

COLONIA ENCANTADA NEWS

<http://www.coloniaencantada.org>

March/April 2005

Message from Your Board

Dear Neighbor,

We are all fortunate to share this wonderful community and the amenities that it offers us. In fact it is the result of many of our neighbors and friends who commit themselves selflessly to doing the work of the association. We are all grateful and express that gratitude in different ways. We need volunteers to step up and ensure the continuity of the lifestyle we enjoy at Colonia. If you are interested, please contact any board member; we would be grateful to welcome you as a participant in any number of ways.

As a community, we are undergoing changes of which you all need to be aware. Bill Caruso, after twenty-six years of service, has decided to retire. While we wish him well, there will be adjustments and new staff at the front gate as we transition. Your patience would be appreciated and any comments or input you might have, please let us know.

Ralph Martin resigned his position on the board effective March 14th. We are grateful for his service. The board will nominate and appoint a new board member to complete his current term.

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Kudos!

The Making of a Community

The Biannual Progressive Dinner held on February 12 was a great hit. Once again, it was a success because of the time and effort of volunteers in our neighborhood. There were over 40 participants representing 25 villas enjoying an evening of good food, meeting new neighbors and spending time with those who are familiar long time residents. The Clubhouse looked beautiful bedecked in purple tulips and lit by candles.

Thanks go to those who planned, organized, shopped, set up and cleaned up: Colleen Jackson, Sally & John Gardner, Sandy Glass, Charly Vickery, David Durkin, Ron Cox. A successful progressive dinner also depends, particularly, on those who generously volunteered to host a course in their home: Ron & Ann Warner, Colleen & Andy Jackson, Sandy & Gene Glass, Bruce Kennard, Joy & Jim Juengling, Sherri & Jim Wells, Lore & Frank Fruciano, Mel & Jim Snyder, Mary Jo & Andy Jurasin with Lori & Jim Starkel, Charly Vickery & David Durkin.

A toast to all who participated and made this an event to remember. ♦



Take Note

The Home Tour, a well-regarded and much anticipated community event will alternate with the Progressive Dinner. The Home Tour will be held next year in March. If you have recently remodeled or redecorated your home or are planning such an adventure this year, please consider sharing the results with your neighbors. After all the trucks going and coming, tile blades buzzing and dust settling; we all enjoy seeing the result. Please let Jackie Baxter know if we can count on you to volunteer your home for the tour next year. ♦

Message -continued from page 1

With the changes that are taking place, there are matters of association liability that need to be addressed. Effective April 30, 2005, we will no longer be able to hold keys or garage door openers at the gatehouse without a signed release and indemnity from the homeowner. While we know this change might be inconvenient, the specifics of how gate keys will be handled will be communicated to you in a separate letter. We are letting you know so that you can start to make alternative arrangements.

Our community benefits and creates value for all its homeowners through rules of conduct that are enumerated in the agreements we share. We need everyone to respect them for the sake of the common good. That means, among other things, that no work should be done after six p.m. in the evening or on Sundays. Further, it is not permitted that a business be run out of any of our homes. What this community should not become is one where we are forced to police compliance so as to protect the community. Please honor and respect the rules; they are for all of us.

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

Minutes of the Board Meeting February 24, 2005

The February 24, 2005 meeting of the Board of Directors was called to order at 3:30 pm by the president. Those present were: Harold Back, Leroy Michael, Ralph Martin, Sandy Glass, Jackie Baxter (left after committee reports), Andy Jurasin, Tim Moore (arrived later).

After some discussion, the minutes of the January 17 meeting were approved with Sandy Glass making the motion to approve. Leroy Michael seconded.

