



Colonia Encantada News

<http://www.coloniaencantada.org>

March 2007 / April 2007

Message from the Board

As a new member of your Board of Directors, and having been elected its President, we are ready now to move to the real work ahead.

Your board is enthusiastic about addressing the challenges of our community. While Colonia Encantada is unique in many ways, we face its future recognizing that its age will require us to clearly prioritize what actions must be taken to maintain the quality life style it provides.

We hope to do this in a constructive manner and will strive to be good stewards of your community and its assets.

The Board of Directors held its organizational meeting on Wednesday, March 21, and elected the following new officers of the Association: President, Ron Cox; Vice President, Donna Kent; Treasurer, Sue Back; and Secretary, Mick Ferrari.

One of the Boards first actions was to accept with regrets the resignation of fellow Board Member Christopher Coffin. We thank Christopher for his service to our community and for his collegiality. In turn, the Board, as provided in the Amendment and Restated Bylaws of our Association, affirmatively and in a majority, elected Lisa Eaton to fill the vacancy created by Christopher's resignation. Lisa will serve until the next election of Directors.

Cordially, Ron Cox ■

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Art & Treasures Expo

Colonia Encantada will be hosting our 2nd annual ART AND TREASURES EXPO on Saturday, April 14 between 9 a.m. and noon.

This is your chance to clean out your garage, closets, etc. and rid yourself of furniture, household items, games, hobby equipment, all in good working condition, you no longer use. Also artists working in their medium who are interested in selling a treasure or two are invited to participate.

Homeowners who are interested in participating should provide their names and villa numbers to Lori Starkel (lori@starkel.com) or Charly Durkin (480-388-1006) so we know how many will be involved. Helium balloons will be delivered to each participating Villa before 9 a.m. on April 14 so shoppers will know where the treasures are for sale.

Merchandise for sale should be arranged and priced prior to 9 a.m. and displayed within each participating Villa's drive, garage, or front courtyard, as preferred.

Residents are encouraged to invite as many guests as you wish. Just ask them to provide the Security Guard with the host homeowner's name for entrance. Parking is open.

Refreshments and popcorn will be available at one of the Villas. Look for the balloons, follow the crowd!

Watch for a reminder flyer in your mailbox. ■

Future Board Meeting Dates

Unless stated otherwise, all board meetings will be held in the Clubhouse at 4:30 p.m. Please make note of these meeting dates.

Monday, April 23rd

Monday, May 21st

Monday, June 18

Monday, September 17th

Monday, October 15th ■



Women's Book Club

Join us on Tuesday April 17th for our last book discussion before we break for the summer. We'll be meeting in the Clubhouse at 10:00 a.m. to review *The Cloud Atlas* by Liam Callanan. For more information contact Lisa Eaton (lisa.eaton@cox.net) or Lori Starkel (lori@starkel.com). ■

A note from the Editor:

On behalf of the residents at Colonia Encantada, I would like to extend a heart-felt thank you to Sandy for her three years as Editor of our community newsletter. During this timeframe, she has assembled information from the Board of Directors and Heywood Management, neighborhood news and tidbits, and social events into a stylish and informative newsletter about the community and its residents. Only now am I beginning to understand the time and energy Sandy put into generating the newsletter for us every other month. Sandy, I will do my best to fill your shoes! ■

Thank You

WANTED

BOOKS, CDS, DVDS and/or TAPES!

This year, as part of the 2nd annual Estate and Art Expo to be held Saturday, April 14th, we will be holding a Book, CD, DVD and Tape sale in the Clubhouse. All proceeds will go to Home Base Youth Services (a supervised living environment for homeless teens).

Do you have books, CDs, DVDs and/or tapes that you no longer need or use? Please donate any items to the BIG SALE by bringing them to the Clubhouse on Friday, April 6th or Saturday, April 7th, 9:00 a.m. until noon.

If you have any questions, please call Jan Ferrari, Villa 72: 480-905-8054. Many thanks. ■

Winter Men's Beverage Club

"Beer, BBQ, Bourbon and the Boys" is the theme for the April meeting of the Winter Men's Beverage Club. Join the Boys on Wednesday, April 11th at 5:30 p.m. in the Clubhouse. If you are interested in participating contact Tom Kent (480-443-1060, tkent@happyonchappy.com) or Bingo Eaton (480-563-5968) by Saturday, April 7th. ■

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

Kristy Moore 480-483-3308
kristymoore1234@aol.com

Board of Directors Meeting February 12, 2007

The meeting was called to order at 3:36 p.m. Members present were: Susan Back, Sandy Glass, Mike Gore, and Jim Wells. Larry Heywood represented management. Ron Cox, Andy Jurasin, Jan Kabbani, Don Lyons, and Donnie Tash were also present.

