



# Colonia Encantada News

<http://www.coloniaencantada.org>

January 2007/February 2007

## Message from the Board

Dear Neighbors,

We hope you and your families enjoyed a wonderful holiday season. We wish you all a joyous, healthy and prosperous new year. The season is always a delightful one when you're lucky enough to spend it in Scottsdale, Arizona and, more specifically, in Colonia Encantada.

Now that the weather is back to its glorious best, the Board will be conducting a review of the community for maintenance issues. The Landscape and Architectural committees are also reviewing the community, looking at landscape and architectural issues that need to be addressed. If items are identified as needing some attention at your home, you will receive a friendly letter from Larry Heywood. Your prompt attention to details adds to the overall appearance of Colonia Encantada. Thanks to homeowners who respond when asked, we have one of the most beautiful and sought after communities in Scottsdale.

The Board will also be reviewing common areas needing maintenance and improvement. The work of the Board over this year will be largely to identify areas of need in comparison with the reserve study findings. Developing specifications for projects and seeking bids will be foremost on our agenda.

*(cont'd. on p. 2 - Message)*

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## You are invited . . .

### Ice Crème Social

If you missed the first ice crème social of the season, here is your chance to catch the latest. If something warmer is called for, there will be hot cider and hot chocolate.

Tuesday, January 23  
7:00 -9:00 P.M.  
in the Clubhouse

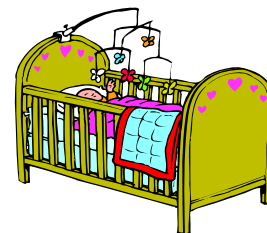
### Exploring Africa

Hosted by Ron and Rondi Cox  
Everything you wanted to know about an African safari. It will be an informative evening exploring topics related to travel in Africa. Valentine refreshments will follow.

Tuesday, February 13  
6:30 P.M.  
in the Clubhouse  
RSVP. Donna Kent (480-596-1169)  
[dkent@thunderbaypaper.com](mailto:dkent@thunderbaypaper.com)

## Need Baby Furniture for Visiting Grandchildren?

Mel and Jim Snyder have offered to give away a baby crib and high chair. Give Mel a call if you would like to have these items. She can be reached at 480-596-0012. ■

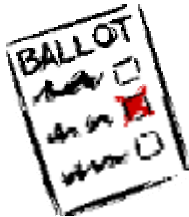


(Message - continued from p. 1)

While we are able to maintain a reasonable monthly assessment, it is understood that there are areas of need to be addressed. The 2007 year will include completion of common area painting (finally) and entry renovation. Subsequent projects will be identified during the year and proposals made for an assessment in the not too distant future. Such projects may include a renovation of part or all of the Clubhouse, west court basketball area, west pool and cool deck, main pool cool deck. These are areas brought up at the December annual meeting and that will be thoroughly investigated. The Board has also asked for an evaluation of the entry tower and clubhouse by a structural engineer. We want to make sure that only cosmetic improvements are required.

We know everyone enjoys the events planned by the Social committee. They do a fantastic job for us all and we encourage everyone to take a turn volunteering to help with one event or another.

Cordially,  
For the Board, Sandy Glass ■



## Your Vote is Needed

At the Annual Homeowners Budget Meeting there was a discussion about the Working Capital Transfer Fee that is charged to the buyer of any home sold in Colonia Encantada. The buyer benefits from previous assessments and the contributions of homeowners who came before them making our community the lovely one it is. It is their contribution to that effort. They will benefit, over time, as new buyers continue to move into Colonia Encantada and pay the fee as well. The Board was asked to revisit the amount of the fee. Because the amount of the fee (one-half of one percent) was determined by homeowners, it is only the homeowners who can change that fee amount. You will receive a letter describing the fee and its purpose. The Board asks that you give careful consideration to this issue and return your ballot to Heywood Realty promptly. ■



## Women's Book Club

The Colonia Encantada Women's Book Club meets at 10:00 A.M. on the third Tuesday of each month. To join us for coffee and conversation, please contact Lisa (lisa.eaton@cox.net) or Lori (lori@starkel.com).

