



Colonia Encantada News

<http://www.coloniaencantada.net>

September / October 2008

Message from the Board

The Board is delighted that the recent vote to continue to maintain our beautiful property was approved by a strong majority of our residents.

Thank you for your support of the Board and dedication to your community. As you may remember, we use a decision process that starts with safety, maintenance of our investment, and continues to the aesthetic value of our property.

Several residents contacted Board members to ask sound and insightful questions about the use of the pool areas. Many were eager to talk about other options that were considered before casting their vote. We are pleased to have this level of inquiry and interest. We urge all residents to seek out a Board member to discuss questions and suggestions.

The fall season is upon us. Many of our summer friends and neighbors are returning to enjoy the splendor of Colonia Encantada. The social committee is working to provide a welcoming season. If you have interest in a particular theme, event or seminar, please contact Jerri Kelly who is coordinating ideas and gathering input for the upcoming activities.

Our community is fortunate to have several residents who give of their time to serve on many committees. The Board would like to thank and recognize those who have unselfishly provided their ideas, time and expertise to our work. We are always seeking new contributors and urge our new residents to get involved in the community and to attend our Board meetings so that their voices and ideas can be heard. Each family makes up the fabric of our community. We are looking forward to a great season and to the continuing contributions needed to maintain and improve our beautiful neighborhood.

On behalf of the Board,
Donna Kent



Welcome Back Wine & Cheese Party

Please join us on Thursday, October 23rd for a Welcome Back Wine & Cheese get-together at the clubhouse from 5 - 7 p.m. Greet old friends and meet new neighbors while discovering new wines from a selected region of the world (including France, Italy, and Brazil). We will provide the wine and the cheese. Cost is \$10 per person.

Please call any of the following to RSVP:

Jerri Kelly	480-945-3738
Donna Kent	480-596-1169
Ruby Gore	480-991-7842
Kathy Ashby	480-991-4624

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Board of Directors Meeting September 15, 2008

The meeting was called to order at 4:35 p.m. Donna Kent was present and the following board members were present via teleconference: Ron Cox, Lisa Eaton, Mick Ferrari, and Neal Stenholt. Larry Heywood represented management.

Other homeowners present were: Jan Kabbani, Joanne Daley, Tim Moore, and Bingo Eaton (via teleconference).

Tim Moore mentioned that there were a few items that needed to be followed up on, including an unauthorized sign on a unit that is not approved, olive tree trimming and thinning and excess fruit production, and a light in the backyard of one unit that shines into an adjoining unit. These items will be addressed directly with the owners or in general through the newsletter.

There was discussion from those owners present regarding APS electrical transformer boxes that have not yet been painted. APS reported that this should take place within the next week or two and that four of the boxes are scheduled to be replaced by APS for various reasons. The transformer boxes will be painted a beige color. It was noted that the areas surrounding the boxes will be replanted in the near future and will adhere to the requirements set forth by APS which state that plants must be 2 feet away from sides and 10 feet from the front of the transformers.

There was discussion regarding the foreclosure status of Villa #60. Larry reported that the first lender filed a Notice of Trustee's Sale on September 11th, and noted the sale will be held in December 2008. Pursuant to statute, the sale is held at least 90 days after the notice is filed. There was discussion on what transpires with the funds that are owed to the association in delinquent fees. Larry reported that since the association's lien is subordinate to the lien of the first mortgage holder, the association's lien will probably be eliminated at the Trustee's Sale. However, the association pursues delinquent owners to obtain a personal money judgment that is not eliminated at the Trustee's Sale and can be collected by various means such as garnishment of accounts or wages and even judicial foreclosure.

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Olive Trees

The love/hate relationship we have with our olive trees continues. Thirty years ago, olive trees were a popular choice in the valley when developers and homeowners were looking for trees that were fast growing and provided abundant shade. However, they also produce an inedible fruit that covers our walk ways and stains the driveways. Love the shade, hate the mess.

For many years, the association has had our olive trees sprayed to help reduce the production of olives, with a success rate at times of 95-100%. Tree Doctors North serviced our trees in January of this year and the company was contacted regarding the proliferation of olives we are now seeing. The owner informed the Landscape Committee that when they spray, they use the maximum amount of solution allowable by law and utilize equipment which allows them to spray the trees to a height of 40 feet. Although Tree Doctors North cannot explain the profusion of olives, the owner did comment that other tree companies are experiencing a similar situation and stated the high amount of precipitation we received last winter may have contributed to the problem.

In a show of good customer service, the company has offered Colonia Encantada a discount of 15% on the fall tree trimming, which was accepted and begun here the first week of October.