The Landscape Committee report was given by Andy Jurasin. He reported that the homeowners of Villa 48 requested removal of some plants and a tree from the front courtyard. They will add a jacaranda to the front and an Acacia tree to the back yard. It was approved as requested. Homeowners of Villa 74 asked to remove a palm tree from the front courtyard which had fallen over and was leaning against the front wall. The

request was approved. The Committee conducted a tour of the golf course lots to check on the status of backyard vegetation. Homeowners of seven villas are to receive letters to prune trees or trim back plants that overextend the back fences. The Board reluctantly accepted Andy's resignation as the chair of the Landscape Committee. He felt it was time for someone else to fill that position and recommended Mike Gore who has served on that committee for several years. Andy also asked that the newsletter be used to remind homeowners to submit a Work Order to Larry Heywood when requesting landscape changes. There will no longer be a Request for Change form.

Jackie Baxter gave a report for the Nominating Committee. The Committee has recommended Jim Wells, Sandy Glass and Tim Moore for 2 year terms. Ralph Martin and Harold Back each have one more year left in their current terms.

Jackie Baxter gave a Clubhouse report indicating she received a letter from a homeowner who had recently used the Clubhouse. The letter expressed appreciation for having access to such a facility, but that it was badly needing remodeling to the kitchen and bathrooms.

Sandy Glass reported for the Social Committee. The Progressive Dinner committee composed of Charly Vickery, Sally Gardner, Sandy Glass and Colleen Jackson executed a very successful event. The Home Tour is being postponed to next year. The tour and dinner will occur in alternate years. The dinner was attended by homeowners of 25 units. The social portion of the March meeting is being chaired by Rondi Cox with the assistance of Ron. The meeting is scheduled for Sunday, March 13 at 3:30 pm for the business portion and 4:00 for the social portion. There will be a recognition of 20 years of service by Paul Sweeney and, again, for Ralph Tansley for whom we were unable to properly recognize in December. Sandy stated that the goal of the social committee is to encourage participation by a broader range of homeowners rather than relying on the same few people to ensure a vibrant community for all. The next newsletter will come out shortly after the March meeting.

The Architectural Committee was not represented. [A report was made by phone after the meeting.] The financial report was reviewed and approved. Leroy Michael made the motion to approve. Ralph Martin seconded the motion.

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The Reserve Study Report was distributed. Harold gave a summary and led a discussion noting that the report addressed maintenance and replacement issues, not aesthetic ones. The data for the report were based on the use of a spreadsheet and a physical inspection of community assets. Board members will read the report and address it at a subsequent meeting.

The Rules and Regulations Document was discussed. Harold advised that the draft of Rules and Regulations he handed out did not reflect his instruction to Larry and the attorneys that the Rules and Regulations be revised to address the comments that Leroy circulated to the Board. Harold said he would take appropriate steps to have that instruction implemented and circulate the product prior to the last meeting of this Board on March 13.

The proposal to demolish the west tennis court and refurbish the basketball court was discussed and approved. Sandy Glass made a motion to approve. Leroy Michael seconded.

The entry sign and front landscaping was discussed. Harold has asked 2 additional firms for proposals for new entry signs. In addition, an ad hoc committee was appointed to develop a brief stating criteria for a landscape design proposal and a procedure to acquire such a proposal. It was further asked that the committee include a consideration for security issues where appropriate. Committee members are: Chris Coffin, Jan Kabbani, Joanne Daley, Sandy Glass and Andy Jurasin.

It was noted that there was a burglary at Villa 11. The report indicated that one factor was an accumulation of newspapers on the driveway, which were then moved to behind the courtyard wall.

Other business discussed included the need for gatehouse interior lights to be low in order for guards to see incoming traffic. It was suggested that an installation of new board members be institutionalized. Once again, dog droppings and lack of the use of a leash were discussed as being problematic throughout the community. The newsletter will remind pet owners of this concern.