Book Selections for February through April:

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

March 20 – **The Good Earth**  
by Pearl S. Buck

April 17 – **The Cloud Atlas**  
by Liam Callanan

## Committees

### Social

Donna Kent, Co-chair 480-596-1169  
dkent@thunderbaypaper.com

Lisa Eaton, Co-chair 480-564-5967  
Lisa.eaton@cox.net

### Architecture

Ron Cox, Chair 480-948-5751  
Rcox612807@aol.com

### Landscape

Mike Gore 480-991-7842  
mikejgore@yahoo.com

## Rules and Regulations Change

At the January Board meeting, the Board of Directors updated the hours of use of the Tennis Courts to conform to the hours of use of the pool and spa. All of these facilities may be used from 7:00 A.M. until 10:00 P.M. Please mark the change to the Rules notebook on page 10 (K. 1) – tennis courts. ■

## Board of Directors Meeting November 20, 2006

The meeting was called to order at 3:35 PM. Members present were: Christopher Coffin, Susan Back, Sandy Glass, Mike Gore and Jim Wells. Larry Heywood represented management. Andy Jurasin, Jan Kabbani, Ann Warner, Joanne Daley and Ralph Martin were also present.

There was discussion by the owners present regarding the following issues:

1) Open House signs. The Board reported that the CC&Rs (Covenants, Conditions and Restrictions) prohibit signs, so this is not an issue the Board can rule on.

2) Working Capital Fee reduction. The Board stated that this fee was put into place by the ownership at the annual meeting of owners in March 2006; therefore, the owners would have to be the body to vote on this issue. It was decided that once all the information was gathered that the Board would poll the owners to ascertain their opinion to see if the issue needs to be revisited.

3) Enforcement of rules and regulations. There was discussion that an owner felt as if “over-enforcement” of the rules was taking place by the Association.

Jim Wells made a motion to approve the minutes of the October 23, 2006 Board of Directors meeting. The motion was seconded by Susan Back and was approved.

The Architectural Committee had no report to present.

The Landscaping Committee reported that they approved the removal of the tree at lot 48 and the installation of a tree at lot 48. There was a request to replace the pyracantha at lot 21. There was a request to remove the dead queen palm tree at lot 71.

The Social Committee reported the following: They will be holding a planning meeting on December 2<sup>nd</sup>. (continued top of next column – Nov Meeting)

They have also put an Adopt-a-Family tree in the clubhouse for owners to participate in for the Holidays.

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

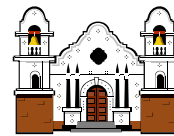
Chris reported that the entry lights were ordered and should be shipped in mid-December.

Larry presented a draft of the guest vehicle ID cards. Some revisions were made and Larry will have those revisions implemented so the Board can review them once again.

The draft of the 2007 operating budget was reviewed. Susan Back made a motion to approve the budget with the monthly fee being raised from \$390 to \$400 and present it to the homeowners at the annual budget meeting in December. The motion was seconded by Jim Wells and was approved.

The bids for the west pool, the west pool cool decking and the main pool cool decking were reviewed. It was decided to table the issue and advise the Board to be elected in March to review the bids at that time.

There being no further business, the meeting adjourned at 5:57 P.M. ■



### Adios Neighbors

Sisters Suzy Tatum and Carol Greenwood (#20) want to say *Muchas Gracias* for all the wonderful neighbors they have met here in Colonia Encantada. In the near future, they are planning to make the big move to live full time in San Miguel de Allende, Mexico. They wish you all a very *Feliz Navidad* and *Adios Amigos!*

P.S. They can always be reached at [tatumtatum@cox.net](mailto:tatumtatum@cox.net). ■

## Annual Homeowners Budget Meeting December 10, 2006

The meeting was called to order at 4:07 P.M. It was determined that a quorum was present as 21 of the 79 units were represented.

A motion was made to elect Sandy Glass as the Chairman of the meeting. The motion was seconded and was approved.

As the first order of business, homeowners were asked to introduce themselves.

