

Colonia Encantada News

<http://coloniaencantada.org>

May-June 2006

Message from Your Board

Dear Neighbors,

You may be wondering how the President of your HOA can be away for 5 months. Let me tell you. First, we have a second home in Boulder, CO where our children and grandchildren reside. Board members have agreed that this is a reasonable excuse for missing more than 2 meetings in a row. I will miss three to four Board meetings. Second, and more importantly, we have a highly qualified Vice-president in Susan Back. She has prior experience as a city manager and has been deeply engaged in all matters of importance on the Board since elected in early March. As Vice-president she will take over in my absence. Lastly, rest assured that I am in constant communication with fellow Board members, our Property Manager and our Chief of Security. I am available to homeowners as well, by email and phone as listed in your Directory and this newsletter.

I am confident you will not notice any lack of leadership as Susan and I share responsibilities. All of us on the Board who serve our community appreciate your understanding.

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Get in Quicker . . . with a Sticker!



Decals with the Colonia Encantada logo (tower and palms) have returned and are required on all resident vehicles. While the one complaint against their use is one of aesthetics, the security of the community must come first. Not only do we experience a turnover in homeowners, but we also have been experiencing a change in security officers making the need more relevant, perhaps, than the past few years. Therefore, the Board has opted to make decals mandatory.

Tom Teter, Chief of Security, presented a convincing case to the Board of Directors, not the least of which is easier access for residents. The Officers and the Board appreciate your understanding and prompt compliance. Your entry will be quicker with a sticker! ■

Cinco de Mayo Fiesta Last Social Event of the Season



Saturday, May 6 at 5:30 P.M.

Gregory and his Mariachi band will be entertaining poolside by the Clubhouse. Please join us for *una fiesta muy buena!*

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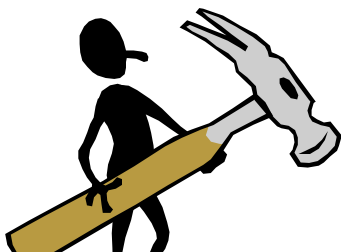
The Board and two of your committees, Landscape and Architecture, have recognized that there is often confusion about what is allowed and disallowed when it comes to making architectural or landscape changes. To address the issue, both committees are working on specific guidelines. When both guidelines are complete, they will be mailed to you for inclusion in your Rules and Regulations notebook. The guidelines, however, do not preclude the requirement to complete a Work Order form when making changes to the front yard, backyard or courtyard. Simply replacing plants does not fall into this category. Each committee maintains a file of changes that may have implications for subsequent homeowners as your home is bought and sold over the years. It's important for us to maintain a 'paper trail,' if you will. We thank you for your assistance and cooperation.

When reviewing any governing documents, it is important to know that reference to the front yard is that area of the lot from the front wall of the lot to the street curb (a change from the rules as they are in your current notebook). The front courtyard is between your house and the front wall. A landscape guidelines chart showing homeowner versus Association responsibility will be part of the materials you will soon receive.

The Board is carefully monitoring the progress of the tennis courts and is currently investigating the maintenance of the entry bell tower along with the clubhouse and ramada. These areas are long overdue for attention. Just like with your own residence, it's always something. These are amenities available to all of us and we look forward to many more years of enjoyable use of them.

Have a wonderful summer no matter where you reside.

Cordially,
Sandy Glass
For the Board of Directors



A BIG Thank You

Lori Starkel and Charly Vickery, Event Co-chairs

We want to extend our appreciation to **Jeri Kelly** for the beautiful refreshment table at the Estate and Art Expo on Saturday, April 1. Thank you to **Dody Kupka** and **Phyllis Stenholt** for helping with the refreshments and to the Colonia community for supporting this event. We had so many positive comments, and it was just great to see everyone walking around and visiting with each other. Having perfect weather helped too. Many homeowners commented on making it an annual event so it appears that the Expo will receive strong consideration when the social committee begins planning for next season.



