



Colonia Encantada News

<http://www.coloniaencantada.org>

January 2009/February 2009

Message from the Board

As we edge into this new year we find we are faced, not only as individuals but also as a community, with new and different challenges. The recession we are in has forced us all to reassess how we approach many aspects of our lives, even the details of day-to-day living.

The Board is also reassessing ways to manage our community more efficiently. Our Landscape Committee will be working more closely with our arborist to better manage tree trimming within our community which will result in a reduced tree maintenance expenditure. Although our water consumption is the lowest it has been in the last five years, the Landscape Committee has asked our landscape contractor to closely monitor our water usage. Additionally, we're asking residents to remember to turn off the irrigation systems in their back yards when we receive rain.

Many homeowners have made suggestions that may result in reduced costs to the community and we appreciate the input. The Board is currently investigating these ideas to ascertain the feasibility and potential cost savings. If these ideas are determined to be viable, they will be implemented and monitored to gauge the impact. ►

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Message)*

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You are invited . . .

Men's Winter Beverage Club
Wednesday, February 11th
5:30 PM
Pool Ramada or Clubhouse

Contact Bingo Eaton (480-563-5967) or Ron Cox (480-948-5751) for more information or if you have questions. ■

(Message - continued from left column)

The Board is moving forward at a deliberate pace to resolve the issue with the transfer fees. The documentation that has been accumulated has been turned over to our property manager, Larry Heywood, and he is currently in the process of working with his CPA to reconcile the numbers. Neil Stenholt, our Board Treasurer and Chair of the ad hoc committee established to manage this issue, will be communicating the status and outcome of this matter to the community.

A reserve fund is a key indicator of the financial health of a community. In this depressed housing market, astute buyers will question the status of an association's reserve fund before making a decision to buy into a community such as ours. As we all are well aware, our community is aging and we are facing maintenance or replacement of many of our assets. The Board is well aware of these facts and, in an effort to be proactive, has established a committee to research methods of better funding our reserve account. ►

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(Message - continued from p. 1)

At our Annual Budget Meeting in December, residents expressed an interest in having access to our monthly financial statements. In order to provide the community better visibility of our financial status, the Board has made arrangements for the monthly reports with year-to-date comparisons and monthly reserve reports to be maintained in a binder and kept in the gate house. This binder will be available for residents to view at any time; however we ask that the binder remain at the gate house.

We are living in difficult times and we all accept that we must re-evaluate our conventional ways. Your Board knows and understands that with prudent management of our community and careful planning, we can continue to enjoy the high quality of life that has been established here. In doing so, our property values will remain higher than many other communities comparable to ours, which in turn, will continue to make our community one of the most desirable in the Valley. ■

On behalf of the Board,
Lisa Eaton
President

Volunteer in the Arts

Did you know our neighbor, Carol Ziffrin (Villa 51), has been active in the arts since her arrival in the Valley? Carol is a docent at both the Phoenix Art Museum and the Scottsdale Museum of Contemporary Art. She also is a member of the Arts Volunteer Committee. Carol invites you to contact her if you are looking for a positive way to fill your time. You don't need to be a docent to volunteer. There are many short-term opportunities such as, working a few hours a week in one of the gift shops including those at art venues at Arizona State University, helping with art festivals or other special events. Please contact Carol if you are interested or just want to learn more about any of these opportunities. She can be reached at 480-443-9420. ■



Colonia Encantada Book Club

The Colonia Encantada Women's Book Club meets at 10:00 A.M. on the third Tuesday of each month. To join us for coffee and conversation, please contact Lori Starkel (lori@starkel.com) 480-443-0247 or Jan Ferrari at (jan.ferrari@comcast.net) 480-905-8054 or just drop in.

Book Selections for February through April:

February 17 **Three Cups of Tea**
by Greg Mortenson

March 17 **Pride and Prejudice**
by Jane Austin

April 21 – **The Friday Night Knitting Club**
by Kate Jacobs

Committees

Social

Donna Kent, Co-chair 480-596-1169
dkent@thunderbaypaper.com

Jerri Kelly, Co-chair 480-945-3738
jerri.kelly24@gmail.com

Architecture

Ron Cox, Chair 480-948-5751
Rcox612807@aol.com

Landscape

Bingo Eaton 480-583-5967
bingo.eaton@cox.net

Entry Fountain Complete

Thank you to Joanne Daley for taking on the refurbishing of the front entry fountain. It is up and running and looking better than ever. Joanne's effort and persistence are appreciated. It is nice to know our entrance continues to look so fresh and welcoming. ■

Annual Budget Meeting of the Association December 14, 2008

A motion was made to elect Lisa Eaton as the chair of the meeting. The motion was seconded and approved.

