

Colonia Encantada News

<http://www.coloniaencantada.org>

March/April 2006

Message From Your Board

Dear Neighbors,

We would like to thank Harold Back and Tim Moore who have served the Board and the Association so well these past two years. Tim has watched over our financial reports and made sure checks were signed. Harold has given countless hours of time and endless reserves of energy to many improvement projects including the completion of the west court and bringing the gatehouse and security guard policies and procedures up to date. We intend to follow his lead and continue pursuing the goal of making sure areas of deferred maintenance are given their due attention.

It is important for us all to recognize that any change in a large property such as ours takes significantly more time than when remodeling or updating an individual home. We hope you will have patience and continue to be supportive as in the past. We are all in this together. The one question the Board continually returns to is: Is this decision in the best interest of the community as a whole? This question guides us as we work to maintain the beauty and pleasant ambiance of Colonia Encantada.

Cordially,
On behalf of the Board,
Sandy Glass and Susan Back
Co-presidents

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A New Community Event! You're invited to the Colonia Encantada Estate and Art Expo Saturday, April 1



10:00 A.M – 2:00 P.M.

Where? Look for the balloons!

More than 20 homeowners are opening their garages, driveways, or courtyards to sell their wares. Many have bulging garages and need to get rid of furniture, accessories, and art. They are counting on all of us and our friends to find treasures among their wares. Did you know that many of your neighbors have creative and artistic talents? They do. Some are making their creations available for sale and others for display. Look for the balloons at the gate of each participating homeowner, then stroll on in.

Invite your friends over and have them join you as you all walk about the neighborhood enjoying the company of our neighbors. Invitees should give your name as your guest. There will be light refreshments served outside of Villa 24. Jeri Kelly and members of the social committee will be hosting. Munch and browse, sip and browse.



If you have any questions or would like to help with this event, please contact Charly Durkin (368-1006) or Lori Starkel (443-0247). ♣

Board of Directors Meeting February 20, 2006

The meeting was called to order at 3:32 PM. Members present were Sandy Glass, Tim Moore, and Jim Wells. Larry Heywood represented management. The following were also present: Ron Cox, Andy Jurasin, and Gene Glass, briefly. The former owner of lot 12 was also present.

The former owner of lot 12 addressed the Board regarding the incident that happened on December 29, 2005, at about 10:30 P.M. An acquaintance/guest of his son was asked to leave the property and as he was exiting from the premises, he threw a cup full of soda at the guardhouse which soiled the guardhouse. The windows and the guardhouse had to be cleaned as a result of the action. In addition, there was a \$25 parking fine assessed to lot 12 for a vehicle that the homeowner indicated was not related to his unit. After discussion, the homeowner departed and the Board reviewed the situation in detail. Tim Moore made a motion to assess \$50 for the vandalism that occurred as the cost that was required to clean the damage. The motion was seconded by Jim Wells and was approved.

There was a review of the request from the owner of lot 65 to allow his Cadillac Escalade EXT to be parked in his driveway. Tim Moore made a motion that the vehicle falls in the category that is in violation of the CC&Rs and therefore would not be allowed to be parked on-site unless it was in parked in an enclosed garage. The motion was seconded by Jim Wells and was approved. Larry Heywood will notify the homeowner.

Jim Wells made a motion to approve the minutes of the January 23, 2006 Board of Directors meeting. The motion was seconded by Tim Moore and was approved.

Ron Cox reported for the Architectural Committee. The committee has prepared a draft of the Architectural Guidelines for future use in Colonia Encantada as an effort to give guidance to owners who are improving their homes as to what is and what is not allowed. The Board requested that the committee look at some of the areas in the draft and resubmit them with more detail.

Lot 78 requested approval to replace the old wooden
(February minutes continued on next column ►)

garage door with a new garage door. Approval was granted.

The Landscaping Committee report was presented by Andy Jurasin. Andy noted that there are a few pending rejuvenation projects from owners. Some are removing old vegetation and planting new vegetation once approval is granted.

The Social Committee indicated that the next item on their calendar is the home tour after the annual meeting on March 12th. The next newsletter will be distributed in March.

The financial status of the association was reviewed. Jim Wells made a motion to approve the January 2006 financial statement. The motion was seconded by Tim Moore and was approved.

