
COLONIA ENCANTADA NEWS

<http://www.coloniaencantada.org>

July/August 2005

Message from Your Board

Dear Neighbor,

The past few months have seen significant progress made with the day-to-day operations of our community. We were finally able to complete a reworking of the uniforms for our gate crew. They have all been fitted and, once tailoring is complete, they will be newly attired in smart uniforms that reflect favorably on our community.

Construction commenced on the west tennis court and it is now nearing completion. We expect that by mid-September, weather permitting, it will be completed. The remainder of the old tennis court will be re-surfaced and usable for basketball and other recreational activity. The landscaped zone will be a park-like setting where there will be grass and a bench.

We are waiting for a newly printed edition of the Rules and Regulations for our community. The printing has been done in a way that easily allows for changes as they develop. It would be greatly appreciated if you carefully review this document. This past summer has seen a series of misunderstandings that are primarily due to either a lack of familiarity with or understanding of these rules. As always, comments

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Clubhouse News

Donna Kent, Chair

The clubhouse is a wonderful focal point for our community. I am pleased to be the Chair of the Clubhouse Committee. We feel that the clubhouse should be an open and welcoming extension of our homes here at Colonia Encantada. It should be used as a great place to meet, greet and enjoy neighbors and friends. Since the beginning of the summer we have kept the clubhouse open each day during the same hours that the pool is available. Our hope is that more spontaneous use will take place.

We have had groups both small and large use the clubhouse over the summer. Once our community is back at full capacity we hope to make it a focal point for monthly social events, meetings and other gatherings that are currently in the planning stage.

The clubhouse does need some attention. We have put added emphasis on keeping the bathrooms in better condition and supplies replaced with greater regularity. We are in the process of taking an inventory of repairs that may be needed and ensuring the weekly cleaning is up to par.

The clubhouse is easy to use. For small group gatherings of fewer than 15 persons, simply let Tom at the gatehouse know the date and time you would like to use it. He will check the calendar and reserve your date and time, if it's available. We trust that you will keep it in good condition. For a larger party, there is a form at the gatehouse that you need to submit with a \$50 refundable deposit. A member of the club house committee will do a walk-through inspection with you both before and after your event. The check will be returned to you if all is in good order. It's a simple process. We want to encourage the use of this facility.

If you have questions, suggestions or want to join this committee, please call Donna Kent 596-1169.

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that you might have would be gladly considered for future additions.

We have seen a recent surge in listings and sales of homes in our community. The activity is not inconsistent with prior years and seems to indicate that home values have reached the level of other homes in the area. As always, we are dependent on our neighbors for how properties look and are maintained. If you need work done to repair your perimeter wall or to add or replace plants, please fill out a "Service Request" at the front gate. The work will be assigned and charged back to you. This is an easy way to get work done that might otherwise be a challenge.

The board approved the exploration of speed-bumps on our roadway. There is too much dangerous speeding of cars and trucks on our streets.

Chair of the Architectural Committee, Donnie Tash, resigned for health reasons. We thank him for his service and dedication to our community. Ron Cox has been kind enough to volunteer to carry on the work he did on the committee in his new role as Chairman.

The board meets on the third Monday of every month at 3.30 P.M. in the clubhouse. Please feel free to attend.

Yours sincerely,
For the Board of Colonia Encantada
Homeowners Association
Harold S Back
President ?

Minutes of the Board Meeting June 20, 2005

The meeting was called to order at 3:30 PM. Members present were: Harold Back; Tim Moore; Marcia Schick; and Jim Wells. Sandy Glass was present via telephone. Larry Heywood represented management. The following were also present: Andy Jurasin.

June Minutes – continued top of next column?

Jim Wells made a motion to approve the minutes of the May 16, 2005 board of directors meeting. The motion was seconded by Marcia Schick and was approved.

The Architectural Committee was not represented. The board reluctantly accepted the resignation of Chairman Donnie Tash. Tim Moore made a motion to appoint Ron Cox as the new Architectural Committee Chairman. The motion was seconded by Jim Wells and was approved. Since Ron won't be back in Arizona until sometime in August, the board will handle any requests until Ron's return.

The Landscaping Committee report was presented by Andy Jurasin. There were no new requests made during the past month. The Landscaping Committee was invited to join the "Front Gate" Committee which is recommending changes to the front entrance to the community. Consultant Kim Howell recommended a suite of flowers and plants for the planting areas at the front gates. The committee agreed essentially with most of her choices; however, the suggestions may be too late for this current planting season. The committee discussed the front gates and lighting and came to the following recommendations: a) Font for Colonia Encantada: keep the same font type, but make the letters smaller so that they may fit the space better; b) Monument: The stucco monument which bears the name and address should be topped with saltillo tile. The tile and the name fonts will be the same color; c) Lighting in the planting areas: The monument must be illuminated so the name and address are easily recognizable at night. These lights will illuminate the plantings as well; d) Lights on Top of the Stucco Walls: There are eight of these lights which illuminate the entrance to our community. They should all be replaced with a design which will be compatible with the rest of the community; e) Colors: The gates and light fixtures should be a dark color (black or dark bronze) so that they match more closely the rest of the ironwork of the community.

The board mentioned that the lighting within the planted areas will be a problem and we might need to look at back lighting or some other type of lighting so that as the plants in the planters grow and gain some elevation, they won't block the light that is supposed to illuminate the sign.

June Minutes – continued on p.3

The financial status of the association was reviewed. There was a credit on the report in the insurance category as some owners paid their premium in May and the payments to the insurance company will be made in June and July. There was also a question regarding the monthly reserve contribution and if there is a budget for that for 2005. There is no budget for reserve contributions for 2005.