Everyone present introduced themselves.

Lisa Eaton gave a detailed presentation on the estimated year-end expenses for 2008 and anticipated expenses for 2009. The Board revised the budget that was previously sent to the owners to leave the monthly fee at \$415 per unit. It was mentioned that the Board will continue to look for ways to increase savings in services.

The Board explained that the CC&Rs allowed the Board to set the fee without approval of the owners, as long as it was an increase of 10% or less

There was discussion regarding funding of future capital expenses.

There were questions regarding the transfer fees charged by the association that have been collected over the past years. It was requested that Larry Heywood look into the issue to ascertain if the funds due the association were collected and received.

The Board indicated that it would continue the Budget Review sub-committee to review the income and expenses to see where savings can be realized throughout the year.

There being no further business, the meeting adjourned at 5:27 PM. ■



Home For Sale Sign Policy

Residents offering a home for sale or their listing agents are required to purchase or lease a sign holder (iron: dark brown) from the HOA which will be used to display a "For Sale" sign. The cost to lease the sign holder from the HOA is \$25 for the duration of its use. The resident or listing agent must provide the sign rider and obtain it from Beard's Signs 602-923-3076). Sign holders may also be purchased from Beard's Signs.

The sign rider is limited in size to the industry standard of 18" x 24". The background color of the sign rider will be Pantone #4975C and the agent logo may be the industry standard color. Placement of the sign holder must be parallel to the street. One "For Sale" sign is allowed per property.

"For Rent" signs are not permitted. ■



Olive Tree Spraying

Our arborist will be spraying our olive trees on February 11th from 9 AM to 5 PM. The landscape committee will be on site as well. Please make sure the area is cleared for spraying on that day. ■

Our Loss . . . ❧

The Colonia Encantada community mourns the loss of long time resident, Angela Morley. Our sincere sympathy goes to Christine Parker and all of Angela's friends and family. She was a legend in the music industry whose musical contributions will long be enjoyed.

Board of Directors Meeting January 19, 2009

The meeting was called to order at 4:35 PM. Members present were: Donna Kent, Lisa Eaton, Mick Ferrari, Neal Stenholt, and Ron Cox. Larry Heywood represented management. There were 13 homeowners present.

There was discussion regarding the foreclosure that took place at lot 60.

There was discussion regarding the publishing of owners' names that were delinquent in the payment of their fees.

Donna Kent made a motion to approve the minutes of the November 18, 2008 board meeting. Nick Ferrari mentioned that there were changes that were needed in paragraph 7 to clarify the deferred maintenance of capital assets. The motion was seconded by Ron Cox and was approved.

The Architectural Committee reported on the following: Villa 49 requested changes in backyard to remove a wall and install an awning at the kitchen which was approved. They also requested a light fixture that is in back that is still pending; Villa 32 requested to remove the concrete sidewalk and replace with saltillo tile which was approved; Villa 71 requested to change lighting fixtures which was approved. Villa 49 had to install a new garage door spring as the existing spring failed and a new garage door was installed at the same time which was approved.

Landscaping Committee. Nothing to report.

The Social Committee reported on the following: A progressive dinner will be scheduled for this summer. The committee will be meeting in the next few months to plan the schedule.

Newsletter Committee. Sandy Glass is heading up the committee. Will be published at end of January. Lisa was given thanks for her efforts on past newsletter publications.

Budget Review sub-committee. The committee will be a standing committee. Neil indicated that he would take the Chairmanship of the committee under consideration. Also, it was suggested that a binder be placed in the guardhouse with the financial statements for the owners to be able to review. ►

The Nominating Committee is continuing to meet to fill the three Board openings. The committee will be requested to send the information to the Board prior to the February meeting.

Financial reports for December 2008 were reviewed. It was suggested that the board continue to look at reductions in expenses and/or increases in revenue. The Budget Review sub-committee will look at these issues. Mick Ferrari made a motion to approve the financial reports. The motion was seconded by Ron Cox and was approved.

