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# COLONIA ENCANTADA NEWS

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<http://www.coloniaencantada.org>

September/October 2005

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## Message from Your Board

Dear Neighbor,

Fall is upon us and with it the refreshing look of green grass and new growth as our property springs back from the summer heat. Residents are returning from summer vacations to be met with the new reality that property prices in our community have increased dramatically over the past year. We all owe a debt of gratitude to the realtors within our community who are constantly working to that home values keep up with or exceed the market.

However, all of the good we experience does not happen in a vacuum. We need to constantly dedicate our efforts to keeping our homes fresh and the common area foliage relevant to the ambiance our community maintains. To that end, we have a constant review of homes that result in letters being sent out encouraging attention to those things that are visible. Your attention to keeping the property in good care can be helped by using your maintenance man or one provided by Heywood Realty. Just fill out a request for service at the gate-house and the issue will be attended to and charged back to you.

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**Annual Budget Meeting & Holiday Social  
Sunday, December 11 at 4:00 P.M.**

**Ice Crème Socials – Oct. 26 & Nov. 16**

## New West Court is Open

The new west court area has been renovated. The two basketball hoops remain, but with a new court surface. The front half of the area is a grassy open space surrounded by plantings and benches. This pleasant area is a welcome improvement to the unsightly area that preceded it. Thank you to Harold Back, Larry Heywood, and Mike Gore who ensured the timely completion of the job. The park area was designed and completed by Landscape & Designs of Arizona, Dan Kelly's company. ♠



Construction photos. West court; work in progress. (August)



Completed west court renovation. (October)

In setting an agenda for the coming months, there are a number of items that we would like you to think about for our December meeting. Your ability to contribute to the discourse will depend on your thinking through these issues so that a consensus can emerge.

- 1) Terminating the communal insurance in favor of individual policies.
- 2) Selling off the front tennis courts to enable the building of between two and four homes.
- 3) The placing of speed bumps to slow down speeding drivers.
- 4) The possible building of the reserve fund.
- 5) Increasing the transfer fee when homes change hands.

All of these items are controversial and while the board was elected to attend to the community matters, these items warrant greater participation in the decision.

It is also time to start thinking about next year's election of members to the board. If you have an interest in serving, please let Jackie Baxter know.

Lastly a word of thanks to the selfless dedication of the ladies and gentlemen who serve on our various committees; they make Colonia Encantada what it is, an oasis in the desert.

On behalf of the board of  
Colonia Encantada Homeowners Association,  
Harold S Back  
President ♠

## **Minutes of the Board Meeting September 19, 2005**

The meeting was called to order at 3:35 PM.  
Members present were: Harold Back;  
Sandy Glass; Tim Moore; Marcia Schick; and Jim Wells. Larry Heywood represented management. The following were also present: Mike Gore and Donna Kent.

Tim Moore made a motion to approve the minutes of the August 15, 2005 board of directors meeting.

*September Minutes – continued top of next column ►*

The motion was seconded by Jim Wells and was approved.

The Architectural Committee was not represented.

The Landscaping Committee a report was presented by Mike Gore. They reported that 2 bottle brush trees were removed at lot 58; the plants and lights were replaced at lot 19; the trees that were removed at 69 were replaced; the stump at 57 needs to be removed and the tile needs to be replaced in the entryway. There was discussion about converting some of the turf to plants and granite in the heavy shade areas where the turf won't grow

The Social Committee, which was represented by Sandy Glass and Donna Kent, reported that they are looking for more members to help with the various upcoming events and activities. They want to hold the first event at the newly created park area at the west end of the property. There was discussion on the need for two separate committees (Social and Clubhouse) since their functions mirror each other. Marcia Schick made a motion to combine the two committees and name it the Social Committee and appoint Donna Kent as its chair. The motion was seconded by Sandy Glass and was approved. Donna reported that the policy of keeping the clubhouse doors open for easy access during the summer worked well. The board indicated that they would continue with this policy for the time being.

Sandy reported that the next edition of the newsletter would be distributed in October.

The financial status of the association was reviewed. Sandy Glass made a motion to approve the August 2005 financial statement. The motion was seconded by Tim Moore and was approved.

