



Colonia Encantada News

<http://www.coloniaencantada.net>

March / April 2008

Message from the Board

As the Homeowner Board's newly-elected president, I want to extend a heartfelt "thank you" on behalf of the Board – and the community – to Susan Back for her contributions while serving as a board member during the past two years. In that time, she has benefited us with her experience, attention to detail and her consistency. We've all enjoyed working with her.

At the March General Meeting of the Homeowners, we welcomed Neil Stenholt, who will be replacing Susan on the Board. Neil comes to us with a background in the securities industry and has previous experience serving on homeowners' associations. We look forward to working with him.

I am presently in my second year on the board, now as an "official" member as well as president. The previous year I had been filling in for Christopher Coffin, who had to resign before his term was up. It turned out to be a good training ground for the real thing.

Directly following the Homeowners meeting on March 16th Board members elected the following officers: President, Lisa Eaton; Vice-President, Donna Kent; Secretary, Mick Ferarri; Treasurer, Neil Stenholt, and Director, Ron Cox.

Your new Board faces a busy and challenging year in 2008. Upon approval of plans by the City of Scottsdale, Porter Construction will start renovation on the bell tower. The Clubhouse Remodel Committee anticipates beginning construction of Phase I during the summer (please see Topic of Interest: Clubhouse Remodel – Where Are We?). And, we need to address street repairs as well as resurfacing of the west pool and cool deck resurfacing of both pool areas.

The Board is always open to questions, comments and suggestions, so please feel free to contact any board

(continued on page 2 – Message)



Hawaiian Luau Potluck

Saturday, April 26th

6:00 p.m. Cocktails & Hors d'oeuvres

7:00 p.m. Dinner

It's time to throw on your Hawaiian print shirt and sandals and hula on over to the clubhouse for our Hawaiian Luau Potluck.

The fun begins poolside at 6:00 p.m. for cocktails and hors d'oeuvres. Please contact Jerri Kelly at 480-945-3738 if you can join us and let her know what Hawaiian dish will be your specialty for the evening. Looking forward to seeing you all there and Aloha! ■



Inside this issue . . .

- 2 Minutes of the Annual Meeting of Homeowners
- 3 Minutes of the February Board Meeting
- 3 Clubhouse Remodel: Where Are We?
- 4 Future Board Meeting Dates

Annual Meeting of Homeowners March 16, 2008

(continued from page 1 – Message)

The meeting was called to order at 4:11 p.m. It was verified that a quorum was present. A motion was made to appoint Ron Cox as the Chairman of the meeting. The motion was seconded and was approved. All present introduced themselves.

The 2007 year end financial report was presented by Larry Heywood. Ron Cox recognized each of the board members, committee chairs and committee members for their efforts over the past year.

Ron Cox reported that the board was able to accomplish many items in 2007. Some of the items were: improvements to the front entrance, painting of common area and units, establishment of a uniform formula at Dunn-Edwards for the exterior paint colors, modified the gates leading to the pool areas to comply with Maricopa County Health Department in code, resolved guardhouse turnover issues, addressed guardhouse personnel salary issues, established a policy on guests vs. tenants, instituted a policy to remove citrus fruit by March 1st of each year to help alleviate the roof rat problem, addressed a request to convert the west recreation area to a dog park, addressed complaints regarding picking up after pets, facilitated a media driven board meeting for the owners in December 2007, established a separate and distinct operating and capital budget, installed dual drains in the spa, installed a gate at the base of the tower stairs to keep people out of the area.

The Board has and is continuing to address various capital issues: clubhouse renovations, bell tower rejuvenation, asphalt rejuvenation, west pool rejuvenation, main pool deck rejuvenation.

The results of the election were announced. Lisa Eaton and Neil Stenholt were elected to a term of two years. Their terms will expire at the annual meeting in 2010.

There being no further business, the meeting was adjourned at 5:03 p.m.

The board elected the following officers for 2008:

President - Lisa Eaton
Vice-President - Donna Kent
Secretary - Mick Ferrari
Treasurer - Neil Stenholt ■

member. Additionally, we encourage residents to attend the monthly Board meetings. The dates are published in this newsletter as well as posted at least one week prior to the meetings.

As always, I encourage residents to get involved in their community by volunteering. There are many opportunities and something to fit almost everyone's interest or specialty. The Architectural Committee, Landscape Committee and Social Committee are always looking for people who are interested in getting involved and making a difference in Colonia Encantada.

After all, it is you, the residents, who make the community what it is!

On behalf of the Board,
Lisa Eaton, President ■

Board of Directors

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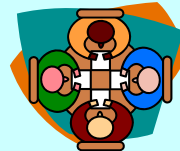
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Board of Directors Meeting February 18, 2008



Clubhouse Remodel: Where Are We?

It has been my experience when we have had guests come to visit here at Colonia Encantada – and I'm sure many other residents have experienced something similar – that those visitors remark on what a beautiful community we live in. It is easy to understand their observations when we drive down our interior streets, shaded by stately trees, and observe the unique architecture and our lush, mature vegetation.