Larry Heywood reported on the proposed budget for 2007. He noted that the reason for a proposed increase in the fees from \$390 to \$400 was due to the fact that we had used up the "surplus funds" in the operating account from the previous year. This was anticipated in the budget for 2006. We will see some increases in utilities and in the overall landscaping and general maintenance categories. In addition, we are anticipating receiving \$13,500 in revenue from the Working Capital Contribution Fee that was implemented in March 2006 (3 homes to sale at \$4,500 each). This will generate the equivalent of \$14.24 of income per each unit per month. If this is eliminated or altered, the income side of the budget will need to be adjusted.

Discussion ensued that addressed the various issues of the proposed budget.

A motion was made to approve the budget as presented. The motion was seconded and was approved. Four unit owners voted against the approval of the budget.

There was general discussion regarding the Working Capital Contribution Fee and roof rats. In addition, it was noted that there were capital improvement items for the west pool area, main pool cool decking and the clubhouse that the board will be working on in 2007 to ascertain the needs, timing, and funding of such projects.

A motion was made to adjourn the meeting. The motion was seconded and approved. The meeting was adjourned at 5:16 p.m. ■



### Kudos to . . .

Everyone who helped give our Adopt-a-Family a very happy holiday indeed.

Donna Kent, who energizes the community with her bold ideas and know-how to pull off great events all year long. The Holiday Social was a big hit.

Lisa Eaton and Lori Starkel for the Women's Book Club.

Tom Teter for taking care of all the little things that we don't notice because of his behind-the-scenes effort that goes beyond what is expected.

Ron Cox, Tom Kent, David Durkin who took care of putting up and taking down the Holiday tree.

Suzanne and Mike Sheedy for monitoring the removal of cats from the community.

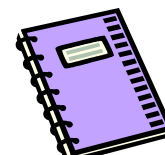
Everyone who volunteers to serve on a committee. They are the reason we all get to enjoy everything Colonia Encantada has to offer.

Thank you on behalf of all homeowners. ■

### Rules and Regulations Notebook . . . Got one?

If you are a new homeowner, please make sure the former owners left you a Rules and Regulations notebook. A 3-ring binder has been provided for every villa. If yours was not passed along, please check with Tom in the gatehouse for a notebook. It is important for everyone to take the time to read the rules to make community life more comfortable for everyone and limit the number of fines we are obliged to assess. When in doubt, check it out.

If you are moving, please leave behind the Rules and Regulations notebook for the new owners. They will appreciate having it handy in this easy to use format. ■



## Board of Directors

Sandy Glass, President 480-998-3413  
sglass.asu@gmail.com

Susan Back, Vice President 480-609-7379  
ssnbck@aol.com

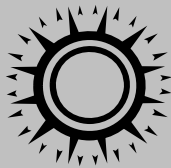
Jim Wells, Treasurer 480-948-0633  
ellistex@aol.com

Chris Coffin, Director 480-945-4080  
christopher.coffin@att.net

Mike Gore, Director 480-991-7842  
mikejgore@yahoo.com

Newsletter Editor  
Sandy Glass 480-998-3413  
sglass.asu@gmail.com

Property Manager  
Larry Heywood 480-820-1519  
larry@heywoodrealty.com



## New Editor for Colonia Encantada News

As Sandy Glass steps down as newsletter editor after more than three years, Lisa Eaton has graciously accepted the challenge to step in. The Board of Directors determines the content of the newsletter at each meeting and will provide the minutes of those meetings. It is the goal of each editor to publish a newsletter every other month, and a lofty goal it is. There is appreciable time and attention to detail that goes into each edition. You can also find electronic copies of past editions at the Colonia Encantada website, [www.coloniaencantada.org](http://www.coloniaencantada.org). This site is maintained by Harry Phelps. It is a great savings to the Association to distribute the newsletter electronically, but anyone may request a hardcopy by contacting the editor if you don't already receive it in this format.

Sandy Glass will be working on the publication of an Annual Directory. Each edition will be published shortly after the March Annual Meeting to reflect the names of new Board members. ■

## Plan to Attend the Annual Homeowners Meeting

Sunday, March 11, 2007  
4:00 P.M.  
at the Clubhouse

The purpose of this meeting is to elect new Board members. There are currently three positions available on the Board. The terms of Sandy Glass and Jim Wells will expire at that time. In addition the position that Mike Gore filled temporarily also terminates in March of this year. Each of these vacancies is for a two-year period of service.

