

# Colonia Chit Chat

November, 2009

[www.coloniaencantada.net](http://www.coloniaencantada.net)



Please take notice that the even though there are no painted stripes on the road, one must stay in the appropriate lanes and this includes while making turns on our roadways. For a very long time, drivers have been cutting corners and we have been very lucky that there have been no accidents. PLEASE be sure to drive 15 mph and be cautious at the corners. Thanks!



As of this writing, Ed Jacques, a USPTA tennis professional, is putting together a group of Colonia owners and any of your friends who are interesting in taking lessons. The group of 6 that attended the free clinic really had a fun time and found Ed to be very patient. I am including Ed's contact information should you have an interest:

Ed Jacques, 480.365.8507, [ed4vemma@yahoo.com](mailto:ed4vemma@yahoo.com)

The group lesson fees are \$20 and that sure seems like a fair price for a good time!



We have some new little faces strutting their stuff in the neighborhood! That is, new faces of the four-legged kind. Unit 13, Donnie & Kurt, are now giving a new home to **Rascal**, Unit 69, Denny and Carol are getting more exercise thanks to **Baxter** and Unit 52, Jan, is thrilled to have been adopted by **Breck**. To coin a phrase.....these are some lucky dogs!



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

Villa 1	\$ 789,000	Villa 51	\$ 759,000
Villa 2	\$ 750,000	Villa 60	\$ 619,900
Villa 10	\$ 895,000	Villa 66	\$ 1,475,000
		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](http://www.coloniaencantada.net).



Our association has very specific rules and regulations in terms of rental/lease agreements. Please refer to the governing documents prior to entering into an agreement. There are fees that must be paid along with the submittal of paperwork. It is most desirable for tenants to be aware of the community guidelines which will permit them to live in harmony. The revised Sales/Lease information is posted on our website.



to fill out approval forms when making any EXTERIOR ARCHITECTURAL or LANDSCAPE CHANGES.



Balances and funds owned by the HOA will be contained within the minutes. We continue to report that Unit 24 and Unit 77 have postponed Trustee Sales and the majority of the \$ 8669.50 outstanding is charged to those accounts. We have greatly improved the status of the number of owners that are in arrears. THANK YOU!!!! As we near the close out of another year, please be sure to let Larry Heywood know if you do not receive your coupon book & payment envelopees for the montly dues payments. That won't happen for another month, but just giving you a heads up on it.

Next month's meeting is an important one!!! You will have the opportunity to approve a recommended budget. The Finance Committee, along with a numbers crunching guru, Len Tinnan, have been working on a realistic budget. This community belongs to all of us so let your voice be heard. The status of the nation's economy has a very impacting trickle down effect.



For your convenience, we are including a list of our gate staff employees since many owners like to show extra appreciation for the service they provide all year:

Dave Hanson, Full Time  
Dewey Weller, Full Time  
Lorraine Giardino, Part Time  
Jerry Stark, Part Time  
Larry Joiner, Part Time  
Kevin Joiner, Part Time

**ANNUAL BUDGET MEETING, SUNDAY, December 11 at the Clubhouse!!!!**



**Remembering our Veterans and all those in the military today, Veteran's Day!!!**