Don Lyons discussed the issue of the Working Capital Transfer Fee with those present and his reasoning regarding the invalid ballots that he sent to the owners. He felt that the fee was illegal and was not authorized by the CC&Rs. Larry reported that the association's attorney had reviewed the CC&Rs and indicated that they specifically authorize the implementation of a Transfer Fee and that it should be renamed as such by eliminating the words "Working Capital." The board reiterated that the owners voted it in and that the owners had been given the opportunity of reducing the fee. Whatever the results of what the majority of the owners wanted would be honored as the issue was voted on by the owners and not the Board.

Jim Wells made a motion to approve the minutes of the January 15, 2007, Board of Directors meeting. The motion was seconded by Susan Back and was approved.

The Architectural Committee reported a request from Villa 27 for the light fixtures and the patio deck was approved. There was discussion regarding the lights in the back yard of Villa 1.

The Landscaping Committee is looking at the possibility of installing a sidewalk from the gate to the recreation area near Villa 46 to the pool area. There was also discussion about the need to wait for a few more weeks until the chance of frost is gone to remove the frost damaged portions of the plant material within the community. There will probably have to be replacement of some plant material that doesn't survive.

The Social Committee reported that the next event will be the social after the annual meeting on March 11th.

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(Feb Meeting - continued from left column)

The Newsletter will be distributed shortly after the annual meeting.

The financial status of the Association was reviewed. Susan Back made a motion to approve the January 2007 financial statement. The motion was seconded by Mike Gore and was approved.

The entry lights will be delivered in late February. Once they are received, they will be installed by the electrician.

We are awaiting the additional bids for the west recreational court resurfacing and for the asphalt bids. These bids will be passed on to the new Board in March.

There being no further business, the meeting adjourned at 5:58 p.m. ■



Annual Directory

A new Colonia Encantada Annual Directory is in the works and well over half of our homeowners have returned their update forms to Sandy Glass (#43) so far. The new version will be spiral bound and approximately 5 1/2" X 8 1/2". If you haven't returned your update form yet, please do so by April 1. If updates are not received, information from the old directory will be used, assuming that there have been no changes in your data. Homeowners who submit a check for \$6 payable to Colonia Encantada HOA will receive a second directory. Does anyone happen to know the name of the single level model with the round front window? If so, please email or phone Sandy Glass (sglass.asu@gmail.com or 480-998-3413). For the sake of continuity, it would be nice to have all the original model names listed. In the past, the Directory has proven to be very helpful. For that reason, it's important to keep it current. We're so excited to be able to have this important means to connect with neighbors, especially those new to our community. ■

Annual Meeting of Owners March 11, 2007

The meeting was called to order at 4:03 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 Sandy Glass as the chairman of the meeting. The motion was seconded and approved.

Larry Heywood presented the 2006 Treasurer's year end report. The association had a total cash balance of \$77,187 at the end of the year. The budget variance from projected to actual was negative \$2,217 out of a \$438,071 budget.

Sandy presented the President's report for 2006. She thanked many residents in the community for their service over the past year.

The tennis courts are being used more than ever. The pool lounge chairs have been replaced and the old chairs donated. The Holiday Party produced two truckloads of Christmas gifts for our Adopt-a-family. A special "thank you" goes to the Kent's and Mike Sheedy for delivering the gifts. Many social events were held over the past year with more to come: the Progressive Dinner on March 31st, the Art & Treasures Expo on April 14th, and the Cinco de Mayo Potluck on May 5th. More info will be sent at a later date.

The front entry remains a work in progress. It will be completed to the satisfaction of those involved in actually making it happen. The painting of the common areas is finally completed. Due to delays and problems with the painting vendor this past year, the next painting cycle will be January 2012.

Sandy acknowledged the vote results revising the Transfer Fee to one-third of 1% (.3%) of a sales price.

An update on Tony Lucas's health was given. All our thoughts and prayers are with Tony and his family.

Areas under review for possible action by the next Board include: west pool renovation and cool decking, west basketball court, main pool cool-decking, rotting wood under the clubhouse portico, gates at the pool pumps (both main and west pools), tower has rotting wood under

(March Meeting - continued from left column)

overhangs, ceiling of bell tower. The clubhouse is in need of updating as the furniture is faded, accessories are old and worn, appliances are only sometimes working and overall there is a poor appearance. A new dishwasher is needed, the cabinets are worn, bathrooms need updating and the floor is in need of refinishing.

