for improvements to the front walkway of unit 43 were approved.

The Clubhouse Committee prepared a written report that was reviewed. The report gave the statistics on the use of the clubhouse during 2004. The Committee recommended that the board discuss remodeling. The most pressing issues are the appliances and the furniture. In addition, the saltillo tile floors need to be sealed. Larry will seek bids for the sealing of the tile floors. The board will appoint an Ad Hoc Committee to give their input and ideas and bids to the board to address the issue. Sandy Glass indicated that she would serve on the committee. ►

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MARCH MADNESS

The Colonia Encantada Homeowners Association asks that you mark your calendar for the Meeting to Elect New Members of the Board.



The meeting will be held on **Sunday, March 13 at**

3:30 p.m. There will be a Business/Election meeting, Social Hour and the much anticipated Home Tour. We are grateful that so many of our neighbors are willing to open their homes to the community. Once all the dust settles after renovations and remodeling and the roar of the trucks and whirl of tile cutting machines subsides, it's a treat to be invited to see the result. The generosity of our neighbors in opening their homes has spurred on many an update, much to the chagrin of a spouse or two.

The Social Hour will include a recognition of two more of our guards reaching their 20th anniversary year with us: Paul Sweeney and Tony Lucas. We invite Paul and Tony, along with the other security guards, to celebrate not only their 20th year with us but also that of Ralph Tansley who we recently recognized and Bill Caruso who reached 20 years in 2004. Now this is a reason to celebrate!

Thanks for Volunteering ♥

We have wonderful volunteers in our community who you should know. Ron Cox led the holiday decoration brigade for the clubhouse. He was assisted by Andy Jurasin, Harold Back, Harry Phelps and Sandy Glass. The tree was put up just after Thanksgiving and packed away after New Year's. Ron added a skirt to the tree and a timer to control the lights.

The December Holiday and Social was made possible with the help of Ron & Rondi Cox, Carol Zifrin, Sandy Glass and Jackie Baxter.

New homeowners were visited by members of the Welcome Committee: Jackie Baxter, Sandy Glass and Mel Snyder. Rondi Cox continues to send out cards, as needed, in her role as Sunshine Chair.

If you can help out and volunteer for any event, please contact any member of the Board.

on the pigeon issue as well as bids for the west pool surface and pool decking.

There was discussion regarding the increasing of transfer fees that are charged to buyers who purchase a property within Colonia Encantada. This issue will be addressed at a future meeting.

The board reviewed the entry sign bids and will review them at length prior to the next board of directors meeting. In addition, they will look at some examples of existing signs to see what would work best.

The board discussed the forming of an Ad Hoc Committee to address the issues of lighting standards for the replacement of sconces, approved landscaping plant material and the review process for Architectural and Landscaping applications and the appeal process to the Board of Directors. This issue will be addressed at a future date.

Tim Moore made a motion to nominate Jackie Baxter as the Chair of the 2005 Nominating Committee. The motion was seconded by Sandy Glass and was approved.

There being no further business, the meeting was adjourned at 5:38 PM.

The next board of directors meeting will be held on February 21st at 3:30 PM. The meeting will be held in the clubhouse. ♠



Landscape Requests

Request: #43 submitted landscaping plans for front courtyard which include hardscaping and new plantings. Approved.

Board Members

Harold Back #36
President

Tim Moore #16
Treasurer

Ralph Martin #29

Sandy Glass #43

Leroy Michael #25

Committee Chairs

Jackie Baxter #62
Clubhouse

Sandy Glass #43
Social

Andy Jurasin #7
Landscape

Donnie Tash #13
Architecture

Architectural Committee

Donnie Tash, Chair

The Architectural Committee is preparing to re-convene as a committee limited to 5: Chairperson (Donnie Tash), Board Representative (Tim Moore) and 3 members at large. Homeowners interested in serving on this committee should contact Donnie to apply for one of the three openings. Among the criteria are that members serve only on this committee, be available all year to participate when called upon and attend meetings when they occur.. ♠

From Vista Camino Social Services to Colonia Encantada Homeowners

Rita Koppinger, Human Services Manager

Dear Friends,

Thank you for your generous contribution of winter jackets to Vista del Camino. Your generous contribution enables us to provide emergency assistance to individuals and families in need in Scottsdale. Our efforts are directed at preventing homelessness, increasing self-sufficiency and providing basic needs to people in crisis. Your contribution goes directly to assist the clients we serve.

Last year Vista del Camino assisted over 4300 households with food, clothing, rent and utility assistance. Each year we handle over 12,000 calls for information and referral, sponsor a back-to-school clothing program and coordinate a holiday adopt-a-family program.

We are fortunate to have the support of people like you. On behalf of the Vista del Camino staff, volunteers and the people we serve, I thank you for your kind generosity.

[Note: Over 20 warm jackets were collected at the December social and donated; a few were also distributed to some of our landscaping crew.]

Did you have a "down cycle" in your citrus production?

According to *Southwest Gardens* author, Diana Balazs, citrus has a tendency to cycle from season to season. Trees can be laden with fruit one year, with the next fruit production light. Some citrus tree owners have the opposite problem. Their trees are top-heavy with a lot of smaller-size fruit. To prevent that, when the fruit is about the size of a marble, remove as much of the fruit as desired so that the remaining fruit on the tree will grow to a larger size. If you don't mind smaller fruit, they are good for juicing.

Please consider receiving your Colonia Encantada Newsletter by email. All you need to do is to download Adobe Acrobat if you don't have it already. The Newsletter arrives in PDF format at your email address and looks like the one received by mail. You can print it out if you like to hold on to paper when you read. Send an email to Sandy Glass to join the electronic world: sandy.glass@asu.edu. Thank you to those who already receiving electronic copies of the newsletter.