



Colonia Encantada News

<http://www.coloniaencantada.net>

September 2007/October 2007

Message from the Board

As most homeowners at Colonia know, our community continues to experience problems with roof rats. Your Board has been wrestling with what actions could be taken to alleviate our roof rat problem.

Experts on the subject state that eradication is very difficult, but the population of roof rats can be reduced through tree traps and eliminating their favorite food sources. However, to do this requires broad cooperation from homeowners, rather than support from just a few. Since many of our owners occupy their homes seasonally, they may not know of the problem their own unit may be causing to neighboring units.

Therefore, the Board has adopted a two-step policy to deal with these situations: First, we encourage owners to use exterminators to place traps in selected fruit trees to kill the rats. Second, we will require homeowners to have fruit removed from their trees by the 1st of February each year. After that date, we will ask Dan Kelly and his crews to ensure that no fruit remains on trees to tempt the rats, and will forward the cost associated with removing such fruit to the respective homeowner for payment.

We will review these actions later in the upcoming year to determine if more serious action needs to be taken. Any input you may have on this persistent problem will be appreciated.

Cordially, Ron Cox ■



Colonia Encantada Website

Did you know the Residents Directory is available on the Colonia Encantada web site? Other valuable information is maintained on the website at <http://www.coloniaencantada.net>, such as the Architectural Guidelines, governing documents, and even copies of the community newsletter dating back to 2004.

Harry Phelps, who maintains our website, is diligent about ensuring the information provided on the website is current and timely. Residents are encouraged to explore the website but must first register by establishing a user name and password.

When registering, remember:

1. User name must contain at least 4 letters or characters
2. Password must contain at least 7 characters, one character must be a capitol letter and the password must contain at least one non-alphanumeric character such as “@”, “#” or “&”; ex. “Grape#nuts”

Harry welcomes any feedback with regard to the website so please contact him with suggestions you may have at harryph@cox.net or use the Feedback option on the Home page of the website. ■

Inside this issue . . .

- 2 Minutes of the September 17th Board Meeting
- 2 Landscaping Guidelines
- 3 Future Board Meeting Dates

Board of Directors Meeting September 17, 2007

The meeting was called to order at 4:42 PM. Members present were: Susan Back; Ron Cox; Lisa Eaton - via telephone; Mick Ferrari - via telephone and Donna Kent. Larry Heywood represented management. Rich Dobkin of Villa 66 was also present.

Susan Back made a motion to approve the minutes of the June 18, 2007 Board of Directors meeting. The motion was seconded by Donna Kent and was approved.

The Architectural Committee reported that they approved the request that was submitted for Villa 66 for the following items: garage doors, upper front French doors, removal of the front raised planter and the addition of a curved bench with canterra stone in the front courtyard. They requested permission to remove the concrete balusters and to replace the existing railing with wrought iron, similar to Villa 53. Rich Dobkin commented that the City of Scottsdale has issues with the weight caused by the concrete balusters on the balconies as they may no longer be up to code requirements. Larry will inquire of the attorney on getting an opinion letter detailing whether such modifications (changing from the concrete balusters to wrought iron) would require an amendment to the CC&Rs. We will also prepare information for all the owners and let them know the issue exists and that they should each have their own front and back balconies examined for structural safety issues. Rich indicated that he would provide details and wrought iron design specifications at no cost to the association if the association decides to allow the wrought iron in the future instead of the concrete balusters. The committee also approved the request of Villa 11 to install a fountain in the front courtyard.

The Landscape Committee reported that they have addressed the issue of the new palm trees at Villa 75. The homeowners are working with the committee to develop a new landscape plan that will be consistent with the ambiance of the community. The landscaping improvement plans for Villa 66 were approved.

The Social Committee reported that Donna Kent and Jerri Kelly met over the summer with the other

(continued on page 3 – September Meeting)



Landscaping Guidelines: Before Removal Get Approval

Colonia Encantada is well known and envied for the ambiance of our community. There are few neighborhoods in Scottsdale that can boast of shady streets, gnarled yet brilliantly hued bougainvillea and lush landscaping reminiscent of the *calles* of southern Spain. In order to ensure our community continues to maintain this appearance, the Landscape Committee requests that every proposed change or modification to either the front or the back yards of residences be submitted to the committee. The Landscape Committee will review the request to determine if the selection of vegetation suits the ambiance of our community and to ensure the anticipated maintenance of any proposed plants is reasonable.

When considering a change to the landscaping of your residence, please follow these steps:

1. Obtain a Request for Service form at the gatehouse.
2. Complete the request form and attach a layout to the form showing the proposed changes.
3. Leave the form and attachments at the gatehouse. The gatehouse personnel will fax the information to Heywood Management Company and put the original in the Landscape Committee chair's mailbox. Landscape Committee chair will contact the committee members and schedule a date and time to visit the villa to evaluate the plan. This usually takes place within two weeks of submission of the paperwork.
4. Villa owners may proceed with the work once they have received written permission from the Landscape Committee.
5. If the villa owners wish to contest the Landscape Committee's decision, they may contact the Board for a hearing.

(continued on page 3 – Landscaping)

(continued from page 2 – September Meeting)

committee members to generate new ideas for social activities for the community to take place within the next six months. They plan on sponsoring a new owner gathering to help the new residents become acquainted with the ins and outs of the association. They are also planning a social event, as yet to be determined, in October or November.