Larry reported that the rear tennis court conversion project is nearly completed. The walls in the area will be painted to help clean up the remaining area.

Sandy distributed the report from the committee that was researching the entry improvements. Sandy requested that the board approve the landscaping, lighting and sign plan as submitted. The board



approved the plan in concept as presented and will move forward with the obtaining of bids to ascertain the funding that will be required to carry out the projects in the near future.

Larry reported that the cable television line will be installed in the guardhouse and the exercise room shortly.

There was discussion on the speeding of vehicles within the association. It was suggested that speed bumps or speed humps be installed to help reduce the speeding. There was discussion that there seemed to be a strong opinion within the community that speed humps or speed bumps would be unwelcome. Harold indicated he would draft a letter to the homeowners on this issue.

There was discussion regarding the problems that the owners face when insurance claims are processed and the amount of actual coverage there is if there was some sort of significant loss. It was decided that the board would cancel the blanket insurance coverage as of December 31, 2005 and would require that each owner insure all the property on their own lot. The association would only insure the common areas and would secure adequate liability and other business coverage for the association. Harold will draft a letter that will be sent to all the owners.

The new uniforms for the guards have been purchased and they will start using them on October 1st. There was other discussion regarding the policies and procedures in the guardhouse. It was decided to review these issues and implement an official manual that would address such. Tom Teter has already drafted a manual that the board will review in the near future.

There was discussion regarding the possible conversion of the main tennis courts into residences. This would help to raise capital for future improvements. This issue will be addressed further once more information is available.

There being no further business, the meeting adjourned at 5:57 PM. The next meeting will be held on October 17th at 3:30 PM in the clubhouse. ♠

## Social Committee Update

Donna Kent, Chair

Thank you to those who submitted the social activities survey. Those who have not had a chance to do so, please get those into Donna Kent so we can plan activities in which you will enjoy participating. We decided to merge the social committee and the clubhouse together this year since most of what we do will incorporate the clubhouse.

Please take note that the reservation deposit for large group events is now \$100 due to the rising costs of services that may be needed. The deposit is fully refundable pending the property inspection by the Clubhouse chair or committee member.

The clubhouse is open every day for your use and enjoyment. Small groups have gathered in the clubhouse as an extension of residents' living rooms. You do not need to leave a deposit for small gatherings, fewer than 15 people. So, please feel free to enjoy this wonderful space. The Social Committee will hold its first planning meeting on November 5th. We will choose the activities for the season and publish a calendar. The Annual Budget Meeting and Holiday Party is scheduled for Sunday, December 11th. The social immediately follows meeting. ♠

**Reminder ~**

*You are invited!*  
*Welcome All Ice Creme Social*  
*Wednesday, October 26th*  
*7:00 P.M. – 9:00 P.M. at the clubhouse.*

*Please be sure to visit our beautiful new park and basketball court, and then come and join us for a "Build it your Way" Sundae.*

## 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

### Social Committee

All those interested are invited to join the social committee. Please come to a planning meeting on Saturday, November 5th at 9:00 A.M. in the clubhouse. Any ideas to share or questions to ask? Call Donna, 596-1169 or Sandy, 998-3413. ♠

### Kudos

Thank you to the following homeowners who returned the Social Event Survey:

Cox	Schick
Kent, D.	Ashby
Glass	Gold
Back	Moore
Wells	Kabbani

If you misplaced your survey, you'll find another at the end of this newsletter. Please fill it out and mail it to Donna Kent, #50 before November 5. Your feedback is very much appreciated by the social committee. The survey results help guide the planning of activities for the coming year. ♠

### Landscape and Architectural

#### Improvement Requests



#50 – Refinish and re-stain front door with same stain color. Approved.

#55 – Landscape plan for front courtyard.

Approved. Raise wall and build arch. Awaiting revised plans.

#58 – Remove two bottle brush trees that are interfering with structure. Approved.

#69 – replace 2 citrus that outgrew their space with a Texas mountain laurel. Approved.