... and a **HUGE note of appreciation** to **Charly Vickery** and **Lori Starkel** for all the time and energy they put into the planning and carrying out such a well-received new event for our neighborhood.



News you can use . . .

Fountains

If you are heading out of town for the summer, don't forget to empty your fountains or make sure they are regularly maintained. Standing water combined with intense heat is a perfect breeding ground for mosquitoes and can contribute to the spread of West-Nile virus.

Rules and Regulations Notebook

If you are moving, please remember to leave your Rules and Regulations notebook behind with your house when you sell. The new homeowners will appreciate your consideration.

Sump Pump

Please make sure your sump pumps are functioning. If there should be heavy rains during our monsoon season, a faulty sump pump could cause devastating flood damage to your back yard and home. Interior lots are required to have and maintain a sump pump. *(CCRs III, sect. 1, J)* ■

Board of Directors Meeting March 20, 2006

The meeting was called to order at 3:30 PM. Members present were: Susan Back, Christopher Coffin, Sandy Glass, Marcia Schick, and Jim Wells. Larry Heywood represented management. Mike Gore was also present.

A motion was made by Christopher Coffin to elect the following officers: President, Sandy Glass; Vice-President, Susan Back; Secretary/Treasurer, Jim Wells. The motion was seconded by Marcia Schick and carried.

Jim Wells made a motion to approve the minutes of the February 20, 2006 Board of Directors meeting, with the correction that Gene Glass was present. The motion was seconded by Susan Back and was approved.

Ron Cox provided information that the Architectural Committee was reviewing the request to install a gazebo at Villa 1. The committee requested more information from the owner so a final decision can be made.

Mike Gore represented the Landscaping Committee. There were some questions regarding the landscaping guidelines and what the individual owners were responsible for. The committee will continue to fine tune the guidelines and will submit them to the Board as soon as they are ready.

The Social Committee indicated that a calendar of events was just published in the most recent newsletter. The next issue will be published in May.

The financial status of the association was reviewed. Susan Back made a motion to approve the February 2006 financial statement. The motion was seconded by Christopher Coffin and was approved.

Larry reported that General Acrylics would be getting their schedule to him for the tennis court improvements. We anticipate that this will take place in the second half of April.

Letters have been sent to the owners regarding the painting project.

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The Guardhouse Security Officer Training Manual and the Employee Manual are pending and will be reviewed when they are presented to the Board. Susan will inquire of Harold what the status is on these items.

The vehicle stickers will be distributed once they are available.

The Board discussed issues relating to the improvements for the front entry and how it should be funded. It was decided to divide the project into several smaller projects. Christopher Coffin will look into some options regarding lighting. Larry Heywood will solicit bids from sign companies, and Mike Gore will coordinate the actual landscape bids.

The board discussed the issue regarding the allotment of hours to the individual guards. The board will refer such issues to Tom Teter, the Chief of Security, to resolve. If the issue is not able to be resolved by Tom, then it will be referred to Larry Heywood. If policy or procedure changes are necessary, Larry will then discuss the issues with the Board.

Larry reported that he instructed the Association's legal counsel to prepare and file the property tax appeals on the common area parcels. The Assessor's erroneous valuations increased the statutory limit of \$500 on each parcel of the 11 parcels to nearly a \$1.4 million in total. In addition, all of the parcels will be combined into one to help avoid this type of problem in the future.

There being no further business, the meeting adjourned at 4:47 PM. The next meeting will be held on Monday, April 17 at 3:30 PM in the Clubhouse. ■



Summer's here!