If you are interested in volunteering for a Board position, please contact Kathy Ashby at 480-991-4624 or [kashbyaz@aol.com](mailto:kashbyaz@aol.com). Kathy is the chairperson of the Nominating Committee. The nominating committee meets to draw up a slate of candidates to present at the Annual Meeting. After candidates are elected, the Board members elect officers. ■



**Volunteer!** The Social Committee is having a planning meeting for coming events. Our vibrant calendar of activities can only take place with the generous time each of us can contribute. Please consider joining the Social Committee and come to this planning meeting.

Saturday, February 3  
9:30 A.M. in the Clubhouse

Both men and women volunteers are encouraged to attend. It's a pleasant way to get to know your neighbors and have a great time as well.

Upcoming events may include:

- March – Gleaning of Citrus
- March – Progressive Dinner
- April – Estate and Art Expo
- May – Cinco de Mayo Party

## **Board of Directors Meeting January 15, 2007**

The meeting was called to order at 3:32 PM. Members present were: Susan Back; Sandy Glass; Mike Gore and Jim Wells. Larry Heywood represented management. Ron Cox was also present.

Susan Back made a motion to approve the minutes of the November 20, 2006 board of directors meeting. The motion was seconded by Jim Wells and was approved.

The Architectural Committee had no reported the following: Ron gave thanks to Ruby Gore and Kathy Ashby for carrying on the work of the committee over the past several months while Ron was out of town. The light fixtures in the back yard of villa #1 will be addressed by the committee. They may need to be altered or the color may need to be changed. Ron reviewed the statistics of the committee from the past year. The committee reviewed the request to change the color on the north and south wall of the main tennis courts to a darker color for the background that should help to view the tennis balls better. The request was denied.

The Landscaping Committee reported that they approved the removal of the pine tree at lot 33 that suddenly started leaning and could have posed a safety issue to the building. The owner will submit a request to plant a new tree in that location later in the year.

The Social Committee reported the following: The Men's Winter Beverage Club will be holding a meeting in the near future; There will be an Ice Cream Social event in late January; on February 13<sup>th</sup> there will be a social gathering with the topic of "Exploring Africa – What to expect on an African Safari". It was suggested that the committee prepare a flier for the guardhouse a week in advance of the events to help remind people of them.

The Newsletter will be distributed shortly after the board meeting minutes are received.

The financial status of the association was reviewed. Jim Wells made a motion to approve the December 2006 financial statement. The motion was seconded by Susan Back and was approved. *(continued on next column ►)*

We are still waiting for the delivery of the lights so they can be installed at the entry.

There was a review of the bids for the roofing of the clubhouse and the ramada by the main pool. In addition there were bids reviewed for the main pool area cool decking and the west pool cool decking, tiling and interior finished surfaces. We are still waiting for bids on the re-surfacing of the west recreation area with a surface, similar in method to the main tennis courts, so we wouldn't have to continually repair the cracks each year. In addition, it was decided to obtain paving bids for the asphalt surfaces. These bids will help the board to determine what amount of a special assessment it would take to rejuvenate these areas.

The draft of the Working Capital Transfer Fee letter that will be sent to all the owners was reviewed. As soon as the changes are implemented, the letter and the accompanying information will be distributed to all the owners.

There was discussion regarding the recent problems that guests of a unit owner created within the community. It was determined that the CC&Rs give the association authority to fine owners whose guests or other invitees create disturbances or violate the Rules and Regulations.

There was discussion regarding employee salaries. Jim Wells made a motion to increase the salaries by 4% and to raise the starting salary to \$9 per hour. These increases bring our guard salaries up to the current wages offered at other gated communities. The motion was seconded by Susan Back and was approved.

Jim Wells made a motion to appoint Kathy Ashby as the Nominating Committee Chair. The motion was seconded by Susan Back and was approved.

Susan Back made a motion to have the tennis court hours coincide with the pool hours, which are 7:00 AM to 10:00 PM. The motion was seconded by Mike Gore and was approved.

There being no further business, the meeting adjourned at 6:13 PM. The next meeting will be held on February 12<sup>th</sup> at 3:30 PM in the clubhouse. ■