

Message from Your Board

Dear Neighbor,

The dog days of summer are upon us and since many residents will be headed to cooler climes, some housekeeping issues need to be addressed. Firstly, make sure that you terminate or put on hold your newspaper delivery; secondly, please communicate with the guards so that they know you are out of town and can take note of any unfamiliar guests.

As you are all aware, we started work on a reserve study to begin the process of long term planning and budgeting. There are copies of the report at the gatehouse that can be checked out for three-day blocks of time. Please look at the report so that you can be familiar with the issues as we start the process of building our budget changes and adopt this plan.

As soon as it is back from the printers, a revised set of rules for our community will be distributed. Please make sure to familiarize yourself with those rules; they are the basis upon which our relationship is built. Good rules like good fences make good neighbors.

A new set of requirements providing guidance for

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A Warm Welcome to Tom Teter, Chief of Security

By this time, you have probably introduced yourselves to our new Chief of Security, Tom Teter. Tom and his wife Gayle moved to McCormick Ranch two and a half years ago from New Jersey to live close to Gayle's parents. Gayle is a design consultant at Calico Corners on Indian School Rd. Tom lives close enough to bike to work at our gatehouse. On those early morning rides, Tom is likely to spot a coyote looking for a breakfast of golf course rabbits. (Oh, dear.)

Tom worked in New Jersey as a policeman and had done other security work locally until we were fortunate enough to hire him. During the transition period, Bill Caruso helped familiarize him with the workings of the gatehouse. As luck would have it, Bill and Tom discovered that they grew up only three towns apart. We are very happy to have such a pleasant and highly qualified Chief of Security. ♦

A Happy and Healthy Retirement, Bill!



Colonia Encantada homeowners held a retirement party for Bill Caruso on Saturday, April 9. A lunch buffet and sweets followed. Many residents contributed stories or simply good wishes on pages added to a memento book which was presented to Bill along with a beautiful engraved clock. Bill was very touched by the warmth and gratitude he received. He expressed how much he loved his work here, but was looking forward to an active retirement. Hello, Vegas!

construction and landscape crews is at the translator being translated into Spanish. A copy will be given to any crew working on our property and to all homeowners. The effort to communicate with the crews is intended to avoid any unpleasant exchanges during a project. However, it remains the responsibility of the homeowners to make sure their crews comply. Let us know if you have any questions about this.

Welcome Marcia Schick to the board. She fills a vacant spot, and we look forward to her participation in the affairs of our community.

Our community depends on all of us honoring the agreements to which we have committed ourselves. Over the past six weeks, a series of unexpected incidents occurred largely related to unfamiliarity with the rules of our community or a disregard of those rules. More tickets or notices of violations were sent out than in any period during the past three years. In all fairness, it is unfortunate that members of the board or of our committees are forced into the role of being policemen. Please self regulate. It will make life easier for everyone.

Our board continues to do the work of our community with dedicated effort. Should you have any questions or contributions you would like to add to the discourse, please attend the board meetings. They are on the third Monday of every month at 3:30 P.M. in the clubhouse. We welcome your attendance.

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

Minutes of the Board Meeting April 18, 2005

The meeting was called to order at 3:32 PM. Members present were Harold Back, Sandy Glass, Tim Moore, and Jim Wells. Larry Heywood represented management. The following were also present: Jackie Baxter, Mike Gore, Andy Jurasin, Dan Kelly, and Donnie Tash.

(April Minutes -- Continued from left column)

Tim Moore made a motion to approve the minutes of the February 21, 2005, board of directors meeting. The motion was seconded by Jim Wells and was approved.

The Landscaping Committee reported on the following: Lot 30 requested permission to trim the lemon tree on their lot; this request is still pending further review. Lot 50 requested permission to remove the olive tree that is causing damage to their block wall and replace it with another tree to be approved by the committee; this request was approved. Lot 43 requested permission to install another pyracantha plant on the north wall of their unit; this request was approved. Lot 16 requested permission to remove the oleander at the driveway area and replace it with a hibiscus; this request was approved.

There was discussion regarding the final disposition of the west tennis court area. After discussion, Jim Wells made a motion to approve Dan Kelly's bid for the landscaping utilizing natural vs. artificial turf in the area designated for such. The motion was seconded by Tim Moore and was approved. The only bid we are still waiting to review is the revised proposal from the tennis court surfacing company for half of the court area vs. the entire existing court surface. As soon as Larry receives the bid, he will forward it on to the board for review.