The resurfacing of the west pool is progressing.

Donna Kent made a motion to discontinue the project to refurbish the clubhouse until the financial condition improves in the future and requested that the Board solidify and detail the scope, time frame, and budget and hire an outside designer to manage the effort. The motion was seconded by Neil Stenholt and was approved.

There was discussion regarding the standardization of for sale signs within the community. Mick Ferrari made a motion to adopt the following regulations: Residents offering a home for sale or their listing agents are required to purchase a sign holder or lease a sign holder from the HOA which will be used to display a "For Sale" sign. The resident or listing agent must provide the sign rider and obtain it from a source determined by the HOA. The sign rider is limited in size to the industry standard of 18" x 24". The background color of the sign rider will be Pantone #4975C and the agent logo may be the industry standard color. Placement of the sign holder must be parallel to the street. One "For Sale" sign is allowed per property. "For Rent" sign are not permitted. The motion was seconded by Ron Cox and was approved to be effective January 19, 2009.

Neil Stenholt made a motion to grant a temporary parking waiver for the owners of Villa 54 which will allow their nurse to park her vehicle in their driveway during their recuperation period. The motion was seconded by Ron Cox and was approved. ►

(continued p. 5 – January Meeting)

Board of Directors

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lisa.eaton@cox.net

Donna Kent, Vice President 480-596-1169
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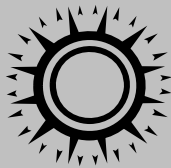
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(Continued from p. 4 – January Meeting)

A motion was made to appoint Ron Cox to head an Ad-Hoc Subcommittee to review the Reserve Study and look at other options and alternatives of funding the reserve account. John McGara; Dick Kelly and Bingo Eaton have indicated they would be interested in serving on the committee.

An unsolicited bid from Gary Kopiec was received by the Board for pest control services. It was determined that the current provider will be requested to provide a thorough scope of their services so the bid can be analyzed and reviewed. If they are comparable in services provided, an additional third bid will be obtained.

The Board indicated that they are still compiling the information on the transfer fee issue. They requested that Heywood Realty rename their fee something other than transfer fee on future transaction to help avoid confusion with the term “transfer fee”.

Tim Moore explained details of security services and technology options that are available. The Board will review these in depth at some time in the future.

The meeting adjourned at 6:26 PM. ■

Tom Teter Update

Tom Teter has taken a leave of absence. He hopes to be back soon. Tome misses the community and thanks everyone for their well wishes. If you want to correspond with Tom, please contact Kaye Wheeler at the gate house (Monday – Friday). ■



Plan to Attend the Annual Homeowners Meeting

Sunday, March 15, 2009
4:00 PM
At the Clubhouse

The purpose of this meeting is to elect new Board members. There are currently three positions available on the Board. The terms of Ron Cox, Donna Kent and Mick Ferrari will expire. Each of these vacancies is for a two-year period of service.

Members of the Nominating Committee are Jim Wells, Ruby Gore, Caro Gregg, and Jim Snyder. The committee will draw up a slate of candidates to present at the Annual Meeting. After candidates are elected, the Board members elect officers. ■

Getting to Know Our Landscape Crew

Bingo Eaton, Landscape Chair

In case you haven't noticed, we have four very fine landscapers, most of whom have been here for a number of years. They are under the employ of our contractor, Dan Kelley, and work here Monday-Friday from 7 AM to 3 PM. They work very hard to keep our community beautiful and sprinklers functioning. It requires a lot of hard work to repair and maintain the aging sprinkler system that runs underneath our driveways, homes and along the inside of the backyard fences. Please take the time to say "hello" and thank them for their service.

The landscapers trim your front yard and courtyard to the Colonia Encantada standard of "neatly trimmed." As always, if you wish it trimmed differently, please submit a Request for Service form to the Landscape Committee Chairperson for review by the committee. These forms are available at the gatehouse.

Homeowners may employ our landscapers after hours or on Saturdays for backyard or other work. Please talk to Gregory or Dan Kelley to make these arrangements.■



Jaime Matadamas



Lionel Cruz Ibañes



**Dan Kelly, Owner
Landscape and Designs of Arizona**



Rolando Torres



Greg Tovar, Supervisor

