



Colonia Encantada News

<http://www.coloniaencantada.org>

October/November 2006

Message from the Board

Dear Neighbors,

The weather has returned to the glory we enjoy each fall and winter. Our seasonal residents are returning. The Social Committee is in full swing providing a variety of opportunities to meet and greet neighbors, both new and returning. Be sure to check out the calendar of upcoming events and please don't be shy about calling Donna Kent to volunteer to help or to join the Social Committee. Both the Social Committee and the Women's Book Club are wonderful ways to get to know your neighbors and feel part of the community. For the men, there is the Men's Winter Beverage Club. Tom Kent and Bingo Eaton are busy planning this monthly event. Make sure either Tom or Bingo has your email address so you can be notified when the time is right.

The Board is grateful to Ruby Gore for taking over as chair of the Architectural Committee for the summer months while Ron Cox was out of town. We thank Andy Jurasin for volunteering to chair the Landscape Committee while Mike Gore joined the Board. Mike accepted the Board's invitation to fill an opening when a Board member needed to resign mid-term. These positions are important to the community and, when you see them, please acknowledge the time and effort that they give to this service.

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Get Ready to Read

Colonia Encantada Women's Book Club

Co-chairs – Lisa Eaton and Lori Starkel

The ballots have been cast and book selections for the 2006-2007 season have been identified. Under the direction of Lisa Eaton and Lori Starkel, the Colonia Encantada Women's Book Club meets at 10:00 A.M. on the third Tuesday of each month except for December 12th. The coffee and conversation around the stories woven in the books we read make for a lively and interesting morning. Contact Lisa (lisa.eaton@cox.net) or Lori (lori@starkel.com) for more information.

Book Selections for November through January:

November 21 – **The Constant Princess**
by Philippa Gregory

December 12 – **Night** by Elie Wiesel

January 16 – **Reading Lolita in Tehran**
by Azar Nafisi

February 20 – **The Devil in the White City**
by Erik Larson

Watch the newsletter for the March and April book selections. Or, better yet, come to a club meeting. ♦



Colonia Painting Explained

Susan Back, Vice-president

During this year's painting cycle, complaints were lodged that some of the homes were being painted the wrong colors by one contractor. The Board and Architectural Committee have investigated and discovered a complicated set of circumstances that has occurred over several paint cycles.

Paint Spec #1 - When Edmunds originally developed the property, three paint colors plus three different finishes were required. The color, finish, and the exact paint formula were provided on a list of paint specifications.

Stucco: Sahara Sand II (Flat)

Trim & Eaves: Edmunds Gray (stain)

Pre-Cast: Beechnut (Flat)

Garage Door: Beechnut (Gloss)

This list did not require a specific manufacturer.

Paint Spec #2- After many years, it was decided to add the requirement that only Sherwin Williams paint be used, and the paint formula was removed from the spec sheet in order to ensure that homeowners or their contractors could not take the formula to another manufacturer. Prior to computerization it appears that if a clerk at one of the various Sherwin Williams stores could not find the exact formula, some color matching would be done resulting in slight differences under the same color name. It now appears that there are two or three variations of both Beechnut and Edmunds Gray.

2006 Paint Cycle – Both the first and second files were kept in the gatehouse, one with the original paint specs #1 and a second file that was the revised version – specs #2. When contractors came this year to get these sheets, one was given the original Paint Spec #1 that included the formula, others got the newer sheet (#2) that did not. The contractor with paint spec #1 did paint his contracted homes with the original colors. These were the homes sited in the complaint. All others are painted with the colors that have “evolved” over time from Sherwin Williams. When the exact formulas were taken to two different manufacturers, the colors were exactly the same. When the paint spec sheet without the formulas went to Sherwin Williams stores, some variations occurred.

Once this situation was understood, a survey was made of the whole community, and several departures from the prescribed colors/finishes were found. As an example: Doors and trim on one side of one unit done in Edmunds Gray, glossy beechnut was used on pre-cast while flat beechnut was found on garage doors, two different colors were on garage doors and pre-cast and a variety of Beechnut colors was found.

(Painting - continued next column ►)

Social Events Calendar

- Wed. October 25 Ice Crème Social
Sat.. October 28 Social Committee Meeting
9:00 A.M. Clubhouse
Sun. **November 5 Welcome Back Brunch**
11:00 A.M. – 2:00 P.M. Clubhouse
Tues. November 21 Book Club
The Constant Princess
10:00 A.M. Clubhouse
Sun. December 10 Annual Budget Meeting and
Holiday Social
4:00 P.M. Clubhouse



(Painting, continued from left column)

To correct all the variations of colors and finishes would require that most homes have some re-painting done at great expense. The Architectural Committee and Board agree that the shades blend, are not objectionable, and that this is not an emergency that necessitates expenditures by each homeowner. The committee recommends and the Board has approved the following:

- The paint specification sheet be amended to verify all information is consistent with the original requirements including color, finish and formula.
- Consider a change in manufacturer
- Require contractor to sign a statement certifying that he/she has agreed only to use the manufacturer designated by the association and no color matching is permitted. ♦

Board of Directors Meeting September 25, 2006

The meeting was called to order at 3:36 P.M. Members present were: Susan Back; Christopher Coffin, and Jim Wells. Larry Heywood represented management. Guests: Josette and Claude, Ruby Gore.

