



Colonia Encantada News

<http://www.coloniaencantada.net>

November 2007/December 2007

Message from the Board

The Board of Colonia Encantada would like to extend their wishes to all in the community for a wonderful holiday season. Many residents have returned from a summer away to their homes here in Scottsdale and the community is once again bustling with friendly hellos, early morning walks, and the activity that makes our community a vibrant place to live.

The Board has been hard at work during the summer months looking at opportunities to keep our community well cared for. The bell tower and the clubhouse have been at the top of our list. Each is a very important part of the aesthetics and the utility of our community. The bell tower has some structural issues that we are looking to resolve. Much of this work will not be visible to the eye but will ensure that the safety of those in and around the tower is assured.

The clubhouse is quite another matter. Being one of the focal points of the community, what we do will be very visible to all of us. We know the clubhouse has been neglected for some time. Those who have tried to host an event there or participate in one of the many social gatherings appreciate that we are in need of repairs, a facelift and an investment upgrade in keeping with the almost \$90 million investment that we all share and so enjoy. Over the coming months the Board, along with the residents, will have an opportunity to conduct dialogs on how we should support the clubhouse renovation. We are eager to get your input on ideas and sources of support. If you have an interest in participating on the clubhouse renovation committee, do not hesitate to contact one of the Board members. These capital improvement projects along with the budget for 2008 will be discussed in detail at the Annual Homeowners Budget Meeting scheduled for December 9th. We look forward to seeing all of you next Sunday.

Cordially, Donna Kent ■



Annual Budget Meeting and Holiday Party

Sunday, December 9th
4:00 p.m.
Clubhouse

All residents are encouraged to attend the Annual Budget Meeting on Sunday, December 9th. Ron Cox, president of the Board of Directors, will be discussing the state of Colonia Encantada, capital improvement projects, and the proposed budget for 2008.

Please plan to attend this important meeting where attendance is required to cast your vote on the proposed budget. Decisions will be made which will affect each homeowner and the community as a whole. Your comments, suggestions, and vote count!

A holiday social will follow the homeowners meeting. ■

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Board of Directors Meeting October 15, 2007



The meeting was called to order at 4:42 p.m. Members present were Susan Back, Ron Cox, Lisa Eaton, and Donna Kent. Larry Heywood represented management. Brian Eaton, Mike Gore, Andy Jurasin, and Tim Moore were also present.

Lisa Eaton made a motion to approve the minutes of the September 17, 2007, Board of Directors meeting. The motion was seconded by Donna Kent and was approved.

The Architectural Committee reported that they approved the following requests: Villa 11 - new fountain in the entry way; Villa 66 - all items were approved with the exception of the wrought iron balusters (as opposed to concrete). The Architectural Committee requested this item be resubmitted using balusters that meet the approved city code and weigh 32 pounds (vs. the 68 pounds the existing balusters weigh). In addition, the base of the new baluster will allow water to drain as opposed to pooling on the balcony landing. Ron will send detailed information to Lisa Eaton for newsletter publication; Villa 52 - the garage door was replaced.

The recommended source for driveway painting is www.garagefloorcoating.com and the acceptable color is terra cotta. Painting of driveways is not mandatory at this time. The board will look at putting it on the schedule for painting in five years. Lisa will contact the garage floor coating company to see what their approximate costs would be. The board discussed tracking the repainting of driveways as a means of determining how long the refinishing lasts.

The Landscaping Committee indicated they are looking into several ideas for tracking of items, including taking a picture of each home as a base reference point. They are also looking to put together a book that can be passed from chairman to chairman so that the information is readily available to the committee.

There was discussion on the February 1st date for the removal of the citrus fruit from the trees. There was a suggestion from an owner that it should be later in the year. Sue will make some contact with professionals to determine if February 1st is an acceptable date to use and if not, what date should be used as a deadline.

Romeo, Romeo, how sound is your balcony?

The age of our community seems to be a popular topic lately. After 28 years, the bell tower is in need of repairs, the clubhouse requires a facelift and it is time to reseal our interior roadways. As the community anticipates these capital improvement projects, along with homeowners who have or will be remodeling their homes, we are finding that times have changed. City building codes are continuously being updated to ensure a safer environment and restrictions have been set in place, therefore we must conform to these guidelines.

An issue that many homeowners are currently facing is the refurbishing of their balconies. After years of weather damage, wood is rotting, and some of our balconies have become a structural safety concern.