### Kidz Corner

Congratulations to **Tori Kent**. A freshman at Notre Dame Preparatory High School, Tori was recently selected from among 250 applicants across the state to represent AZ as a student ambassador with an organization known as People to People. Traveling with 40 other students, Tori will represent AZ on a cultural and educational trip for three weeks this summer. She will visit with government officials, live with native families and experience the cultures of Australia, New Zealand and Fiji. Inspired by Dwight Eisenhower, People to People, Inc. was established with the belief that national relations can be positive when people understand other people; their beliefs and cultures. This intimate understanding will help to eliminate prejudice and promote peace. Tori and her traveling partners will begin a 7 month preparation for this once in a lifetime trip. During this time she will be studying the government, culture, and history of each country. She will be planning for the educational credits she will earn during her trip, and she will be putting into place her fund raising efforts needed to pay for 50% of the trip cost. So, if you need a babysitter or pet sitter this winter please keep Tori in mind. (480) 993-5072 or at home (480) 596-1169.

Congratulations to **Alex Ashby** as he heads off to Princeton. Alex is the recipient of numerous honors recognizing his academic, athletic and service achievements throughout his high school years.. Among his awards are: Everyday Hero, D. Voie Chase Coy State of Arizona Scholar/Athlete of the Year Award presented by AIS and Cox Communication. We know he will continue to bring pride to his parents and make the most of his college experience.



#### Babysitting and Pet Sitting Needed? Grandkids Coming to Town? Call:

Victoria Schick	or	Tori Kent
480-998-7754 (h)		480-596-1169 (h)
602-750-6212 (c)		480-993-5072 (c)

If you have any information by, for or about the kids of Colonia Encantada, please call or email Sandy Glass, 998-3413. ♠

## Rules and Regulations Reminder



Please remember that our rules do not permit visitors to the gatehouse, except when necessary to conduct business of the Association. [Rules & Regs. N. Gatehouse] Please refrain from visiting with the gate officers as they go about their duties. We know they are great guys, but visitors distract them from their assigned duties. ♠

## Minutes of the Board Meeting October 17, 2005

The meeting was called to order at 3:30 PM. Members present were: Harold Back; Sandy Glass; Tim Moore; Marcia Schick; and Jim Wells (Jim joined the group later in the meeting). Larry Heywood represented management. The following were also present: Mike Gore, Andy Jurasin and Donna Kent.

Sandy Glass made a motion to approve the minutes of the September 19, 2005 board of directors meeting. The motion was seconded by Tim Moore and was approved.

The Architectural Committee was not represented. Ron Cox is expected to be back at the end of October.

The Landscaping Committee a report was presented by Mike Gore. The committee reported on the recent walkthrough that they had completed. The items have been delegated by Larry to various vendors and also there are notices that will be sent out to the owners on issues that are their responsibility to correct. The landscaping plan for lot 55 was approved. The queen palms need to be treated and fed.

(October Minutes – continued next column ►)

The Social Committee reported that they want to look at several options for storage of association items in or near the clubhouse. They also want to come up with some ideas on improving the restrooms. The upcoming tentative social calendar was reviewed.

The next Newsletter will be published in November.

The financial status of the association was reviewed. Sandy Glass made a motion to approve the September 2005 financial statement. The motion was seconded by Marcia Schick and was approved.

Harold is working with two different sign companies on the signage for the entry improvements. It was also noted that budgeting for 2006 will need to include funds to improve the entry gates; landscaping improvements at the entry of approximately \$5,000; no trespassing sign at entry; stop sign; speed limit sign and open house sign.

There was discussion regarding upcoming change in insurance coverage. Harold will finalize the letter to send out to the owners and give it to Larry to distribute.

The draft of the Guardhouse Policies and Procedures manual was reviewed. Sandy will implement the suggested changes and will distribute the next draft to the board.

Harold reported that the architect he was working with on the main tennis court conversion indicated that he would now require a retainer. Harold will check with other architects to see if other options are available.

Tim presented the bid he received from Casey's Clear Panes for cleaning the windows in the clubhouse and the guardhouse. The charge would be \$130 per cleaning. It was decided to do this on a quarterly basis.

There being no further business, the meeting adjourned at 6:07 PM. The next meeting will be held on November 21st at 2:30 PM in the clubhouse. ♠

## 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, and 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.

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*Thank you.*

*Just mail it out or drop it off!*