

Colonia Chit Chat

October, 2009

www.coloniaencantada.net



The symbol at the left margin is one we are all familiar with but I recently have gained new respect for the porcelain God we have all knelt to one time or another in our lives! If for some reason your toilet does not fill properly or springs a leak, it could cost you thousands of dollars. In my own personal experience, it was hundreds of dollars and it happened as follows. While periodically checking on a seasonal owner's home, the flushing mechanism of the toilet malfunctioned and failed to seal off the fill pipe. The result was 111,000 gallons of water down the tank for nothing! Yep....\$500+ dollars literally down the toilet. There are several lessons to be learned here. The most obvious to me is to not leave the premises until the toilet has completed the flush cycle, but one that we all should do when we go away for long periods of time is to simply shut off the water valve. I heard of another nightmare of a second floor toilet that began to leak and eventually collapsed to the first floor and this caused thousands of dollars in damage. Certainly no one ever thinks these accidents will happen to them....but ask the Nicholson's' about the recent lightning strike for that answer! There is a good news side to this story. The City of Scottsdale Water Department will give you an adjustment. You must ask for it and they complied which reduced the bill by 50% which I consider substantial. If you don't know where your shut off valve is, ask Gregory, the landscape crew leader. I also learned that if you do shut off the water, it is highly advisable to cut the power to the hot water heater. These are simple measures that can avert an expensive accident. We are prone to shut the water off in the cold climates, but this preventative measure applies to the warmer climates also.



Speaking of accidents.....please remember that the **LEGAL SPEED LIMIT is 15 MPH** From time to time, we all are in a hurry, but we need to abide by this speed. There was a time that past boards were considering installing speed bumps. I don't think that is the direction our owners would prefer so let's all get a grip on this.

WHAT'S NEW?



We have a brand new Trane air conditioner on the roof of the clubhouse. It replaced an original unit that was on borrowed time. Jack is in the process of getting the operational instructions for the thermostats. They will soon be on file in the gatehouse.

Jack Cavitt and his committee put a great amount of time and effort into this project and we thank them all.



As you may or may not know, the extermination company for the HOA is Blackhawk Pest Control, but what I just learned is that there is a new owner, Richard Wolff. I spoke with Richard and he is doing what is and has been mandated in our contract: spraying up to the FRONT DOORS. So don't be alarmed and there is additional good news. Richard will do any residence (regardless of size) for \$25.00 and that includes the interior and backyard. His phone is 480.483.3150. He is here the second Tuesday of the month.



We have 2 new board members! Franceen Mebane (Villa 49) replaces Denise Georgelos who was serving a 2 year term. And Ginny McMannis (Unit 20) for Len Tinnan, 1 year term. Franceen will now act as the Security Liaison and Len will continue to serve on the finance committee as they prepare the 2010 budget which will be voted on by all homeowners at the December Budget Meeting. Thanks to both Denise and Len for the contributions that they made to our community.



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	\$ 699,800
Villa 10	\$ 950,000	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.



Please note that Pete Hathaway in **Unit 7** has a change in his email address:

New email: Pete.Hathaway@JDA.com



Well, minus the snow, Jan Kabbani has offered up a nice gesture for community participation. A group of volunteers will place luminarias the length of the McCormick Parkway on Christmas Eve! Since

the entire program is still being formulated, we thought we might get you thinking about the upcoming Holiday and we still have yet to hear of a charity that Colonia might become involved with. Any ideas?



How about that FREE Tennis Clinic? Contact Marcia Schick to get in on the action. What have you got to lose?

Marcia Maze Schick

marciaschick@yahoo.com

602.751.6212 (Cell)



At the time of the last Board meeting, the operating account had \$ 10,370.42, the CD held \$ 27,496.62, and the money market \$ 27,045.55 (\$ 54,542.17 total reserves). \$ 6422 is the new total of delinquencies as of Aug 31, and only 3 owners are in arrears with the majority of that from the two pending foreclosures, Units 24 and 77. We have been notified that the Sheriff sale for Unit 24 is now moved forward to November.



ADIOS AMIGOS!

NEXT BOARD MEETING MONDAY, October 19, 3 P.M. AT THE CLUBHOUSE.