The balusters that line the balconies are made of concrete and weigh approximately 68 pounds each. There are 15 balusters on each balcony weighing in for a total of more than 1000 pounds! And, this does not include the concrete base and rim holding the balusters. This is a great burden for a deteriorating balcony to support.

Homeowners who are considering renovating their balconies will need to comply with City of Scottsdale building code R312.2 which states that balconies "shall have intermediate rails or ornamental closures which do not allow the passage of a sphere 4 inches or more in diameter". This spacing prohibits small children from slipping through and falling to the ground. The code applies where any modification or refurbishing is taking place to a balcony structure.

Some residents have already researched replacing their balusters and have found a good resource for them. The company, Mesa Precast Supply, offers a concrete baluster that not only meets city code, but is also half the weight of the originals used at Colonia Encantada. Model B-31 has been approved by the Board. For more information, contact Mesa

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The Social Committee reported that there will be a Ladies wine and cheese party on the 25th of October. The new resident event is forthcoming with a date yet to be determined. The committee will be meeting on November 3rd to discuss the social calendar for the coming season.

The Clubhouse Renovation Committee reported that the prospect of donated appliances is no longer an option as the owner who was going to remodel is selling their unit instead. A preliminary examination of the remodel put the work into three phases: kitchen, bathrooms, storage shed on back end (northwest end of clubhouse) and resulted in an initial estimate of approximately \$80,000. Furniture is not included in the this figure. We will need to have a formal proposal written up for each stage and other bids sought to compare figures.

There was a review of the financial statements for the month ending September 30, 2007. The bids from the contractors for the clubhouse tower repairs were reviewed. The lowest bid was from Robert E. Porter Construction and was a little over \$70,000. If this work was completed, it would deplete the entire reserve account. The bell tower has limited practical use. The contractor will be asked to look at ways of making the area safe and eliminate some expense. What is in the bid is restoration to near new condition. The floor of the bell tower is on framing that is in need of repair. The balusters are a safety issue/hazard and do not meet the current code. It was decided to block access to the tower area to mitigate future safety issues until the repairs are completed. We will look at a phased-in approach to the issues to see if some of the expense can be eliminated or reduced.

The board will request that the guards contact owners via phone who may have left their garage doors open.

There being no further business, the meeting adjourned at 6:49 p.m. The next meeting will be held on November 19th at 4:30 p.m. in the clubhouse. ■

Precast Supply at 480-968-5400. They are located at 415 South Price Road in Tempe.

Those homeowners who have second floor balconies are urged to inspect their balconies for structural damage and soundness. If you are considering replacing the balusters on your balconies, please remember to submit a written request to the Architectural Committee before you have the work started. ■

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, December 19th
Monday, January 21st
Monday, February 18th
Monday, March 17th ■

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@cox.net
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

Board of Directors Meeting November 19, 2007

The meeting was called to order at 4:30 p.m. Members present were Susan Back, Ron Cox, Lisa Eaton, Mick Ferrari (via telephone) and Donna Kent. Larry Heywood represented management. Brian Eaton and Andy Jurasin were also present.

Susan Back made a motion to approve the minutes of the October 15, 2007, board of directors meeting. The motion was seconded by Donna Kent and was approved.

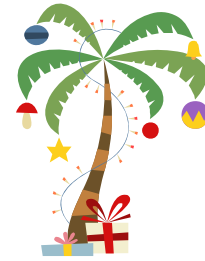
The Architectural Committee had nothing new to report.

The Landscaping Committee reported on the various issues they had regarding their inspection of the vegetation on the property. They reported on the information they received from Tree Doctors regarding the demise of queen palms within the property. The committee also addressed looking at short, mid and long range goals on plant replacement. In addition, the committee plans to take photos of all the homes so there is a baseline inventory of vegetation for each property. They also made the board aware of the plants that will be replaced in the immediate future. The board requested that the committee notify those owners who are on the list for plant replacements prior to the plants being replaced.

The Social Committee reported that they are seeking a chairperson for each future event. There was an owner who is looking into organizing a water aerobics activity. The Welcome Back party was held on November 18th. The Holiday gathering will be held immediately after the Annual Budget Meeting on December 9th.

The newsletter is scheduled to be published the end of November or the first of December.

The Clubhouse Renovation Committee reported on their draft proposal. They anticipate utilizing a phased approach to complete the entire project. Phase 1 would include: kitchen, living room area, dining area, and exterior light fixtures. They will obtain two more bids. Lisa is preparing a simple survey for the owners to complete to gain input to determine their current use of the clubhouse and how that might change if it was rejuvenated and updated.