The Architectural Committee reported on the following: The request from lot 17 to install low voltage landscaping lighting was approved; the request from lot 30 for the wrought iron gate was approved; the request from lot 30 for the lighting in the back of the unit was approved; the request from lot 54 to install a gutter and downspout on the back of the unit to help resolve the leak in the unit was approved.

The Welcome/Social Committee reported that the party for Bill Caruso on April 9th was a big success. There is nothing further planned until sometime in the fall. A new chairperson is needed.

The Clubhouse Committee reported that the use of the clubhouse has increased over the past few months.

The Newsletter Committee reported that the next issue will be coming out after the May board meeting.

April Minutes – continued on p. 3

The board will address the replacement of Ralph Martin's vacant position on the board at a subsequent board meeting. Tim Moore made a motion to elect Sandy Glass as the Vice-President and Jim Wells as the Secretary. The motion was seconded by Harold Back and was approved. Therefore, the officers are as follows: President, Harold Back; Vice-President, Sandy Glass; Secretary, Jim Wells; and Treasurer, Tim Moore.

There was a review of the process of selecting a replacement for Bill Caruso. After discussion, Tim Moore made a motion to approve the selection of Thomas Teter as the new Chief of Security for Colonia Encantada utilizing the proposal that Harold presented to the board. The motion was seconded by Sandy Glass and was approved.

There was discussion regarding the updating of the employment manuals that are utilized for the guardhouse. Tim Moore indicated that he would supply a copy to Harold of a template that can be used as a starting point to update the manual.

There was a review of the financial statements for the month ending March 31, 2005.

Harold will have the "Contractors Rules" printed and a supply left at the guardhouse for them to be distributed to each of the contractors and sub-contractors that do work within the association.

The status of the proposed amended rules and regulations were discussed. Tim Moore made a motion to approve them as they were submitted in draft form to the board from the committee, knowing that they will be a dynamic document and will be modified from time to time as needed. The motion was seconded by Sandy Glass and was approved. Harold will prepare a cover letter to send to all the owners when the rules are distributed to all the owners.

There was discussion regarding the formation of an Ad Hoc Committee for Architectural and Landscaping Standards. It was decided that a committee would not be formed.

The Ad Hoc Front Entry Committee is still moving forward and holding regular meetings to address the issue. Sandy requested that the board approve \$150

for a consultation fee and drawing from a landscape designer at Berridge Nursery. Jim Wells made a motion to approve such. The motion was seconded by Tim Moore and was approved.

There was discussion regarding the use of the storage room under the tower area. Harold will address this with Dan Kelly.

There being no further business, the meeting adjourned at 5:29 P.M. The next meeting will be held on May 16th at 3:30 P.M. in the clubhouse. ♦

The Celebration Team

Many thanks are due Mary Jo Jurasin, Donna Brooks and Kathy Ashby for organizing the farewell celebration for Bill. They did an outstanding job, which was much appreciated by all in attendance. Kudos also to Ron Cox for photography and Sandy Glass for the Memento Book. ♦

Landscape Committee

Mike Gore, *Chair*

#30 Trim lemon tree back to make front more open. In addition it was recommended that they cut back the potted plants. (Approved)

#50 Remove Olive tree from the courtyard. It is cracking and pushing the wall out. (This was approved and they understand it is at their expense. Will be replacing with a smaller tree.)

#43 Wanted to add a pyracantha to the bare wall out front. (Approved.)

West basketball/tennis court landscaping was explained by Dan Kelly and approved by the committee

#16 Remove Oleander near the driveway and several older hibiscus plants in the courtyard that will be replaced by an assortment of plants in the same area. (Approved)

20 Remove 2 dying Italian cypress from the north side of the building. (Approved)

18 Remove bottlebrush tree next to the driveway. It is crowding the house and birds are making a mess on the drive. (Approved) ♦

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 the Board Meeting May 16, 2005

The meeting was called to order at 3:32 PM. Members present were: Harold Back, Marcia Schick, and Jim Wells. Larry Heywood represented management. The following were also present: Donnie Tash, Donna Kent and Andy Jurasin.

The board affirmed the appointment of Marcia Schick to fill the unexpired term of Ralph Martin.