Part of retaining the special appeal of our community is maintaining it. We accomplish this in many ways - by having our homes painted on a periodic basis, replacing vegetation when necessary, repairing our interior roadways and maintaining and improving our amenities. One of our amenities that has been long overlooked is the clubhouse. While this facility should be a source of pride for the community, it has become sad and tired.

Last fall, the Clubhouse Remodel committee was pleased to receive more than 60% of the surveys completed. What the responses in these surveys told us was 1) residents do use the clubhouse, 2) the clubhouse would see more use if it was updated and had adequate facilities (a larger refrigerator, a reliable oven/cook top), and 3) residents believe the clubhouse represents an important part of the equity we have in our community.

The committee understands there have been many rumors about the clubhouse interior styling and while we all have different interiors in our homes, we all do have one thing in common - the exterior style of Colonia Encantada. We bought in this community with the very distinct Spanish Colonial exterior and the clubhouse is an extension of that styling. The Clubhouse Remodel committee, which will make the proposal to the Board and the community for the refurbishing of the clubhouse, feels very strongly that the style of the clubhouse should continue to be complimentary to the exterior of Colonia Encantada. That is the goal of the committee

The meeting was called to order at 4:35 p.m. Members present: Ron Cox, Donna Kent, Sue Back, Lisa Eaton, Mick Ferrari, and Larry Heywood represented management. Visitors: Mr. and Mrs. Rudin (Villa # 28) and Bingo Eaton.

There was discussion about the current problem with people not picking up after their dogs. Not picking up after your dog is fineable offense of \$100. A friendly reminder will be sent to all owners. Ron and Lisa will prepare notice.

Mick Ferrari made a motion to approve the minutes of the January 21, 2008 Board of Directors meeting. The motion was seconded by Donna Kent and was approved.

The Architectural Committee reported that the request for Villa # 40 balcony issues back and front were approved. The request for a new entry door from the kitchen to the front courtyard at Villa # 76 was approved. The request to address drainage issues at Villa # 28 is still pending the committee's review.

The Landscaping Committee reported that they have prepared the list and the details of the follow up for the December letter to owners for the bougainvillea and pyracantha being planted. An additional letter is being sent to owners that have queen palms which will address the current and future health of the trees. There are several work orders the committee is working on at the present time.

The Social Committee reported that the pot luck for March is still being planned. They are working on theme for spring.

The recent edition of newsletter was published and distributed.

The Clubhouse Committee reported that they met with Joe Reis regarding the clubhouse improvement bid. Other clubhouse renovation bids are forthcoming. Information will be distributed to the homeowners as soon as it is received and reviewed by the Board.

(continued on page 4 – February Meeting Minutes)

(continued on page 4 – Clubhouse Remodel)

(continued from page 3 - February Meeting Minutes)

There was discussion on ways to avoid the slamming of the gate that is between Villa # 46 and the tennis court area that leads to the main pool. Larry will get bids for a closer that would resolve the issue.

It is anticipated Porter Construction will begin working on the bell tower shortly. There are still a few engineering issues that the engineer and the contractor are resolving.

Asphalt rejuvenation, pool rejuvenation and west recreation area rejuvenation issues are still pending but will be dealt with as soon as the clubhouse bids are obtained and reviewed so the funding of all the issues can be reviewed.

The Board reviewed the issue of the proposed dog park at the west recreation area. Mick Ferrari made a motion to not pursue the issue at this point after reviewing information from our attorney and insurance carrier regarding such. The motion was seconded by Donna Kent and was approved.

The driveway painting was discussed. The Board suggested that Andy Jurasin give the Board some history, ideas and recommendations on what policy should be implemented regarding frequency for painting. The company that has been doing the work is www.garagefloorcoating.com. Lisa will contact the owner of the company to see if a group rate could be obtained. More information will be in the next newsletter.

The board appointed Kathy Ashby to chair the Nominating Committee.

The citrus trees in backyards need to be stripped of fruit by March 1st. Dan Kelly will remove the citrus from the trees in the backyards that remain after March 1st at the expense of the villa owner.

There being no further business, the meeting adjourned at 5:45 p.m. The next meeting will be the Annual Meeting of Homeowners which will be held on March 16th at 4:00 p.m. ■

(continued on page 3 – Clubhouse Remodel)

preparing the proposals for your approval.

Since the clubhouse is used for a variety of functions, the committee also feels that the interior should be neutral enough to be used as a background for any number of functions. Adding decorations for a wedding certainly is different from decorating the interior for sports event. If the interior is consistent with the exterior of the building and provides a background that is versatile and functional, we all will have improved our quality of life and our investment in our homes.

The committee will be addressing the remodel of the clubhouse in two phases; Phase I will encompass renovation of the kitchen, the dining area and the main meeting area by the fireplace. Phase II will be dedicated to updating the restrooms and saunas. As part of both Phase I and Phase II, we will be doing whatever possible to make the clubhouse ADA (Americans with Disabilities Act) compliant. Accordingly, any modification to a public facility must include what is necessary to bring it up to code, including making the building handicap accessible.

