

Colonia Chit Chat

December, 2009

www.coloniaencantada.net



Our annual Budget Meeting is in the Clubhouse on Sunday, December 20th at 4:00 p.m. This is the FIRST time that we owners will have the opportunity to vote on the 2010 Budget proposed by the Board. Our Finance Committee, headed by Len Tinnan, did a super job of compiling and computing all the projections and the Board feels very confident in supporting their recommendations. This is will be a show of hands vote.



This is NEVER a welcome sight, dead or alive, but we are again faced with the issue of the rodents. I, for one, would never opt to destroy the citrus as it would result in a failed attempt to eradicate the roof rats. However, I would advocate that each of us take a role in installing a bait station or some proactive method to discourage the presence of these germ infested varmints. Several owners have recently found dead rats on their property and the night shift guard reports rat activity at the gate house in the wee hours of the morning. Please consider some method of removal and be vigilant when the citrus removal deadline rolls around this coming March. This problem applies to all owners whether you have citrus on your property or not. Unfortunately, the government program that provided free bait stations no longer has funds and we were not able to take advantage the offer.



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

Villa 1 Rented	Villa 2 \$ 750,000
Villa 6 \$ 749,900	Villa 10 \$ 849,000
Villa 51 \$ 759,000	Villa 56 \$789,000 Pending
Villa 60 \$ 597,800 Pending	Villa 66 \$ 1,475,000
Villa 67 \$ 649,000	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. Sellers, please do not remove the White Binder containing the Rules & Regulations for Colonia Encantada. This binder is intended to convey with the property. Thanks you.



Thanks so very much to all the elves that helped to achieve an especially lovely Christmas look to our beautiful community. Thanks to Christopher Coffin & Jan Kabbani who donated the new Holiday wreaths for the entry gates. The interior tree trimming was done with the help of several gals (and a couple of men) who really made a party of the job! We will have to get geared up for the de-decorating!



Balances and funds owned by the HOA will be contained within the monthly minutes. We continue to report that Unit 24 and Unit 77 have postponed Trustee Sales and the only delinquencies recorded at the present time are charged to those accounts.



We have had requests to share Jerry Stark's address. It is as follows:
7820 East Camelback #109, Scottsdale, AZ 85251



We recently did the annual termite inspection at the clubhouse & did find active termite tubes. Burns Pest Elimination carries our warranty. They have offered to do a FREE inspection of your home. If you are interested, contact Anthony at 602.291.1665



Resolutions, merriment and a time of reflection & anticipation Wishing you ALL the Best that 2010 will offer.

Next regular Board meeting will be Monday, January 18th, 2010 in the Clubhouse.