Those homeowners who have determined they would prefer not to deal with the mess olive trees create may choose to have their olive tree(s) removed. (If considering this option, please remember to complete a Request for Service form, available at the guard house.) Tree Doctors North recommends a cultivar of the olive tree called "swan hill" which is disease resistant, pollen free and produces no olives. For those who enjoy the characteristics of the olive tree, this is a perfect replacement. Love the tree, forget the rest! ■

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Neil Stenholt made a motion to approve the minutes of the June 16, 2008 Board of Directors meeting. The motion was seconded by Ron Cox and approved.

The Architectural Committee had nothing new to report. The new balconies on Villa #40 have yet to be painted as the owner was uncertain of the correct color to be used. Ron Cox made a motion to have Larry send a notice to the owner requesting the owner to paint the balconies within two to three weeks or the HOA will hire a painter to do so and bill the owner. The motion was seconded by Mick Ferrari and was approved. The board will inspect the driveway painting at a future meeting to determine if it needs to be included as part of the overall unit painting or on an as needed basis.

The Landscape Committee reported that there are several turf areas that have died and approximately 1500 square feet of sod was replaced. The major problem is that bermuda grass just will not grow properly in the shaded areas. There is a pearl scale issue adjacent to Villa #52 and a few other areas that are being treated. A fescue-rye seed blend will be used for overseeding this fall to help keep the turf growing better in shaded areas. The palm trimming has been completed. The fall tree trimming and thinning will take place in the near future. This will include the olive trees. Owners will receive a notice about the trimming so they can request to have trees in their backyards trimmed at the same time at their own expense. There was discussion on the continued problem of the fruit growth of the olive trees. It was suggested that the long-term solution to the olive tree problems may be to replace them as the cost for spraying and thinning will continue to increase. At a future meeting Bingo will report on options that may resolve some of the issues relating to the olive trees.

The Social Committee reported the following events on the calendar: Sunday, December 14, 2008 is when the annual budget meeting and social will be held. Sunday, March 15, 2009 is when the annual meeting will be held. A social will be held in conjunction with each of the meetings. The newsletter will be published in October.

The Budget Review Sub-committee is headed by Neil Stenholt and the committee members are Ike Templeton, Harry Phelps, and Bingo Eaton. Neil presented the draft of the 2009 budget. The committee will review issues and comments and will continue to

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refine the budget for presentation to the Board at their October meeting. Neil inquired to see if the goal of the board is to reduce the budget or to balance it using a cost basis approach. Mick mentioned that reserves can be dealt with in a couple of ways: increase monthly fees to fund the reserves or use special assessments for capital projects. In the past, the Board has been of the opinion that visible capital improvements would be funded through special assessments and non-visible capital improvement would be managed from the reserve account. This strategy has worked for special assessments for visible improvements in the past. It was suggested that all board members review the reserve study to ascertain options available to supplement funding and look at the issues with the reserve study and use it as a strategy to accomplish the task.

Joanne Daley reported that the entry fountain rejuvenation bids were obtained and reviewed them with the board.

The financial report was reviewed for August and approved.

Work on the bell tower balcony has been completed and we are waiting for the final approval and signoff of the permit from the City of Scottsdale. Donna Kent made a motion to delay the asphalt work unit 2009. The motion was seconded by Ron Cox and was approved. Ron Cox made a motion to have Donna and Lisa select the tile and pool decking colors from the samples that Paddock Pools has supplied. The motion was seconded by Neil Stenholt and was approved.

It was requested that the Architecture and Landscape committee chairs add an anticipated start and completion date on the "Request for Service" form.

It was requested that the guard on duty record the following information on vendors that enter the property: vendor name, date, vehicle license number, Villa #, type of work being done, time in and time out.

There being no further business, the meeting adjourned at 6:47 p.m. The next meeting will be held on Tuesday, October 21st at 4:30 p.m. The meeting will be held in the clubhouse.■

Board of Directors

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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.

Tuesday, October 21, 2008
Tuesday, November 18, 2008
Sunday, December 14, 2008 - Annual
Budget Meeting

Monday, January 19, 2009
Monday, February 15, 2009
Sunday, March 15, 2009 - Annual Meeting



Swimming Pool Closures

Rejuvenation of the main pool and west pool will start in October. One pool will be open at all times to residents. Watch for notification of pool closure dates.■



Preservation of Assets

The Board would like to extend its thanks for expressing your commitment to the upkeep of the community by voting to approve the repairs to the main and west pools.

The Board carefully examined the repairs and maintenance items we are faced with and after careful consideration, determined that rejuvenation of the pool areas, a preservation of assets, was a priority.