Tony is recovering. Tony Lucas underwent surgery to correct a fracture just below the eye. This is a follow up surgery to correct an injury sustained last month. We hope to welcome him back on Friday, May 5. Any notes can be sent to him at: 8212 E. Cypress, Scottsdale 85257 ■

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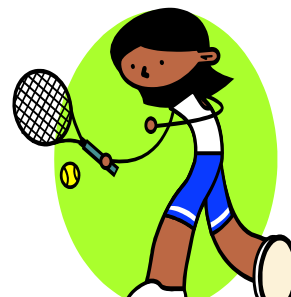
Tennis Courts Being Readied for Play

How exciting to see that the refurbishing of our new tennis courts is well under way! Stop by to see the work in progress. The surface is being prepped and the Novagrass and sand are on the premises. The courts are playable immediately upon completion. You will see that the tennis nets will be slightly repositioned (as well as repainted) for the new height of the surface. The sand you will see on the surface will work its way beneath the surface in a short time. The sand granules are specifically selected for the purpose of keeping them in place rather than in your shoes or off the surface. The Novagrass is installed in such a way as to allow it to "float" rather than be subject to shifts in the ground that had caused persistent cracks in the hard court.

Novagrass plays about 10% to 15% slower than a hard surface making it ideal for the more mature players. Even novices will be enticed by the comfort of playing on this surface. Players at tennis clubs and other locations with this surface report that it is easier on the joints and back. Need we say more?

Please remember that appropriate tennis shoes only are allowed on the court. The court is for tennis use only. We expect it to last 20 years or up to 30 years with little attention other than its proper use.

Tennis, anyone?



Spectacular, Indeed!

Many of us had the opportunity to visit the home of **Christopher Coffin** at our Spring 2006 Home Tour and know how simply stunning it is. No detail was overlooked by this well known interior designer. If you missed this gem, it will be featured in the July issue of Phoenix Home and Garden along with TV coverage on Channel 3's edition of Good Morning Arizona. No specific date for the airing of this piece has been set as yet. Chris's home will also be featured in a future issue of Better Homes & Gardens Traditional Home.

Also, look for a new book called Spectacular Homes of the Southwest, due out in June. Chris's home will be on the cover. It will be available at Borders, Barnes & Noble and Amazon.com. Congratulations, Chris! You do our community proud.

Board of Directors Meeting April 17, 2006

The meeting was called to order at 3:30 PM. Members present were Susan Back, Christopher Coffin, Sandy Glass, and Jim Wells. Larry Heywood represented management. Ron Cox, Lisa Eaton, Mike Gore, and Andy Jurasin were also present. Kenny Zelov from Landscaping by Andre was present to give a presentation of a landscape design.

Mike Gore introduced Kenny Zelov who presented a landscape design for revitalizing the front entry.

Christopher Coffin made a motion to approve the minutes of the March 20, 2006 board of directors meeting, with the correction that Ron Cox was not present. The motion was seconded by Susan Back and was approved.

Lisa Eaton reported that the Social Committee received many positive comments about the estate sale and will look at holding another one in 2007. The Book Club will meet on April 18th and will then meet again in November. The Men's Winter Beverage Club will meet in November. The committee is also sponsoring a Cinco de Mayo party at the clubhouse on May 6th. The party will feature Greg and his brother with their Mariachi band; they will be collecting donations from the Colonia owners of household items for their church members in Mexico.

Ron Cox mentioned that the Architectural Committee will be meeting on April 20th. The request to extend the rear ramada at lot 1 is still pending receipt of more information. The committee will be reviewing the guidelines and once they are completed, they will forward them to the Board for review and approval.

Mike Gore represented the Landscaping Committee. Lot 1 was replanting many items in their backyard. Lot 21 removed the old natal plum and will be installing new natal plum. Lot 11 received approval to remove the dead queen palm and replace it with a fountain. The committee presented the final draft for the Landscape Guidelines. Christopher Coffin made a motion to approve the guidelines with the minor corrections that were discussed.

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The motion was seconded by Susan Back and was approved.

The next newsletter will be distributed in May.

Sandy reported that she will be at the May meeting and then will be absent from the community for a period of five months. Christopher Coffin made a motion that Sandy be excused from Board meetings for the next five months. The motion was seconded by Jim Wells and was approved. Sandy did report that she would be available via phone, fax or e-mail for any issues that need to come to her attention. Susan Back will preside over meetings as Vice-president.