The Board reviewed the tennis court bids that were received from General Acrylics, Arizona Top Seed and Sunland. Gene Glass presented information on his experience with the type of court that was bid on. He has had much experience with play on the "Nova-Pro Court" application, which General Acrylics and Arizona Top Seed both install. Arizona Top Seed's bid was for a different application than the "Nova-Pro Court," so Larry Heywood will have them re-bid using that application. In addition, in response to a couple of homeowner requests, it was decided to investigate the possibility of leaving one of the courts as a tennis court and converting the other court to another "court type" use such as bocce ball or some other use, or converting the non-tennis court to a park area like the west end of the property. The vendors will be contacted to give us some guidance on what uses would be feasible and what the associated costs would be.

Larry will look into getting bids on replacing the failing roofing tile in the six rectangular spaces within the walls in the west tennis court area with some sort of decorative wrought iron. The tile has been repaired on numerous occasions and the wrought iron would be a permanent solution.

The painting bids were reviewed. Jim Wells made a motion to accept the bid from Sharer Painting to paint the common areas and present each individual owner with a proposed contract to paint

(February minutes continued from p. 3)

their unit, which they would be responsible to pay the painter directly. In addition, if any unit owner desires to have another contractor paint their unit, they are free to do so as long as they use the same brand and type of paint (Sherwin Williams) and meet the deadline that will be set to complete the job. The motion was seconded by Tim Moore and was approved.

The Guardhouse Policies and Procedures manual and the Employee Manual are still pending and will be reviewed when they are presented to the Board. The Board reviewed the issue regarding the vehicle stickers and determined that each unit could have up to four, as long as each vehicle was properly registered at the gate.

There was discussion regarding the non-working status of the front gates. The Board requested that Larry ask the gate vendors to provide a bid to raise the pillars, reverse the gates (so the high portion would be adjacent to the hinges and the low portions would meet in the middle of the road) and install the mechanical equipment to make them operational once again. Since this is a capital replacement project, it would be funded from the reserves.

Tim Moore made a motion to approve the Nominating Committee's recommendation of Susan Back, Christopher Coffin and Marcia Schick as candidates to run for the Board in March. The motion was seconded by Jim Wells and was approved.

The Board reviewed the information that was presented to them regarding the assessment of a Capital Contribution Fee to all buyers who buy in the community. Tim Moore made a motion to implement the Capital Contribution Fee of .3% of the purchase price, effective June 1, 2006, to buyers who purchase a unit within Colonia Encantada. This fee, which is customary in many of the complexes in the vicinity of Colonia Encantada, and is expected by realtors and other real estate professionals, would be used to help build the reserve fund for future capital expenses as the buyers are gaining an immediate benefit from the use of the facilities. This fee, which would be billed to the buyers at the close of escrow, can be negotiated between the buyer and the seller. The motion was seconded by Jim Wells and was approved.

There being no further business, the meeting adjourned at 5:33 P.M. The next meeting will be the annual meeting of owners held on March 12th at 4:00 P.M in the Clubhouse.

♣

It's Painting Time at Colonia

It is in the CCRs that Colonia Encantada gets a new coat of paint every 5 years and this is the year. If you are hiring your own painter, be sure to contact Larry Heywood so he can make sure your painter has the right paint color, brand and type. Larry will give Rick Sharer of Sharer Painting the names and unit numbers of all other homeowners. Rick will leave a contract in your mailbox for your signature. The board has asked that scheduling preference be given to those who leave town for the summer. He will do his best to be accommodate them. ♣

Meet Scott Hyland

Scott came to the Valley from Long Island, NY about 20 years ago. He splits his work hours between Colonia Encantada and another community. He has two German shepherds with whom he spends his time. "Blackie" is black and tan while "Pop" is all white. You may notice that Scott has a special car in which he arrives at work. Because of this special car, he is a member of a car club. It's a 1973, but we won't tell you what it is here; you'll have to check it out for yourself, or ask Scott to tell you. We're happy to have Scott working at our community and hope he stays as long as our other guards. ♣



Book Club News

March 21 – *Birth of Venus* by Sarah Dunnant

April 18 – *The Shadow of the Wind*
by Carlos Ruiz Zafon

Please join us at 10:00 A.M. in the Clubhouse on the book club dates listed above. If you have any questions, please contact Lisa Eaton (563-5967) or Lori Starkel (443-0247). ♣



Men's Winter Beverage Club

Co-chairs: Tom Kent and Bingo Eaton

The MWBC will meet Thursday, April 13 at 5:30 P.M. at the Clubhouse. This month's theme is Vodkas.

