

Colonia Encantada

August, 2009

www.coloniaencantada.net



Everyone should have received a hard copy of the newly approved Rules & Policies regarding the Anti-Harassment Resolution. If not, please contact Joanne and copies will be forwarded to you. You can also print it directly from our website.



Both pools & the spa are now under full compliance with Federal and State laws regarding dual drains. What this boils down to is that should a piece of cloth or hair become tangled in the drains, a signal will be sent to the mechanical system which will stop the suction and the item will immediately be released from the drain.



For those of us who are toughing out the summer, you may have noticed a little shake-up in the staffing at the gatehouse. Henry has left and our latest guy, Scotty, barely started only to suffer a shoulder injury requiring surgery. Thanks so much for Dave and our current staff for adjusting so that we can hold Scotty's spot for him. We appreciate the flexibility and cooperation.



.....can we all be just a little more considerate of our neighbors and pick up after our pets. Recently one neighbor literally stepped in it.



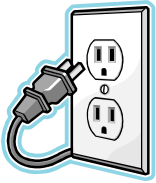
I asked our newest owners, Ron and Marilyn McRae (**Unit 58**), if they would kindly give us a little background on themselves & they were kind enough to respond. Ron & Marilyn have lived in Arizona for over 25 years, spending the last 12 in PV. What is really interesting is that Ron lived in Villa 29 in the mid 80's!!! Besides a couple of house pets, they find themselves empty nesters. Ron & Marilyn also spend time at their home in Santa Barbara. We all welcome them to our lovely community & they join a group of no less than 10 owners who have moved about Colonia Encantada!



CE #: 480.607.2960 Email: Ron@ronmcrac.com/marilyn.mcrac@mac.com

602.206.0555

602.695.7041



In case you are wondering, the electric bills were reported substantially higher this past July. Contributing to that cost was the fact that we had the hottest July on record!!! If you have experienced this increase, you might want to check with APS, 602.371.7172, 1.800.253.9405 or www.aps.com. There are assorted residential savings programs available that might prove beneficial in some cases. Unfortunately, there is nothing available for HOA's as we are rated as commercial properties.



FYI! We still have roof rats in our community! Owners on opposite ends of the complex have reported the presence of these nasty critters. A simple bait station on your property will help to reduce the population without endangering family pets. Two owners that have NO citrus on their lot have seen lots of activity in their yards.



Since people always want to know, we are including a simple list of villas for sale here:

Villa 1	\$ 849,000	Villa 17	\$ 850,000
Villa 2	\$ 985,000(temp. off market)	Villa 60	\$ 729,800
Villa 10	\$ 999,000	Villa 66	\$ 1,475,000
Villa 12	\$ 1,500,000	Villa 75	\$ 795,000

By the way, it is the responsibility of the seller (you) to inform your agent of the Policies and Procedures in regards to signage and open houses. The information is posted on our website: www.coloniaencantada.net.



Though the tempo of the temps here in Scottsdale is still somewhat staggering, the Board continues to work and fine tune the operations of our community. These efforts not only encompass policy & procedures, but also the financial aspect of our daily expenses. There have been a multitude of strides made in reducing operational costs, but as with your everyday living, so goes the HOA. We get a reduction on one item and there is an unexpected increase in another. The Board hopes that our owners are aware of the efforts to reduce and not waste YOUR money. In the Board's opinion, there has been no compromise in the level of service in order to accomplish these savings. In a few short months, we will be establishing the budget for 2010. According to our Bylaws, the HOA will be required to adhere to that established budget. If there are any projects you might feel need to be considered, please feel free to submit these suggestions to anyone on the Board or the property manager. At the present time, the only item that is being undertaken is the repair and renovation to the West Recreation area. There are no funds appropriated for anything additional. Reserve funds were used to repair the bell tower last year and they remain at a very low level for that reason. Since property sales remain sluggish(?), it is very difficult to project extraneous income from that source. (Just a little food for thought!)



As of July 20, 2009, the operating account balance was \$ 67,570.08 and the balance in the Reserve Fund was \$41,985.91 It was noted that there were 11 Units in delinquency for a total of \$10,394.50 (ouch!). The Trustee sale for Unit 24 has been re-scheduled August 27th at 12:30pm. We have also been notified that there is another Trustee Sale for Unit 77 scheduled for October 20th. It is not uncommon for these sales to be postponed for a few months from the original date of scheduling.

It has come to the attention of the Board that there are owners that have credits on their accounts. Some of these credits can be attributed to the fact that monthly dues assessments are paid in advance, yet there are other credit balances that cannot be explained. One thing that we can all do in order to simplify the accounting process is to pay the proper amount, nothing more and nothing less. At the present time, the monthly dues is \$ 415.00. Everyone's cooperation will help a lot. Thanks! The Board and Larry Heywood will discuss the credit balances at the next meeting and decide the easiest way to refund the accounts. Please know that we will contact owners about any credit balances that they may have.



Adios Amigos!

The next regular Board meeting will be Mon., Aug. 17th, Unit 62, 3 p.m. Please attend!