The Clubhouse Renovation Committee reported that they have met and are proposing a few different options for the remodel of the facility, which would possibly include focusing on updating the kitchen area, repainting and new furniture. It was decided that the committee will look at the issues and come up with a budget of what can be done for \$40,000 (\$500 assessment per home), \$60,000 (\$750 assessment per home) and \$79,000 (\$1,000 assessment per home). They will report back in October.

There was a review of the financial statements for the month ending August 31, 2007.

The engineer finished his report and the specifications for the tower repairs and provided the information to Larry. The repair specifications have been sent by Larry to the contractors to bid on and should be received shortly.

The bid and samples for the west recreation court surface were reviewed.

The bids for the gate to the west recreation area were reviewed.

The guardhouse compensation report was reviewed.

There was discussion regarding the issue of the roof rats. It was decided that we should continue to encourage residents to strip the fruit from their trees if they don't use it. If the owners fail to do so, the association will hire a company to strip the trees and set traps for the rats. The cost of such will be billed back to the offending owner.

The Consent to Sale was approved for Villas 74 and 28.

There being no further business, the meeting adjourned at 6:18 PM. The next meeting will be held on October 15th at 4:30 PM in the clubhouse. ■

(continued from page 2 – Landscaping)

For further information, please contact Mike Gore, Landscape Committee at 480-991-7842 or mikejgore@yahoo.com. ■

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, October 15th

Monday, November 19th ■

Board of Directors

Ron Cox, President 480-948-5751
rcox612807@aol.com

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

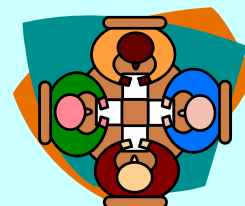
Susan Back, Treasurer 480-609-7379
ssnbck@aol.com

Mick Ferrari, Secretary 480-905-8054
mick.ferrari@comcast.net

Lisa Eaton, Director 480-563-5967
lisa.eaton@cox.net

Editor
Lisa Eaton 480-563-5967
lisa.eaton@cox.net

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





Women's Wine Night

Ladies, have you been looking for an excuse to get together with your friends at Colonia Encantada and chat over a glass of wine? Will, now you have one - the monthly Women's Wine Group.

Kathy Ashby and Ruby Gore have organized an evening that promises not only good conversation but also a great sampling of wines from various regions.

The first get together will be held on Thursday, October 25th starting 5 PM in the Clubhouse. Kathy and Ruby will be providing a sampling of white wines from New Zealand and Australia. If you have a personal favorite you'd like to share, please bring it with you. Appetizers are welcome!

Contact Kathy (480-991-4624) or Ruby (480-991-7842) if you are interested in joining in on an evening of lively discussion and wine tasting. ■

Committees

Social

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

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

Architecture

Ron Cox, Chair 480-948-5751
rcox612807@aol.com

Landscape (for Christi Moore)

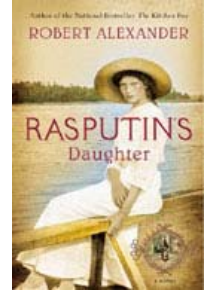
Mike Gore 480-991-7842
mikejgore@yahoo.com

Andy Jurasin 480-998-1218
ajurasin@cox.net

The Social Committee Needs YOU

Fall is in the air, neighbors are returning for the winter season and the Social Committee is gearing up for a calendar full of entertaining activities. The Social Committee will meet on Saturday, November 3rd at 10 AM in the Clubhouse to begin planning the events. If you are interested in participating, please contact Donna Kent at 480-596-1169 or Lisa Eaton at 480-563-5967. ■

Colonia Encantada Women's Book Club



Who is Grigori Effimovich Rasputin? What role did he play in attempting to save the Romanov dynasty? How did the war and inevitable collapse of an empire enable Maria, Rasputin's daughter, to finally know her father?

For answers to these and many other intriguing questions, pick up a copy of *Rasputin's Daughter* and join the first Book Club meeting of the season on Tuesday November 13th at 10 AM in the Clubhouse.

Following is the 2007-2008 reading list for the Colonia Encantada Women's Book Club:

November 13 th	<i>Rasputin's Daughter</i> by Robert Alexander
December 11 th	<i>Eat, Pray, Love</i> by Elizabeth Gilbert
January 15 th	<i>The Great Gatsby</i> by F. Scott Fitzgerald
February 19 th	<i>A Thousand Splendid Suns</i> by Khaled Hosseini
March 18 th	<i>Bell Canto</i> by Ann Patchett
April 15 th	<i>The Reluctant Fundamentalist</i> by Mohsin Hamid

Book Club discussion groups meet on the third Tuesday of each month at 10 AM. Please note the November and December dates have been moved up a week to accommodate the holiday schedule.

For more information please contact co-chairs Lori Starkel at 480-443-0247 or Jan Ferrari at 480-905-8054. Hope to see you there! ■



Trash/Recycle Reminder

Trash or recycling containers shall not be placed on streets or driveways before 6 PM the day prior to scheduled pickup and shall be relocated out of view not later than 6 PM the day of pickup. Homeowners will be assessed \$25 to cover the cost of moving containers that are in violation of this rule. ■