Holiday Giving Tree

The residents of Colonia Encantada have started the a tradition of sponsoring a family in need during the holidays. We plan to continue the tradition by sponsoring the Rangel family this year.

This family of four was left homeless as the result of a lightening-caused fire that destroyed their home and all of their belongings. The Red Cross has placed them in temporary housing, however, they still need many of the basic necessities of everyday life.

A Giving Tree has been set up in the Clubhouse and is trimmed with ornaments carrying the names of the family members and the items they are requesting. Please plan to stop by to select an ornament from the tree to sponsor a family member.

Jerri Kelly has been in communication with the Rangel family and is coordinating efforts to collect and deliver the gifts to the family on or about December 20th. If you have any questions, please contact Jerri at 480-945-3738. ■

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

Bingo Eaton, Chair 480-563-5967
Bingo.eaton@cox.net

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

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

The draft of the 2008 operating budget was reviewed. It was decided to add a forecast for 2009 and 2010 to the budget report to help anticipate beyond 2008. The board will meet again to continue to analyze the budget to prepare it to be presented to the owners on December 9th.

The board requested that the guards be reminded that they are to contact owners via telephone prior to allowing their guests and visitors through the gates at the entrance.

There being no further business, the meeting adjourned at 7:04 p.m. The next meeting will be the Annual Budget Meeting held on December 9th at 4:00 p.m in the clubhouse. ■

Welcome Back Party November 18th



Jim Wells, Sandy and Gene Glass



Leroy Michael and Jerri Kelly

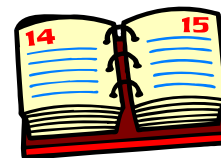


1st Annual Colonia Encantada Mixed Doubles Tournament

Dig your old rackets out of the closet, find your favorite mixed doubles partner, and join the fun at the 1st Annual Colonia Encantada Mixed Doubles Tennis Tournament. It all happens from 2 – 5 pm on Sunday, January 27th, because the Super Bowl isn't until the next week. Snacks will be provided after play.

If you don't have a partner among our residents, bring a partner from outside; but remember, this is a social event, not the US Open, so no ringers, please. Participation will be limited to eight teams due to availability of courts. The format will allow each team to play three "no-ad pro sets," which should take between 15 and 20 minutes each. Each team will play three sets, one with each other team in its group of four teams. Every team that wins at least one set will receive an authentic tennis trophy.

If you want to secure a place in the tournament for you and your partner, please send an email to Gene Glass at gene@gvglass.net. ■



Social Calendar Save these dates!

- December 9th Annual Budget Meeting and Holiday Social
- January 27th Mixed Doubles Tennis Tournament
- February 9th Valentine Murder Mystery Dinner
- March 9th General Meeting of Homeowners and Semi-Annual Open House
- April 13th Hawaiian Luau potluck ■



Women's Book Club

One of the magical things that a book can do is take us on a journey without our ever having to leave a comfortable chair. *Eat, Pray, Love* by Elizabeth Gilbert does just that. The journey the author takes us on is one not just physical, but spiritual as well. As told in first person, Gilbert sets out to examine three different aspects of her nature, set against the backdrop of three different cultures: pleasure in Italy, devotion in India, and on the Indonesian island of Bali, a balance between worldly enjoyment and divine transcendence. Be sure to join us for a discussion of *Eat, Pray, Love* on December 11th.

The book review schedule for spring 2008 is as follows:

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 ■

A note from Landscape Chair Bingo Eaton

In order for the Landscape Committee to have a baseline picture of the vegetation within our community, the committee plans to take photos of each front yard. This will serve as a historical reference when planning for future landscaping design. ■



Please take a moment to remember our neighbors who have passed away this year:

John Nevin ☞ Derwood Knight ☞ Ida Kent

New Gate Guards



~Henry Jimenez~

Does this look like a familiar face on weekday mornings? Meet Henry Jimenez, a native of the Valley. He has been with Colonia Encantada since July and works the 6 a.m. – 2 p.m. shift on Mondays and Tuesdays. When Henry is not manning our gate, he spends his time building websites and developing computer programs.



~Dave Hanson~

Dave Hanson, a former police officer, keeps our community safe during the wee hours of the morning. Dave likes being outdoors and enjoys camping, hiking, and fly fishing. He is also very proud of his daughter who is studying law in Colorado. Dave's shift is Fridays and Saturdays from 10:00 p.m. to 6:00 a.m. ■