We will be enjoying a variety of vodkas with fish....cooked, semi cooked, and uncooked. The cost will be about \$20-25 per person. The exact price has not yet been determined.

Please RSVP to reserve a place no later than April 8 by contacting either Bingo Eaton (bingo.eaton@cox.net) 563-5967 or Tom Kent (tkent@thunderbaypaper.com) 443-1060. ♣

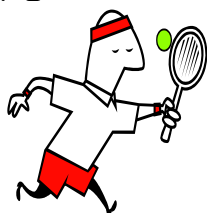
What is Novagrass?

(For more information, go to www.novagrass.com)

At the March 12 homeowners meeting, the association voted to replace our current tennis courts with the Nova Pro-Court Grass Court Surfacing System. This system is installed over our current cracked asphalt surface. The new surface will be an artificial turf-like material filled with specially milled sand (grains are actually oblong rather than round). Together the result is a high performance surface that plays about 10% slower than a hard court surface. It is also easier on the back and knees. The polyurethane material is UV and thermal stable. Although under warranty for 8 years, the life expectancy for the level of use in our community is 20 years. Finally, no more filling cracks that don't even last one year!

You can see these courts at Troon Golf & Tennis Club. Ask for Glen Grabino, Director of Tennis. He told us there has been "zero maintenance" in the 4 years it has been in heavy use and that the "players love it." In addition to private residences in Arizona, the reference list from our installer included Heritage Highlands Golf & CC (Marana) and Ken Lindley Tennis Center (Prescott).

Larry Heywood is working on contracting a start date as soon as possible. ♣



Save the Date:

A Cinco de Mayo Potluck Dinner

Social Committee Co-chairs: Donna Kent and Lisa Eaton

You are invited to mark your calendar for the Cinco de Mayo Potluck Dinner to be held on Sunday, May 7. This will be the last big social event of the season and we hope you will join us. Contact Donna 596-1169 (dkent@thunderbaypaper.com) or Lisa 563-5967 (lisa.eaton@cox.net) if you would like to help organize this event. Putting social events together is half the fun! ♣



Arcadia Program Offers Free Citrus Drop-Off

Scottsdale and Phoenix Arcadia residents are joining forces for a fourth consecutive year in an effort to remove citrus fruit from area properties to help control the roof rat population. This alliance is promoting the Arcadia Citrus Drop-Off Program. Through April 1, residents are encouraged to drop off all edible fruit anytime Monday through Friday and from 8 A.M. until noon on Saturdays.

A City of Scottsdale container will be available during this 10-week program in the Elks BPOE Scottsdale Lodge parking lot, 6398 East Oak St., to receive quality citrus. The fruit will be packaged by the Maricopa County Sheriff's Department and donated to Arizona Indian Reservation communities, local food banks, senior homes and the MCSO jail system.

For more information, residents should contact the Arcadia NEIGHBOR to NEIGHBOR Campaign at (602) 273-0435, <http://www.roofrat.net> or the City of Scottsdale at (480) 312-3111, <http://www.scottsdaleaz.gov/Health/roofrats/default.asp>. ♣



Minutes of Annual Meeting of Homeowners March 12, 2006

The meeting was called to order at 4:06 P.M. Larry Heywood verified that there was a quorum of ten percent of the owners represented in person or by ballot.

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

Everyone present introduced themselves.

Larry Heywood presented the 2005 Treasurer's year end report. The association had a total cash balance of \$101,110 at the end of the year. The budget was under by \$25,712 due to the work on the trees in the landscaping portion not being completed until early 2006. The balance of the reserve account at the end of the year was \$69,230.