The financial status of the association was reviewed. Jim Wells made a motion to approve the March 2006 financial statement. The motion was seconded by Christopher Coffin and was approved.

General Acrylics will be starting the tennis court project within the next week. Sandy and Larry met with General Acrylics to review some specific issues including the storage of materials in the parking area during the project. They anticipate that the project will last approximately two weeks.

The Employee Training manual has been completed. Jim Wells made a motion to approve and adopt it. The motion was seconded by Christopher Coffin and was approved.

The Employee Policy for the guards will be finalized and presented to the Board at the next meeting.

The Board reviewed the optional policy of the vehicle stickers. After discussion and a review, it was decided to make the policy of displaying a sticker on all Colonia Encantada resident vehicles mandatory. Larry will draft a letter advising owners of this information.

There was discussion regarding the entry improvements. The Board decided to give a budget figure to the landscaping companies to work with of \$5,000 to \$7,000. This will help obtain bids that will be in line with what is needed.

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One bid for signs was obtained, and others have been requested. In addition, bids will be sought for the installation of a brick or saltillo tile border on top of the wall to frame the sign on both sides of the entrance.

There being no further business, the meeting adjourned at 5:12 PM. The next meeting will be held on May 15th at 3:30 PM in the clubhouse. ■

Directory Updates

For many years, Colonia Encantada homeowners have had the good fortune to receive a community Directory from longtime resident **Jackie Baxter**. Alas, our friend and neighbor, Jackie, is moving. The Directory, however, will be ongoing.

A new Colonia Encantada Directory, though in a somewhat different format, will be issued in April of each year so that new Board of Directors and new Committee Chairs can be accurately listed. In March of each year, you will receive an update form. If you have corrections or revisions to make prior to that time, please call Larry Heywood's office and let Carmel know of the change (480-820-1519). We will use that information, in addition to the information that comes in on the March forms.

If you have a new email address, please email it to Sandy Glass at sandy.glass@asu.edu so you can continue to receive your Newsletter in the timely regular manner you've come to expect. ■

Did You Catch the McCormick Ranch News?

Bicycle lanes will be added to both the north and south sides of McCormick Parkway. This will be done over the next month along with the new asphalt overlay. ■

The McCormick Ranch POA has plans in the works to design a new entryway to McCormick Ranch at Scottsdale Rd. and McCormick Parkway. They have contracted with Floor Associates to provide the conceptual drawings. How nice for us! ■

Yo, Greg!

Board of Directors



We have had many new homeowners in the last two years among the whirlwind of sales that took place throughout Scottsdale and the rest of the Valley. For that reason, the Board of Directors has asked that we all be reminded of two important policies of the Colonia Encantada when it comes to landscaping.

First, Greg or any of Dan's landscaping crew cannot do work for individual homeowners, other than after their work hours or on Saturday and only by completing a **Work Order Form**. The landscapers work for the Association to tend to common areas, courtyards, and front yards ONLY. If you need additional work done in areas not maintained by the Association, you must fill out a Work Order Form at the gatehouse. In that way, the work will be done, and if it is determined to be an individual homeowner responsibility, you will be provided an estimate (if requested) and billed accordingly.

Secondly, if you are making ANY changes to your landscaping (other than replacing the occasional dead plant with the same plant material), whether front yard, courtyard or backyard, you must notify the Landscape Committee and receive approval. Again, submit your plans to the committee by using a **Work Order Form** located at the gatehouse.

The Landscape Committee chair, Mike Gore, will contact you to review your request. Most requests are approved. If there are any questions or suggestions, he will get back to you promptly. Please follow the rules and policies of our community. (CCRs Art. III, E) Failure to do so could result in a fine or the need to remove the changes, if not approved.

These procedures were put in place by homeowners who recognized the need to protect the look and feel of their community over time. No one wants to cause a problem for either our neighbors or community. You may be surprised how even backyard changes can affect the function of such things as our communal irrigation system. It takes the concerted effort of all to maintain the beauty of Colonia Encantada and we encourage the cooperation of everyone. Thank you. ■