There will be presentations of the proposed renovations in the near future for you to review and vote for. As with any capitol improvement, a 51% approval by vote of homeowners is required before an assessment can be made.

This is your community and clubhouse. The committee values any input and all responses from everyone. ■

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.

April 21st
May 19th
June 16th.
September 15th
October 20th
November 17th



Women's Book Club

The votes have been cast, the numbers have been tallied, and the reading list for the 2008-2009 season of the Colonia Encantada Women's Book Club is now official.

November 18	<i>The Russian Concubine</i> by Kate Furnivall
December 9	<i>The Glass Castle</i> by Jeanette Walls
January 20	<i>Snow Flower and the Secret Fan</i> by Lisa See
February 17	<i>Three Cups of Tea</i> by Gary Mortenson
March 17	<i>Pride and Prejudice</i> by Jane Austin
April 21	<i>The Friday Night Knitting Club</i> by Kate Jacobs

The Book Club will meet once more this spring on Tuesday, April 15th to discuss *The Reluctant Fundamentalist* by Mohsin Hamid. This narrative, as told by a young, Princeton-educated Pakistani, takes a look at the dark side of the American dream, exploring the aftermath of 9/11, international unease and the dangerous pull of nostalgia.

The Women's Book Club meets on the third Tuesday of the month at 10:00 a.m. in the Clubhouse. (Note, the December meeting will be held on the second Tuesday.) If you have any questions, please contact Lori Starkel at lori@starkel.com or Jan Ferrari at jan.ferrari@comcast.net.



Board members: Neil Stenholt, Ron Cox, Lisa Eaton and Mick Ferrari. Not shown: Donna Kent

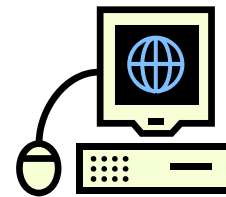
Colonia Encantada Website

Have you misplaced your copy of the newsletter? Do you want to look something up in the CC&Rs and are having a difficult time finding it?

Simply visit <http://coloniaencantada.net/> to find what you need. This website, managed by one of our residents, Harry Phelps, is a wealth of information. Here you will find the CC&Rs, Rules & Regulations, a copy of the Colonia Encantada insurance policy, current and previous issues of the newsletter and even a Request for Service form for Landscape and Architectural changes.

If you are searching for a specific topic in the CC&Rs or Rules & Regulations, type CTRL-F to "find" the word you are looking for within the text of the document.

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 Questions/Comments option on the Home page of the website. ■



New Edition of the Colonia Encantada Community Directory

Look for a new copy of the Colonia Encantada Community Directory to be delivered within the next few weeks. This handy booklet contains not only resident phone numbers and email addresses, but also contact information for our property manager, landscape maintenance company and specifications such as villa and driveway paint colors and acceptable awning colors. Additional copies of the community directory are available through Heywood Realty and are \$6.00. ■

Landscape Update

It has come to the attention of the Landscape Committee that some of the APS transformer boxes located throughout the community are leaking oil. These boxes are located in front of the following villas: 3, 9, 13, 26, 31, 36, 40, 45, 52, 58, 60, and 76. APS has been contacted for repairs and they are scheduled to be in the neighborhood within the next two weeks. In order to access the transformer boxes, APS may find it necessary to trim any surrounding bushes or remove them completely. In the case of removal, the HOA and Landscape Committee will be responsible for the replacement of the bushes. If you have any questions or concerns, please contact Bingo Eaton at 602-284-7102.



The beds of geraniums located at the entrance to Colonia Encantada have garnered a few comments to the Board. Dan Kelly has assessed the situation and has taken steps to help make our entry more appealing. We lost a number of plants to frost damage this winter and Dan has just recently added two more flats of geraniums to the existing ones to fill them out. Gregory will begin fertilizing the flower beds every three weeks and with the warm temperatures we've been experiencing lately, Dan says we should see a lush patch of flowers in the next few weeks.

More Landscaping news:

Those of you who stroll our beautiful, shady streets will no doubt have noticed the old and dying pyracantha in the island at the far west end of our community. The Landscape Committee has been working with Dan Kelly on a plan to remove the old plants and revegetate the island.

The bougainvillea and pyracantha that has been lost over the years on garage walls and in common areas is being replaced. This expense is absorbed by the HOA.

The Landscape Committee is preparing a binder that will contain landscaping suggestions for trees, shrubs and ground cover. Photos of the recommendations will be included. This binder will be kept at the guard gate for everyone to use.■

Committees

Social

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Temporary Guest Identification

Temporary Guest Identification cards are available at the Gate House for any visitors, short-term renters or residents with rental cars. Guest identification helps the guards with instant recognition of vehicles, provides a record of each overnight guest staying at Colonia Encantada and allows for quicker access for guests.■



Kevin Joiner, Gate Guard

Say "hello" to Kevin Joiner, our newest gate guard. Kevin attended ASU where he earned a degree in Airway Science Management. Tom Clancy and Clive Cussler are two of his favorite authors and when he is not reading, Kevin enjoys going to the movies. You will see Kevin on duty Thursday - Sunday afternoons.■