Harold mentioned that the Rules and Regulations should be distributed as soon as the printer completes the duplicating. The draft of the Reserve Study has been left at the gatehouse for all the owners to review. The board will be addressing the matter at their next meeting.

Tim Moore made a motion to approve the \$15,572 expenditure for the improvements at the west tennis court area. The motion was seconded by Marcia Schick and was approved. The improvements will include removal of the south half of the existing court, resurfacing the north half of the court for basketball use and landscaping of the south half of the court area.

The issue of the new uniforms for the was discussed. Jim and Tom will secure samples for the board to review so the uniforms can be purchased.

There was discussion regarding Colonia Encantada personnel providing services for individual owners while they are off-duty. Larry will notify Tom and let him know that this will only be permitted for those owners who have signed the indemnity forms and that compensation must be processed through the association.

There are still a few owners who have not signed the indemnity forms. Larry will contact them to remind them to sign them and send them back or the association will return their keys and other property to them.

Marcia Schick made a motion to add either a cable or satellite television connection for the gatehouse. The motion was seconded by Tim Moore and was approved. Larry will follow up on this issue.

June Minutes – continued top of next column?

There being no further business, the meeting adjourned at 4:24 PM. The next meeting will be held on August 15th at 3:30 PM in the clubhouse. ?

Note: July Board Meeting Cancelled

Due to the fact that a number of the Board of Directors were to be out of town at the time of the scheduled regular Board meeting, it had been cancelled. The next Board meeting was held on August 15 at 3:30 P.M. in the Clubhouse. Board meetings are always open to all homeowners. You are always invited to attend. ?

Reserve Study Available

The Reserve Study is available at the gatehouse for review. Homeowners may check it out for up to 3 days to review. Your comments are being sought by the Board of Directors. Please forward your feedback to any board member. ?

West Recreation Court Renovation to Begin

The former west tennis court is no more. The area is being converted to an area for basketball and other recreation. The north half will be a renovated basketball court. The south half will be a grassy area, landscaped with low maintenance trees and bushes. Benches will also be placed in the area. ?



BOARD MEETINGS & EVENTS NOTICE

ALL MEETINGS ARE OPEN.

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

PLACE: CLUBHOUSE

EDITOR: SANDY GLASS

Join the Social Committee

For those interested in being a part of the social committee, please join us at our first planning meeting scheduled for Saturday, November 5th at 9:00 A.M. in the Clubhouse. The meetings are as much fun as the events we plan! Any ideas to share or questions to ask? Call Donna, 596-1169 or Sandy, 998-3413.

Social Committee Update

Co-chairs: Donna Kent and Sandy Glass (interim)

We are excited about kicking off a fun-filled year at Colonia Encantada. The committee is forming to plan events based on the result of the survey you will see enclosed with this newsletter. This brief survey will be the basis for our social activity calendar. Please take a moment and make sure your voice is heard. There are several new families in our community. We want to make sure that opportunities to welcome these newcomers are provided.

Two ice cream socials are planned to kick off the year, welcome back seasonal residents, and provide an opportunity to meet our new neighbors in the casual setting of our clubhouse. It will still be hot enough to take a swim and have a free sundae!!!! Please mark your calendar and join us:

Wed. October 26 at 7:00 – 9:00 P.M.



Wed. November 16 at 7:00-9:00 P.M.

**Minutes of the Board Meeting*
August 15, 2005**

In attendance: Marcia Schick, Tim Moore, Jim Wells.
Absent: Sandy Glass, Larry Heywood

- 1) Minutes and financial report from prior meeting approved.
- 2) Board discussed the existing insurance policy and will explore replacing it with a policy that addresses the common areas only. The current policy does not adequately cover home risks.
- 3) Uniforms were reviewed by the board and a resolution passed authorizing funding for purchase.
- 4) The board discussed speeding on the property and a resolution was passed authorizing the exploration of speed-bumps on our streets.
- 5) A resolution was passed authorizing the printing of new Rules and Regulations handbooks.
- 6) The board reviewed a request for cable television service at the gatehouse. This is being reviewed but will not be authorized until the cost is determined.
- 7) Walk-throughs will commence once the hot weather abates.
- 8) Copies of a draft gatehouse handbook were circulated for comment and input. It will be reviewed and approved at the next board meeting.
- 9) The board reviewed and discussed current management policies, service order requests, payroll processing, payables processing and will review and discuss at the next meeting.

A motion was passed adjourning the meeting.

*Since Larry Heywood was not present to take minutes in the usual format, this brief record of the meeting proceedings is submitted by Harold Back.



Need Housekeeping Help?

Donna Kent has recommended Gloria Enriquez. She is available to clean and house sit. Her number is 623-476-8398. She is very reliable and very good.

Colonia Encantada Social Event Survey

Please mail to Donna Kent #50 or drop in her mailbox. Thank you for your prompt reply.

Name: _____ Villa #: _____

In which of these do you have an interest? Please rate these suggestions **1-no interest, 2-would participate, 3-would help coordinate.** Please circle.

- | | | | |
|---|---|---|---|
| 1 | 2 | 3 | Book Club |
| 1 | 2 | 3 | Pot Luck |
| 1 | 2 | 3 | Ice Cream Social |
| 1 | 2 | 3 | Theme Gathering: i.e. wine tasting, Cinco de Mayo, Halloween, Valentines Day |
| 1 | 2 | 3 | Craft Gathering: i.e. jewelry making, knitting, mosaic, cooking, flower arranging |
| 1 | 2 | 3 | Game night |
| 1 | 2 | 3 | Cards |
| 1 | 2 | 3 | Topical Speaker: i.e. ID Theft, Travel, Health, Financial etc. |
| 1 | 2 | 3 | Other _____ |

Please add comments.

Thank you.

Just mail it out or drop it off!