Once the ballot issue was put before the community, we had many homeowners contact board members with questions regarding the proposed repair work. We were pleased that residents want to be involved in their community and desire to make informed decisions. I hope we were able to answer all your questions.

I would like to take this opportunity to review the questions that were put before the Board so that every homeowner is well informed.

While the expense to repair the pool areas seems high, it is important to remember that the Board obtained three bids to have the pool repairs done. We selected Paddock Pools for a number of reasons, among them, Heywood Realty has used Paddock Pools on previous occasions at other properties with success and their bid for this project was the lowest of the three.

As those residents who use the pools can attest, there is a great deal of cracking in the Kool decking. As part of the repair process, Paddock Pools will grind down the old Kool decking and prior to laying the new decking, will insert epoxy into the cracks. While they (or other pool repair companies) cannot guarantee cracks will not reappear, the use of epoxy will help to deter future cracking.

Many homeowners questioned why we are making this expenditure during questionable economic times. As we all know, Colonia Encantada is a premier property and while our home values are not increasing as they have in

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recent years, they are not plummeting. This is due in part to the upkeep of the community. We have beautiful, lush landscaping, timeless architecture, unique common areas (including the bell tower) and great amenities (pools, tennis courts, and clubhouse). The fact that these amenities are so highly visible requires that they be maintained to the level our community expects.

And, finally, a very common query pertained to the decision to maintain an amenity, the west pool, that receives little use. First, we must remember that there are homeowners who do use the west pool and there may be residents who purchased homes based on the fact that we have a pool on the west side of our community. However, the most compelling reason to continue to maintain the west pool rests in the numbers.

The estimated annual expense to maintain the west pool is \$47.39 per home.

The expense to remove the pool would most likely be more than what will be spent to resurface the pool interior and resurface the Kool decking (just under \$20,000). A few years ago, a property that is managed by Heywood Realty elected to have a pool removed. The cost at that time was about \$18,000, excluding demolition permits. With the current fuel prices, it is highly likely the expense to remove the west pool could exceed \$18,000.

If the west pool were removed, then the community is faced with the question of what to do with that area. A popular suggestion is to build another home. Due to the size of the cul-de-sac, the lot has about 50% of the area that the other homes on the south side of the community have, certainly not adequate for another home. An additional idea would be to make it a common area. Then there is the consideration of the expense, estimated at \$30.30 per home per year, to maintain another common area.

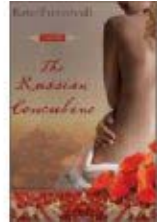
So, at a rate of \$3.95 per month or \$47.39 per home per year, it made sense to the Board to continue to maintain this amenity. Once the repairs are made to the west pool, it is highly likely the community won't have to address these types of repairs or improvements to this area for more than ten years and possibly 20 years with the pool interior.

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As always, the Board welcomes the questions and comments of the residents and encourages you to attend the monthly board meetings. You have entrusted the management of the community with the Board members you elected and those Board members strive to make well-informed decisions that benefit the community as a whole.■

Colonia Encantada Women's Book Club



Join the Colonia Encantada Book Club as we resume our monthly meetings in November with a discussion of *The Russian Concubine* by Kate Furnivall. This is a sweeping epic about war-torn China of the 1920s. On opposite sides of a political and social divide an exiled Russian girl and a Communist boy find love, a mother must face what she would rather forget, and an idealist realizes his greatest enemies might be his own kind.

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

For more information, please contact Lori Starkel at 480-443-0247 or Jan Ferarri at 480-905-8054.■



Social Events – Save the Date!

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|------------------------------|---------------------------|
| Welcome Back Wine & Cheese | October 23 rd |
| Ladies Bunko & Pot Luck | November 12 th |
| HOA Meeting & Holiday Social | December 14 th |
| Valentine's Day Dinner | February 13 th |
| St Pat's Beer & Brats | March 15 th |
| Casino Night | April 18 th |
| Progressive Dinner | May 2 |



Light Pollution

The Architectural Control Guidelines state the following regarding light pollution: “Care should be given to the level of lighting outside of your unit. Enough light should be provided for ease of walking, but not overdone.”

Please be considerate of your neighbors. If you choose to leave your outside lights on throughout the night, ensure the wattage of the bulbs you use is low so as not to keep those around you awake. Utilize motion detectors for security that will turn off after a certain amount of time.

If we can help to reduce light pollution with discrete use, we can all enjoy our evening skies.■

Committees

Social

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The NEW Colonia Encantada Bell Tower



Before



After



Before



After