Harold Back 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 park area was completed and turned out great. The Board dealt with other issues, such as revised rules and regulations, capital budget review and priority of projects, gate issues, guard employment issues and the hiring of a new Chief of Security, implementation of vehicle ID tags, new guard uniforms and other issues from time to time. It was an extremely busy year.

The implementation of a special assessment in the amount of \$809 per unit was discussed. Of that amount \$690 would be for tennis court rejuvenation with a new surface and \$119 toward the gate repairs. A motion was made to approve the \$809 per unit special assessment for the gate and tennis court repairs. The motion was seconded. Additional discussion was held. The motion was approved. Therefore, each homeowner will be assessed the \$809 for said items.

The owners discussed the proposed capital improvement transfer fee of .3% of the sales price on the sale of each home. A motion was made to adopt the fee at .3%. The motion was seconded and discussion continued.

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Clarification was made that the fee would be applied to all sales, even when a unit was being purchased by an existing Colonia Encantada owner. The motion was revised to set the fee at .5%. The motion was seconded and was approved.

The results of the election were presented. Susan Back, Christopher Coffin, and Marcia Schick were elected as members of the Board for a two year term. Their terms will expire at the annual meeting in 2008.

There was discussion regarding the problem with someone feeding stray cats. This is an issue that the board will investigate.

There being no further business, the meeting was adjourned at 5:13 PM. ♣



Board of Directors

Sandy Glass, Co-president sandy.glass@asu.edu	998-3413
Susan Back, Co-president Ssnbck@aol.com	609-7379
Marcia Schick, V.P. marciaschick@yahoo.com	998-7754
Jim Wells, Treasurer ellistex@aol.com	948-0633
Christopher Coffin christopher.coffin@att.net	945-4080
Property Manager Larry Heywood larry@heywoodrealty.com	820-1519

Committee Chairs

Ron Cox, Architecture 948-5751
Rcox612807@aol.com

Mike Gore, Landscape 991-7842
mikejgore@yahoo.com

Donna Kent, Social 596-1169
dkent@thunderbaypaper.com

Lisa Eaton, Social 563-5967
lisa.eaton@cox.net

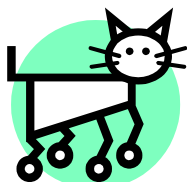
Sandy Glass, Newsletter Editor 998-3413
sandy.glass@asu.edu

A Note on Feral Cats

It has been reported that there are a number of feral cats in Colonia Encantada. These cats generally sleep by day and search for food by night. They move about in colonies and are a result of thousands of kittens born each spring to other non-neutered street cats. AZCats.org encourages a program of Trap, Neuter and Release. This program gets to the source of the problem: overpopulation.

A problem has arisen in our community due to the feeding of feral cats, particularly in the common areas (around the clubhouse and pool areas). The cats then have expanded their territory to surrounding neighbors creating a nuisance and interfering with the quiet and peaceful use of their property (B.6. Rules and Regs). For this reason, feeding cats in the common areas is prohibited, and anyone continuing this behavior is subject to being fined.

To learn more about feral cats and the good works of AZCats.org, please go to their website. You may decide that their work is worthy of a donation. ♣



Mark Your Calendars!

Social Calendar of Events

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|-------------------|---|
| Tues. March 21 | Women's Book Club
10:00 A.M. Clubhouse |
| Saturday, April 1 | Estate and Art Expo
10:00 A.M. - 2:00 P.M. |
| Thurs. April 13 | Men's Winter Beverage Club: Vodkas
5:50 P.M. Clubhouse |
| Tues. April 18 | Women's Book Club
10:00 A.M. Clubhouse |
| Sunday, May 7 | Cinco de Mayo Potluck Dinner
Time: TBA
West court & Clubhouse |



Have you acquired a new **email address**? Are you a new homeowner who received this newsletter in your mailbox? Please email Sandy Glass <sandy.glass@asu.edu> to receive the bimonthly newsletter electronically. It not only saves the association money, but you can receive it in a timely way wherever you and your computer are located. Did you know you can review past newsletters at our Colonia Encantada website? Look for them at coloniaencantada.com thanks to Harry Phelps, Villa 55. ♣

Wishing you a speedy recovery, Tony. If you would like to send a card to Tony Lucas, his address is: 8212 E. Cypress, Scottsdale 85257. ☼