Jim Wells made a motion to approve the minutes of the April 18, 2005 board of directors meeting. The motion was seconded by Marcia Schick and was approved.

The Architectural Committee reported that unit 50 is seeking approval of the installation of an archway similar to the one installed at unit 48. They did start construction prior to the obtaining of approval, however, they ceased construction until approval was granted.

The Landscaping Committee did not present a report.

The Welcome/Social Committee is going to distribute a survey to all the owners inquiring of their desires of the frequency and of social events within Colonia Encantada.

The Clubhouse Committee requested that the board allow them to leave the north clubhouse door unlocked during the hours when the pool is open for a period of thirty (30) days to see if the clubhouse is used more often. The board approved this request and will reassess the use after the thirty (30) days.

(Continued in next column – May Minutes ►)

(May Minutes-- Continued from left column)

The Newsletter Committee reported that the next issue will be coming out shortly.

There was a review of the financial statements for the month ending April 30, 2005.

Harold reported on the Rules and Regulations, the Contractors Rules and the incident report form status. These items will be distributed to all the owners within the next couple of weeks, once they are printed.

Harold reported that the initial Reserve Study will be available at the guardhouse for all owners to review and sign out for a three day period.

Larry will compile all the bid information for the board regarding the rear tennis court rejuvenation project so all the estimated costs can be reviewed and implemented.

Harold requested that Marcia and Jim research the options for new uniforms for the guards. They will report to the board regarding this issue at the June meeting with all the details.

There being no further business, the meeting adjourned at 4:08 PM. The next meeting will be held on June 20th at 3:30 PM in the clubhouse. ♦

Inspection Reports

Since September of 2004, we have sent out 95 letters to homeowners regarding various maintenance issues, so if you received one, don't feel that you're alone.

The most common maintenance items needing attention were: 1) touch up painting of walls that have cracked or holes that need filling and touch up, (2) painting items (i.e. cable tv boxes, telephone boxes, etc.) that were recently installed, 3) repairing and/or cleaning of garage lights; 4) cleaning of garage windows that face the street; 5) pots in front of units not being maintained with plants.

On behalf of the community as a whole, the Board thanks the majority of homeowners who responded promptly and positively to the reminder notices. ♦



Board Members

Harold Back #36
President

Tim Moore #16
Treasurer

Sandy Glass #43
Vice-President

Jim Wells #14
Secretary

Marcia Schick #57

Committee Chairs

Donna Kent #50
Clubhouse

Donna Kent Please consider
Social Co-chair co-chairing

Mike Gore #70
Landscape

Donnie Tash #13
Architecture

Looking for an interesting way to meet neighbors and energize our community?

Donna Kent knows how to do it. She graciously volunteered to co-chair the Social Committee. We need one other person to co-chair with her. The committee itself has a list of 8-10 volunteers for events so you won't be alone. Everyone loves helping out and attending events. It simply takes more sharing of responsibility to get the ball rolling. Please consider working as a co-chair for this committee and give Donna a call or send her an email. ♦

Architectural Committee

Donnie Tash, Chair

Unit 17 – Install low voltage lights in front Approved

Unit 30 – New wrought iron gate. New rear lights.
Approved.

Unit 54 – Replace gutter and downspout.
Approved. ♦

Clubhouse & Social Event Survey To Be Distributed

Donna Kent, Clubhouse/Social Committees Chair

In response to inquiries by a number of homeowners, a survey is being developed. In order to get a sense of how homeowners might use the clubhouse and participate in social activities, this survey will be distributed in October. Be on the lookout for it. Until then, the following is a preview of the type of questions that may appear.

1. Do you think we should sponsor monthly community gatherings at the Club House?
2. Would you participate in these events?
3. How many events on a monthly basis would be reasonable such that you would be able to or want to attend?
4. What is of interest to you? Please rate these suggestions 1-8. 8 would be of greatest interest.
 - pot luck #____
 - ice cream social #____
 - Theme Gathering: ie. wine tasting, Cinco de Mayo, Halloween, Valentines Day #____
 - holiday social #____
 - book club #____
 - Craft Gathering.. ie. jewelry making, knitting, mosaic, cooking, flower arranging #____
 - Game night... #____
 - Topical Speaker: ie. ID Theft, Travel, Health #____

Your ideas and comments will also be solicited. ♦

