

Colonia Encantada News

<http://www.coloniaencantada.org>

August/September 2006

Message from the Board

Sandy Glass, Board President

Dear Homeowners,

While the summer is a quieter time in Colonia Encantada,, nothing stands still. There were four home sales and closings - see Welcome New Neighbors - and the remodeling has begun. The painting of the common area was postponed to ensure that homes could be painted before some residents left town for the summer. Because the high temperatures are unfriendly to exterior paint, Sharer Painting has asked that they continue their work in September. This includes the painting of the tennis court light poles. Perhaps this is a good thing because the new ironwork that will be placed in the 'windows' surrounding the courts will be in place. We have asked Larry Heywood to note that the next painting cycle should begin in January rather than March or April. And, the tennis courts are ready for play (see next column).

The front entry plans have been approved by both the Architecture and Landscaping Committees and funds were approved by the Board. The fall season should bring not only cooler temperatures, but a fresh new look to our entrance. Our crumbling styrofoam lettering will be replaced by a nearly identical metal replica. It will be painted the same color as new brick trim; it is the same color palette as found throughout our community.

(continued on page 2 – Message)

Inside this Issue

2 Welcome, New Homeowners

3 Minutes of Board Meeting - August 21, 2006

Note: Board Meetings scheduled for June and July were canceled due to the lack of a quorum.

Tennis Courts

Get your rackets ready. The tennis courts are waiting for you. In case you haven't made your way to the courts yet, you can check out the photo below. The tons of sand that were poured over the acrylic turf are what holds down the otherwise floating surface and, though it works its way down, will always be present on the surface. It is also the tons of sand that cause the court to play like a hard court while providing a surface that is forgiving to knees and backs. If you expected to see only green, you may be disappointed. If you expected a fantastic playing surface with low maintenance and long life, you will be delighted. ♦

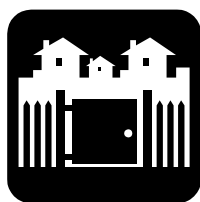


The grooming broom (below) should be dragged over the surface after you play, varying the direction from time to time. This keeps the sand evenly distributed.



(Message – continued from page 1)

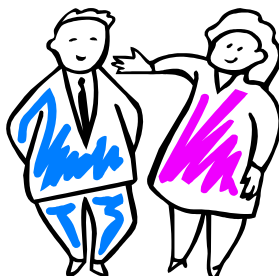
New light fixtures have been ordered for the entrance and landscaping contracted. This has been a project in the works for more than a year, and we are pleased to see all the pieces finally come together. The Board appreciates the fine work done by the Architectural Committee under the direction of Ron Cox and Ruby Gore (for the summer) and the Landscape Committee under the direction of Mike Gore. Chris Coffin played an important role as the Board's resident design consultant. Harold Back spearheaded this important improvement project during his tenure as Board President. On behalf of the Board and entire Colonia Encantada community, we thank all who played a role in the entrance and tennis court improvements. ♦



WELCOME
to Colonia Encantada

We are very happy to welcome new families to Colonia Encantada and note that we have homeowners who have made a switch from one home to another inside our gates. JoAnne and Ralph, we are glad you are among a growing number of Colonia homeowners who make a move within our beautiful community. ♦

- 33 - Susan and David Nicholson
- 42 - Darrell and Carol Luery
- 62 - Ralph Martin and JoAnne Daley (JoAnne is offering plantation shutters removed from #62 to anyone who would like them- great for covering garage windows!)
- 66 - Sidney and Judy Zuber



Iron Work Preview

Though it's premature, it is always fun to have something new to look forward to. The photo below is an idea of what the new iron window grates at the tennis courts will look like. This photo was taken at an early, definitely unfinished stage. The finished work will be black in color with the design you see. The crossbars and design are meant to contain errant tennis balls, yet complement our community aesthetics. The crossbars have hammered edges that don't show well in this photo rather than plain bars. The grates are a much needed improvement. ♦



Close up view of grate center design to be finished in black. This is a photo of the sample installed for review.

Notice of Change of Date of the October Board of Directors Meeting

Due to scheduling difficulties, the October Board of Directors meeting will be held on Monday, October 23, 2006 at 3:30 P.M. in the Clubhouse. The September Board meeting will be held at the regularly scheduled date and time of Monday, September 18 at 3:30 P.M. All Board meetings are open to homeowners who are encouraged to attend. Board meetings take place on the third Monday of each month at 3:30 P.M. in the Clubhouse. It is always a good idea to check with Larry Heywood to make sure there are no changes on the date you want to attend. ♦

Board of Directors Meeting August 21, 2006

The meeting was called to order at 3:35 PM. Members present were: Susan Back, Christopher Coffin, Sandy Glass, and Jim Wells. Larry Heywood represented management.

Jim Wells made a motion to approve the minutes of the May 15, 2006 Board of Directors meeting. The motion was seconded by Christopher Coffin and was approved.

The Architectural Committee reported that it approved the request for the entry improvements at lot 62. It also approved the decorative wrought iron in the tennis court block walls.

The Landscaping Committee reported that they recommended the bid from André Landscaping for the front entrance landscaping improvements. If the bid was approved, they could start at the end of September. Jim Wells made a motion to approve the bid. The motion was seconded by Christopher Coffin and was approved.

It was reported by the Social Committee that the next confirmed social would be the December 10th annual budget meeting. Other events are being considered for the fall.

The next newsletter will be the August/September 2006 issue.

The Board reviewed concerns from a homeowner on a policy at the gatehouse relating to the contacting of an owner as soon as possible when an issue arises. Larry will inform Tom about this so he can inform the staff.

The financial status of the association was reviewed. Jim Wells made a motion to approve the July 2006 financial statement. The motion was seconded by Susan Back and was approved.

There was review of the situation of the 15 or so units that have the pre-cast concrete trim and the garage doors painted the wrong colors. Larry will prepare a draft of a letter that the Board can review which will be sent to the contractor with a copy to the owner of those homes involved.

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The board reviewed the vote on the vehicle parking issue. The results were that 35 owners wanted to keep the policy as is and 22 wanted to allow vehicles that had a "pick-up type bed" to be allowed to park in the driveways. The board agreed to leave the policy as is.

Susan Back made a motion to approve the Employee Policy manual. The motion was seconded by Jim Wells and was approved.

Christopher Coffin made a motion to allocate funds for the replacement of the four coach lamps at the entrance of the property and the four at the gate pillars. The motion was seconded by Jim Wells and was approved.

It was reported that an owner or owner(s) were feeding stray cats within the community on their own and other owner's properties. The board will notify those who are feeding the cats to cease this activity as it is construed as a violation of the rules and regulations.

Jim Wells made a motion to appoint Mike Gore to serve the remainder of the term vacated by Marcia Schick. The motion was seconded by Susan Back and was approved.

There being no further business, the meeting adjourned at 5:06 PM. The next meeting will be held on September 18th at 3:30 PM in the clubhouse. ♦

Board of Directors

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