

Colonia Chit Chat

JUNE, 2009

What's NEW in the Neighborhood?

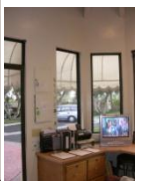


Dave Hanson Jerry Stark Dewey Weller Lorraine Giardino Kevin Joiner Larry Joiner Henry Jimenez

We hope that you all like the summer look for our gate staff. The gatehouse interior is painted, the exterior has been power washed and the staff has an improved chair. The preservation of this asset is complete for now.



To H.O.A. ~ (Mrs. Dalry, McTinnan especially) 5/09
 Thank you very much for all you have done for us! We love the new cooler shirts for the summer and the chair is awesome! Even new paint!
 We also appreciated the meeting of all guards!
 The Security Team at Colonia Encantada is very happy for thinking of us! Thanks Again!
 Dave Hanson
 Lorraine Kevin J. Joiner
 Larry Joiner Henry Jimenez

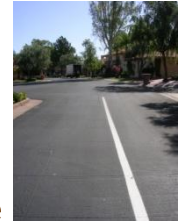


The broken, chipped and greatly in need of paint poolside tables are now just as good as new. The entry fountain surplus tile was put to good use and with a little creativity and a contractor friend; we got all the tables refurbished for next to nothing!



Thanks to our talented Landscape Contractor, Dan Kelly, our community has a concrete

easement ramp at the curb walkway to the main pool and clubhouse. Dan is also in the process of installing photo cells to the entry column lights. This is most definitely a more convenient and economical way to illuminate our entry. I think most of us in the community are convinced that there isn't much Dan Kelly can't do and we appreciate his efforts and his expertise!



a couple shots of the newly surfaced roads....heavy trucks and turns made some ruts but as the experts at Ace told us, this has settled down and it is looking great. Thanks to Donnie Tash for donating a couple gallons of chemical and elbow grease to remove the tar that was tracked onto the decorative brick at the entry.

Before



After



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Since the Board is taking a hard look at our financial picture, it was

discovered that our Association has been billed incorrectly for it's cable services since 2005. We have made the necessary corrections to the record and we will now save almost \$50 per month on that service alone. The Board is also going to examine the status of the phone service. All data and access to the accounts has been updated.

Please make some notes. There are changes for the new directory

1. Alleman, Marion, **Unit 40** (not 66) Sorry about that Marion!
2. Bixenman/Henry, Villa 5, has an email that should read wwbix@aol.com
3. Gore, Mike, Landscape Co-Chair, Villa 70, corrected cell number is : 480.213.6588
4. Markham, Kate, Villa 37, has a new email and it is KFM1012@cox.net.
5. Nevin, Anne, Villa 2, has a new secondary address: 2500 Indigo Lane, #131, Glenview, Il. 60026



Three things you can count on..... taxes, death and palm tree trimming!  The Tree Doctors will be here June 29th and if you wish to have them do any of the palms in your backyards, please call them and they can do this while they are on site. Here are a few numbers of other trimmers if you want to shop around:

- **Tree Doctors North Inc:** 480.854.2699
- **ICS:** 480.951.6061 Robert Damico
- **Arizona Tree Service:** 602.841.3773 Scott Krouse

Mike Gore, Landscape Co-Chairman, cautions against trimming too soon as the palms can shoot up another flowering seed pod. It has been recommended to trim no earlier than mid to late June. Mike tells me that Tree

Doctors will begin in backyards and move to the front yards and common areas after that. It would be so nice if we could get these all done in one fell swoop!



There is lots of activity happening at the Hathaways, Unit 7. The construction crew seems to be quite considerate and appear to be complying with the Contractor Rules. There is also activity at Unit 60(at last!). Contractors have also been noted to be working at Unit 39. One thing to keep in mind, as these homes are improved and updated, they increase the overall value of ALL of our properties, and this should offset any inconveniences, noise or the occasional cloud of drywall dust!



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

Villa 1	\$ 849,000	Villa 12	\$ 1,500,000
Villa 2	\$ 985,000*	Villa 17	\$ 995,000
Villa 10	\$ 999,000	Villa 58	\$ 1,250,000

Villa 60 Bank Owned

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.



Before



After

We have had a wonderful response to the offer by Garage Floor Coating.com. Just about half of our owners requested bids and last heard, Dale Gerstenberger, one of the partners in the company, has signed up over 20 owners. We are going to be looking awfully stellar! The Board of Directors would like to thank everyone for their support of this project and we would like to encourage everyone to participate. Can you imagine how lovely the community would look if we were all on the same page with this project? This has been a long time coming!



In case you didn't know, the [West Pool](#) lights have now been put on a timer, but there are two lights switches that are located just to the right of the entry gate. Looking back after entering, the upper right switch controls the overhead lights in the cabana and the newly installed timer box controls the pools lights.



This is the gross calling card that is left behind by some nasty pigeons that have taken a liking to

our newly renovated (\$40,000) Bell Tower! It is amazing what you see when you look up. The Building & Grounds Committee is gathering bids to clean up the dreadful mess and also add some preventative measures. We are going the most economical route first by hanging two faux owls in the tower. This fake duo is really non-obtrusive and after a couple of weeks, no birds!!! We could have an owl naming contest??



Time will tell!

We'll keep you posted!



As noted on the April financial statement, the reserve fund is now \$ 41,711.46. There is \$ 20,490.87 in the operating account, BUT the really good news is that the Association received just under \$ 10,000 on the account of Unit 60!!! As of April, there were 8 units delinquent, but there is additional bad news.....a lien is about to be placed on another unit that has fallen into some serious default.



Should anyone wish to opt out of email notifications that are being distributed, feel free to contact Joanne Daley Unit 62, 602.999.9685 or rtmscottsdale@cox.net. The monthly business component of Colonia Encantada is always posted on the website....www.coloniaencantada.net. Our talented Webmaster, Harry Phelps, is currently in the process of securing the site so that we can also post the financial data.

Editorial Comment: If volunteering has it's privilege, I am taking advantage of that to say that the information in Chit Chat is presented in a light hearted visual format(when possible), yet it is based on fact, not fiction.



Adios Amigos!

* Price change