

Colonia Chit Chat

September, 2009

www.coloniaencantada.net



We haven't had much monsoon rain here, but we finally got a true storm with all the embellishments; Specifically, thunder & lightening. But for one of our owners, the lightening was just a little too close for comfort! It struck their Villa 33!! David and Susan Nicholson were watching TV when they heard a noise that resembled a "very large gun". Fortunately no one was hurt, but their microwave and part of their security system were casualties. Lap top computers were not plugged in and the TV was fine. Let's hope that lightening never strikes twice in the same place! Two weeks after the strike, it is noted that one of the nearby palms is dying and the other palm is not looking too happy.



We are really glad that Scottie, on the graveyard shift at the gate, is back to work and again, we thank the staff for chipping in so that we had the coverage while Scottie nursed a shoulder injury. We'll get a photo soon.

Summer has been pretty busy here at Colonia and our wonderful Landscape/Magic Man, Dan Kelly, can attest to that. There is never a shortage of items that need attention. Dan Kelly's talents take him in many directions and the latest improvements he has been making are the replacement of the deteriorating adobe bricks and a touch up of paint to the circular metal inserts along McCormick Parkway. If a picture is worth a thousand words, here are 4,000 words!

Before



After



Although there was no rust, the cloudy surface was neatly painted for a fresh look on the Parkway.



This gives you a little idea of the repair work. Each of the deteriorating bricks had to be custom cut and fit into position.

Since we are doing a little show and tell, this is how the West Pool looks since its total update including the elevated cement platform under the cabana that was cracked and very dingy looking compared to the freshly painted Kool Deck. Nice to have underwater lights in the darkness!



West Pool @ Sundown. Cracked concrete has been repaired and speckle coating looks great!

The perimeter walls along the golf course were really bad, but with Greg's elbow grease and a bucket of paint, there is major improvement that has been taking place and all for the asking.



and the cost of the paint!

This is the fencing that has been installed at the underutilized West rec area. The Board is looking for suggestions as to how to renovate the space once the deteriorated sport court is removed. The Board welcomes suggestions and input from everyone. The gating does allow the area to be used as an off leash pet park, but does not prohibit the area from serving other



purposes.

This dilemma has been wrestled with for years.



The Building & Grounds Committee has had a very full plate this summer and for dessert, Jack Cavitt is gathering multiple bids on the failed air conditioning system at the Clubhouse.

The Financial review report was distributed to all owners and we can't thank Denny Matthew and Darrell Luery enough for helping our community on this project. As noted in the report, even in good economic conditions, our margins are very thin so the Board continues to fine tune in any way that it can. We have reduced the monthly water service fee at the gatehouse by 50%. Even the small ticket items all add up.



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

Villa 1	\$ 789,000*	Villa 17	SOLD! \$ 825,000
Villa 2	\$ 985,000(temp. off market)	Villa 60	\$ 699,800*
Villa 10	\$ 950,000*	Villa 51	\$ 759,000
Villa 12	\$ 1,500,000	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. I believe that we have corrected the recent display and placement of yellow & red "Bank Owned, Repo, Open" signs that were incorrectly placed within the community last weekend. Kudos to Jan Kabbani for revising the Sign Policy so that we had some jurisdiction on this issue. The devil is in the details and further revision may be needed. We will keep you posted.



Our community would like to officially welcome the Bentleys', Leon, Cathy and pooch named Babe. They are relocating to Villa 17 from Paradise Valley and I am sure they will easily adapt to our wonderful community. I am told they already know several owners here. You soon will see puffs of drywall dust in the cul de sac!



CE #: 480.949.9392

UPCOMING EVENTS??? Since there is no *formal* social committee, is there any interest by any of our owners to head up any functions for the coming season, Holiday or otherwise? In past years, there were owners who had sponsored a Holiday gift drive for a needy family. There were also some estates sales in the past few years. Chit Chat would be happy to post ideas.



At the time of the last Board meeting, the operating account had \$ 17,659.06, the CD held \$ 27,359.73, and the money market \$ 14,591.73 (\$ 41,951.46 total reserves). \$ 7,001.50 is the new total of delinquencies as of July 31, and only 4 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 October 8th. Several owners have been sent refunds for credits that have been standing on the books.

If anyone is interested in participating on any committees, please contact the respective chairs. You would be welcomed with open arms.

Architectural Chairman: Ron Cox
Building & Grounds: Jack Cavitt
Clubhouse/Hospitality: Carol Rudin & Matt Dee
Landscape Chairs: Mike Gore & Steve Ashby

*If anyone would like to author Chit Chat or a comparable monthly news update, the job is always available!



ADIOS AMIGOS!

NEXT BOARD MEETING MONDAY, SEPT. 21, 3 P.M. AT Unit 62.