Leroy Michael made a motion to adjourn. Tim Moore seconded. The meeting adjourned at 5:55 p.m. The board will reconvene on Sunday, March 13 at 3:00 p.m. at the Clubhouse prior to the Homeowners meeting. ♦

A Farewell Celebration for Bill

It will be very difficult indeed to have to say farewell to Bill Caruso after 26 years as Security Chief for Colonia Encantada . . . but we'll do our best. Please mark your calendar for Sat. April 9 at 12:30 p.m. Look for an invitation in your mailbox soon. ♦

Colonia Kids Are Terrific

At the March Homeowners meeting, Tori and Jack Kent (#50) volunteered to remove citrus from the front or back yards of anyone who signed up. They worked on the following Monday and Tuesday afternoons, fruit picker and wheelbarrow in hand. The haul of two carloads was dropped off at the Arcadia Citrus Drop-off Program by Gene Glass. The citrus is then distributed to local food banks, the county jail, senior homes and Indian communities. Thanks Gene, Tori and Jack. Well done! ♦

Landscape Committee

Mike Gore, *Chair*

#48 Request to remove some plants from and replace a tree in the front courtyard. Re-landscape back yard including the addition of an Acacia tree. Approved.

#74 Request to remove a palm tree from the front courtyard that has fallen over and is leaning against the front wall. Approved.

Golf Course Lots

The landscape committee toured the golf course lots and identified 7 villas with backyard plants in need of pruning or trimming. The lots backing to the golf course need to maintain a closely trimmed planting area along the back fence because it is open to public view. ♦



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

Minutes of Annual Meeting of Homeowners March 13, 2005

The meeting was called to order at 3:34 PM. Larry Heywood verified that there was a quorum of ten percent of the owners represented in person or by proxy.

There was a motion to appoint Harold Back as the chairman of the meeting. The motion was seconded and approved.

Everyone present introduced themselves.

Tim Moore presented the 2004 Treasurer's year end report. The association had a total cash balance of \$76,000 at the end of the year. The budget was under in all of the expense categories and was over in the income category. The balance of the reserve account at the end of the year was \$66,681. The board mentioned that the first draft of the reserve study was completed and the board was reviewing such. Once the study has been finalized, the information will be distributed to the owners.

Harold reported on the business of the board throughout the year and thanked all the board members and the leaders of each committee and the committee members for their hard work. The west tennis court area will be rejuvenated in the coming months by keeping the basketball portion of the court and then converting the south end of the court to a landscaped area.

(Continued in next column – March Minutes ►)

Trash Cans Bugging You?



While a few may be oblivious to trash cans lining our streets any longer than necessary, others are annoyed. The rationale for the rule limiting the time trash cans are out in view is to keep our neighborhood looking clean and inviting; trash cans lining the street detracts from that appearance. The rules and regulations of Colonia Encantada state that "trash or recycling container shall not be placed on streets or driveways before 6:00 p.m. the day prior to scheduled pickup and shall be relocated out of view not later than evening [sunset] of the day of pick up." Please pay closer attention to this rule, especially since homeowners may be assessed \$25 for any trash container that is in violation of these rules. ♦

Dog Clean-up . . . Again.

Please, please be respectful of your neighbor's property and of fellow dog owners who responsibly clean up after their pets (most do). Disrespectful behaviors do not go unnoticed.

(March meeting -- Continued from left column)

The board will be working on improving the signage, lighting and landscaping at the entrance of the property.

The revisions of Rules and Regulations are nearly complete. Once complete, they will be distributed to all the owners.

Harold mentioned that Tim Moore's position on the board didn't expire until the annual meeting in 2006, since he was elected to the board in 2004. Therefore, there will be two positions that will need to be filled not the three as previously indicated.

The nominating committee presented the names of Sandy Glass and Jim Wells. 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 4:05 PM.

Board Members

Harold Back #36
President

Tim Moore #16
Treasurer

Ralph Martin #29

Sandy Glass #43

Jim Wells #14

Committee Chairs

Jackie Baxter #62
Clubhouse

Open Social Please consider
volunteering

Mike Gore #70
Landscape

Donnie Tash #13
Architecture

Architectural Committee

Donnie Tash, Chair

#48 Request raising of front courtyard wall to 70".
Approved.

Request to build a BBQ and fireplace in back yard
(approval of both neighbors was received).

Approved.

Request to replace front dining window with French
doors. Approved.