The support of the homeowners was acknowledged as most important, both in the past year as it will be in the future.

The results of the election were presented. Ron Cox, Mick Ferrari and Donna Kent were elected as members of the Board for a two-year term. Their terms will expire at the annual meeting in 2009.

The owner of Villa 20 addressed those present regarding the results of the transfer fee vote and felt that she would have to seek legal action regarding the matter.

Carolyn Ziffrin addressed those present and thanked the board and especially Sandy Glass for serving as President and for all their hard work and efforts of the past year.

There being no further business the meeting was adjourned at 4:49 p.m. followed by a social to celebrate Paul Sweeney's retirement after over 21 years as a guard for Colonia Encantada. ■



Board Members: Ron Cox, Donna Kent,
Susan Back and Mick Ferrari

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Tony Lucas

On Sunday, April 1st Tony Lucas passed away. Having recently celebrated his 89th birthday in March, we know he lived a full life and did what he loved doing as long as he was able. We were fortunate to have him as a Guard during his second career.

Funeral services for Tony will be held on Wednesday, April 4th at 10:00 a.m. at St. Daniels Catholic Church (1030 North Hayden Road). ■

Update on Ralph Tansley

Ralph Tansley is currently in the hospital in intensive care for a blood infection that has gone to his heart. Mrs. Tansley asks for our prayers and will ensure he receives get well cards and well wishes. Cards may be sent to Ralph at his home address: 7632 E. Orange Blossom Lane, Scottsdale, 85250. Ralph has worked as our gate guard for 22 years and we all wish him a speedy recovery.■



Retiree Paul Sweeney and his wife LaDonna

Board of Directors

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Donna Kent, Vice President 480-596-1169
dkent@happyonchappy.com

Susan Back, Treasurer 480-609-7379
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Cinco de Mayo Potluck Saturday May 5th



Back by popular demand—our Cinco de Mayo Potluck! It seems everyone enjoyed our last event so much we plan to do more of the same. Gregory and his band, Homero de la Fuente, will be entertaining with lively Mariachi music, and there will be frosty margaritas and tasty dishes to sample. Watch for a flyer to sign up.

The Social Committee could use your help planning the Cinco de Mayo Potluck. Please plan on attending the next Social Committee meeting on Saturday April 7th 10:00 a.m. in the Clubhouse or contact Lisa Eaton (480-563-5967) or Mary Jo Jurasin (480-998-1218).■

New Gate Guards

Chances are you've seen some new faces at the front gate. We have two new Gate Guards, Louis Dominquez and Alex Holden. Please stop at the gate and say "hello"!



Louis has lived in the Valley since 1978 with his wife and five step-children. Prior to his career as a guard, he worked as an offset printer. You will see Louis bright and early on Mondays and Tuesdays for the 6 a.m. – 2 p.m. shift.



Alex, born and raised in northern California, moved to Phoenix about six years ago from the Bay Area. He is an avid sports fan and enjoys golfing, tennis, traveling, day trips, and cooking. Alex will be tending the gate on Saturday and Sunday afternoons.■



A Pet Refresher

Our pets may be a part of our families, however, they fall under a different set of rules, so remember: pets must be on a leash at all times, owners must pick up after their pets, pets should not disturb neighbors, and we are limited to two pets per household. For additional information, please review the CC&Rs, Article III, Section B (pages 9 and 10). If you do not have a copy of the CC&Rs, they are available online on our community website:

<http://www.coloniaencantada.org> ■

Change Required to Pool Gates

Colonia Encantada has been cited by the County Health Department for failing to comply with the current country codes regarding gated pool areas (both the west pool gate and main pool east gate). It appears the County is being very aggressive this year regarding gate issues and Colonia Encantada is not the only property faced with this same issue.

The code states the pickets must be vertical with no "footholds" or decorative pieces that someone could be used to climb up them. The gate may have a rather plain appearance without the decorative pieces; however, if the decorative pieces are applied to the gates, Colonia Encantada will be written up again.

We have received a bid from Signature Gates (the same company that completed the iron work for the tennis courts) to renovate the gates to bring them up to code. This includes modifying the gates to swing out, which is another requirement.■



Please help to keep the pool areas looking tidy by replacing the pool and ramada chairs if moved out of place.■