The board met with Claude and Josette of Claude Painting. In addition Ruby Gore was also present. There was discussion regarding the paint color differences with the units that Claude painted. After a review of receipts from Sherwin Williams that Claude provided, it appears that the formulas were, in fact, properly used. Larry will contact Sherwin Williams to see if there is a discrepancy between the different stores which may have mixed some of the colors wrong. The only color that appears to be off is the color that is used on the garage doors and the precast trim sections. There was discussion of the possibility of changing the paint manufacturer and/or colors in the future to solve the mixing problem (section VII of the CC&Rs - gives the board the right to do so). However, this will be determined after a review of Sherwin Williams mixing of the current colors to see if there is a variance between stores.

Jim Wells made a motion to approve the minutes of the August 21, 2006 Board of Directors meeting. The motion was seconded by Christopher Coffin and was approved.

The Architectural Committee had nothing to report.

The Landscaping Committee reported that they received information from lot 12 regarding the rejuvenation of their back yard. However, the work won't start for several months, so it will be reviewed once all the information is available.

The Social Committee reported that they will meet in October. The Men's Winter Beverage Club will start their planning soon. They are planning on a welcome back breakfast/brunch in October. The first Ice Cream Social will be held in November.

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

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

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Christopher Coffin made a motion to make sure that the guardhouse is manned 24/7. The motion was seconded by Susan Back and was approved.

Larry will inform Tom regarding the issue. The landscaping for the entry area should start in the next month.

Christopher noted that the lights were ordered and will take approximately 10 weeks to be made.

Larry noted that the signage should be installed within the next two months.

There was discussion of the frequency of owners congregating at the guardhouse. It was decided to address the issue in the next newsletter.

There being no further business, the meeting adjourned at 5:16 PM. The next meeting will be held on October 23rd at 3:30 PM in the clubhouse

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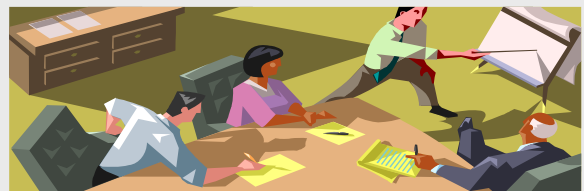
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Board of Directors Meeting October 23, 2006

The meeting was called to order at 3:39 PM. Members present were: Susan Back, Sandy Glass, and Jim Wells. Larry Heywood represented management. Kathy Ashby and Andy Jurasin were also present.

Kathy reported on the findings of the Architectural Committee and the painting color issue. The committee's research helped to determine the following: The unanimous opinion of the committee was that the variation in paint colors is not a real problem. The shades blend and are not objectionable from the committee's perspective, and do not require the expense and headaches involved in repainting. Additionally, some variation in color is always going to occur, particularly given that homeowners must frequently paint or touch up the exterior in conjunction with repairs and maintenance, often using paint that has been stored long enough to alter the color, if only slightly. The recommendations are that at some point before the next 5-year painting cycle in 2011 the following be done:

- 1) Re-examine the colors that are to be used for Colonia. Some up-dating might be in order. The color palette for each unit should still be three colors. Some additional trim shades/combinations might be offered.
- 2) Change from Sherwin Williams to Dunn-Edwards. All committee members have either had Dunn-Edwards recommended to them as being superior to the Sherwin-Williams product or have had positive personal experience with the Dunn-Edwards paints. Ron also pointed out that continuing to use the Sherwin-Williams store on Pima is probably asking for continued problems. Dunn-Edwards should be able to come up with the colors we require and put them in their system for our use.
- 3) Provide more information rather than less for homeowners and painters on the flyers available at the gatehouse. This could include not only the information about brand, color names and formulas, and contact information for the Dunn-Edwards store contracted by Colonia, but also some color swatches. Kathy suggested having color swatches available for viewing in a binder that would stay at the Gatehouse.

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Ron also proposed that each contracted painter might be required to sign a statement certifying that he/she has agreed to use only Dunn-Edwards paint and that it is understood that no color matching is permitted.

The Board thanked the committee for its hard and thorough work on the issue and will examine the process in the future to come up with a plan to review the suggestions the committee provided and implement those that will benefit the association.

Susan Back made a motion to approve the minutes of the September 25, 2006 Board of Directors meeting. The motion was seconded by Jim Wells and was approved.