#50 Request to replace large, 2 story rear window
due to bowing. Replace with window as close to
same as available. Surround with pre-cast cement as
around other windows. Approved.

Replace lights on garage with approved fixtures.
Approved.

Replace front entry door with a door of 70% glass
and decorative metal, wood frame. Denied.

#33 Install saltillo tile in front and rear patios.
Approved.

Lights Out

If you have noticed the lights in the gatehouse
darkened after dark, there is a very good reason.
After dark it is nearly impossible to see who is in an
approaching car until they pull fully under the
doorway light. This can be disconcerting for the
night gatehouse guards. If the gatehouse is underlit,
it is much easier to identify approaching cars and
their passengers.

March Meeting Thanks

Thank you to Ron and Rondi Cox for co-chairing
the March Homeowners meeting. They did a great
job organizing the social that followed the meeting.
The invitations, celebration cake and gift were made
possible by the efforts of this dynamic team. Much
appreciation also goes to those who contributed
good eats (including Jackie's famous chocolate trifle)
and helped with clean up. ♦



Paul Sweeney (center) receives an engraved
clock from Board President, **Harold Back**, as a
memento for his 20 years of service to Colonia
Encantada Homeowners. **Ralph Tansley**, who
celebrated his 20th anniversary with Colonia at
the December meeting, was present to receive
congratulations as well at the March 13 Annual
Meeting. Appetizers and cake were served. Stay
well – we want to celebrate many more
anniversaries!

Work Order Forms . . . Work

If you have made use of the Work Order Forms, you already know how efficiently they work for you to get repairs done. Rather than calling one of the guards to make arrangements for small or large fixes around your house, please use the Work Order form. Guards have lots of other responsibilities on their "to do" list. Did you know that if you are requesting **Architectural approval** or **Landscape change approval**, you are to use the very same form? Pick one up at the gatehouse, fill it out and return it to the gatehouse. Larry Heywood will make a record of the request and forward it to the appropriate person -- Landscape or Architect chairperson or service provider. ♦

eNews and Directory News

Jackie Baxter provides a valued to service to our community with the publication of the Colonia Encantada Directory. The latest has just been distributed.. It is a major effort for which we residents are so very grateful. Thank you, Jackie.

If your email address is in the directory, you will be receiving your Colonia Encantada Newsletter by email. If you would still like to receive it by regular mail as well, please leave a note for Sandy Glass (#43). If your email is not listed and you have not arranged otherwise, you will continue to receive a paper copy of the newsletter. ♦

That'll Be the Day . . .



The gatehouse guards would greatly appreciate it if each homeowner would kindly call to notify them when you are expecting a guest. Some of us have forgotten this procedure. It holds up the line of cars needing to enter when the guard has to look up your number and call you before giving access. We all have gotten stuck in that line. Knowing that you have a guest, service person or contractor arriving allows them to quickly greet your guest and give them immediate entry; a more pleasant experience over all.

To Colonia Encantada Residents:

Thank you very much for the recognition you gave me at your last meeting. I appreciate the clock you gave me and I shall treasure it on my desk. It is truly a pleasure for me to work for such fine people. I trust that I can maintain your trust in me for years to come.

Paul Sweeney



Babysitter Available!!!

Hello. My name is Tori Kent and I live in #50. I am 13 years of and have been babysitting since I was 11. I am YMCA certified and very experienced! I need extra money for the summer because I am traveling a lot and would like to be able to buy things. I am very flexible!

Please call me at:
(480) 596-1169 or (480) 993-5072

Thanks!
Tori Kent (#50)

Also available for babysitting and pet-sitting --
Victoria Thieme (#57) 998-7754

Burglary

Colonia had its first burglary since the 70s McCormick Ranch cat burglar days. The lesson for all is to make sure you end newspaper delivery while you are away. Delivery service can make mistakes, however. If you see newspapers accumulate on the driveway of a neighbor, please discard them rather than place them in the courtyard.. If you are unable to contact the neighbor, please let Larry or a gate guard know. Either may have contact information for that homeowner.