The Landscaping Committee reported that they received information from lot 68 regarding the front courtyard improvements. They will be meeting with the owner to go over all the details.

The Social Committee reported the following: Ice Creme Social October 25 at 7-9 P.M. They will do another one mid-November. A Social Committee meeting is set for Saturday October 28 at 9 A.M. in the Clubhouse, then a Welcome Back Brunch-November 5th 11- 2pm. Notices went out with the Ice Creme Social to "Save the Date." CE Women's Book Club begins November 20 at 10-Noon and the third Tuesday thereafter. Books have been selected beginning with reading *The Constant Princess, Night and Lolita in Tebran*. The Holiday Party is December 10 at 4 P.M. Our charity again will be the Shoe Box Ministry. We had 100 pair of Socks last time and we will try to top it. The Men's Winter Beverage Club is going to continue. Dates to be determined.

The next newsletter will be the October / November 2006 issue.

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

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There was discussion regarding the entrance improvement projects. The signs should be installed the later part of October or the first part of November. The lights should be coming in during mid-December. The brick trim will be installed after the lights are in so that any trimming of the brick work adjacent to the light can be done at that time. The landscaping is nearly completed.

An owner suggested to the board that the capital reserve contribution fee that was adopted by the owners at the annual meeting in March should be reduced from .5% of the sales price to .3%. The Board determined that the fee was commensurate with other associations in the area and would not pursue the matter any further.

There was discussion regarding a temporary guest ID card for guest vehicles that will be on the property for an extended length of time. Larry and Tom will work on this project so it can be implemented.

There being no further business, the meeting adjourned at 4:59 P.M. The next meeting will be held on November 20 at 3:30 P.M. in the clubhouse. ♦

Garage Door Tip

A homeowner recently pointed out that it is not a good idea to leave your garage door open any more than absolutely necessary. Open garage doors allow stray cats an opportunity to find a warm place to nestle (your warm car engine) during cool evenings and the winter months. It would be an unwelcome experience to start up that car with a cat inside. Fair warning! ♦

Order on the Courts!

Our new tennis courts are attracting increased use from our regular players and are even tempting some new players to dig their rackets out of the closet. Early reports are that the acrylic and sand surface is wonderful on the joints. If players will drag the court broom over the court after play, it will hasten the settling of the sand into the carpet. We are looking forward to more tennis and much reduced maintenance costs. ♦

Due to the wonders and efficiency of email, I have been in touch with all Board members, our Property Manager Larry Heywood, Tom Teter at the gatehouse, and homeowners throughout the summer. Believe me, all concerns or questions manage to reach my desk whether in Colonia or at our summer residence. I thank Susan Back and Jim Wells for stepping in whenever a Board member's input was required on site. Chris Coffin has done a wonderful job in making sure the front entrance moves toward a look that best reflects well on our community.

The Board looks forward to seeing you at our social events and encourages you to mark your calendar for the Annual Homeowners Meeting and Holiday Social scheduled for Sunday, December 10 at 4:00 P.M. ♦

Cordially,
For the Board
Sandy Glass, President

Committees

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Mike Gore, Chair	480-991-7842
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Sunday, November 5 at 11 A.M.
Welcome Back Brunch Join us!

For which plants and trees do I have responsibility? What about the Association?

The Board and Landscape Committee have developed a chart to explain the answers to these questions. The Landscape Responsibility Chart appears on the following page. You can check with someone on the Landscape Committee or with the Property Manager if you have any questions. ♦

**LANDSCAPE RESPONSIBILITY
QUICK REFERENCE CHART**

	Grass	Shrubs	Trees
Front	W-HOA T- HOA F- HOA R-HOA I – HOA	W-HOA T- HOA F- HOA R- HOA I – HOA	W-HOA T- HOA F- HOA R- 15' Rule ¹ I - HOA
Court	W-HOA/HO ² T-HOA F- HO R- HO I – HOA ²	W- HOA/HO ² T- HOA F- HO R- HO I – HOA ²	W- HOA/HO ² T-HOA F- HOA R- 15' Rule ¹ I – HOA ²
Back	W-HOA/HO ² T- HO F-HO R-HO I – HO	W-HOA/HO ² T- HO F-HO R-HO I – HO	W-HOA/HO ² T-HO F-HO R-HO I - HO

Legend:

W = water supply
T = trimming
F = fertilizing
R = replacement
I = irrigation system

HO = Homeowner responsibility
HOA = Association responsibility

Front = Front yard between the front wall of the courtyard (and side walls of corner lots) and the street curb

Court = Courtyard between the house and front wall

Back = Backyard

¹The Homeowner is responsible for removal and replacement of front yard and courtyard trees over 15 feet.

²Homeowners who have installed their own irrigation system in the courtyard or back yard of their lot must maintain the irrigation system and may also be supplying their own water.