

Colonia Chit Chat

January, 2010

www.coloniaencantada.net



Well, here's hoping that you all had a terrific Holiday with family and friends and that you are still holding true to all those resolutions! Our gate staff looked like they were going to be able to hibernate with towers of chocolate and baskets of delicacies. I know that they are grateful as more than half of our owners showed their appreciation to them in one form or \$\$\$\$\$. Now comes the decompression from the Holiday excitement, the reality of another year older and time to start thinking about taxes.



Dewey Weller is no longer with the staff at the gatehouse. We wish him in his future endeavors and thank him for his years of service. We have a new staff member doing the graveyard shift 2 nights per week. His name is Mike Wright.



Over the past 9 months, the Board has had to deal repeatedly with the same issues that seem to plague our community from year to year. The most common occurrences are pet droppings that litter our lawns, trash cans that are set out too early and roof rats that not only eat our fruit but have been uninvited guests in some homes! The commonality of this trio of issues is that there are fairly easy fixes.



Pet owners need to be respectful of their neighbors... bend down and pick up the poop! Big or small, it all needs to be disposed of properly.



Owners need to be considerate of their neighbors and put the trash out at 6 p.m.



If we do not take an active role in the eradication of the roof rats, we will soon be on the same sinking ship that Arcadia found themselves not too many years back. Complying with fruit removal deadlines and taking a proactive stance in an eradication process will certainly help. **Our fruit removal deadline is MARCH 1ST.** There is a presence of roof rats throughout the McCormick Ranch area. Please see the two following articles that I have printed from the internet. We have owners who have had rats in their walls and it not a pleasant experience! (Not to mention the expense.)

History of Roof Rats in Maricopa County

Roof rats were first discovered in East Phoenix's Arcadia District in 2002. Not native to Arizona, the rats are believed to have been transported to Maricopa County from one of our neighboring coastal states.

In 2004, roof rats were spotted in cities in towns all over the Valley. This confirmed to the County that the rats were being transported unknowingly either through residents moving from one home to another or perhaps from residents moving into the Valley from our neighboring coastal states.

Although roof rats have not been found to have disease, they are known to be very destructive, gnawing through wiring and destroying citrus.

In the County's early experience with roof rats in Arcadia, we attempted to use all of our government resources to eradicate the rat problem. To do this we put up over 6,000 bait stations on every telephone pole and tree on public land in Arcadia. The result was that the rats consumed only about 1 percent of the poison in the bait stations.

On the other hand, residents that were cleaning up their yards and placing bait stations and traps on their own property were having much more success at ridding their homes of rats. What was learned about the rats is that they are rodents of routine and unless absolutely driven to a foreign pole or tree, they prefer to stay right in a residential backyard.

This experience has allowed the County to have a deeper understanding of what it takes to eradicate rats on a residential property. Eradication of roof rats in any neighborhood is a team effort and requires the relentless effort of the whole neighborhood. This website is a primer to educate residents about just what it takes to keep roof rats out of your neighborhood.

Please Note: Maricopa County does not provide bait stations or traps to the public. Bait stations can be purchased at cost through Barry Pacey at <http://www.roofrat.net>.

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Citrus Drop-Off Program

Jan. 4, 2010

Media Contact: Jan Horne, Public Information Coordinator,
(480) 312-2636

Citizen Contact: Barry Pacey, NEIGHBORtoNEIGHBOR Campaign,
(602) 549-0401

Citrus Drop-off Program available to area residents
Annual program to help control roof rat population

Scottsdale and Phoenix Arcadia residents are joining forces to remove citrus from area properties to help control the roof rat population.

The Citrus Drop-off Program will be Saturdays, Jan. 30 through March 27. Residents are encouraged to drop off all viable/edible fruit from 8 a.m. to noon; commercial drop off will be from 8 to 10 a.m. and those wanting to pick up citrus can do so from 10 a.m. to 11:30 a.m. The program will be at the Elk's BPOE Scottsdale Lodge parking lot, 6398 E. Oak St. In addition, volunteers will be on site from 9 to 11 a.m. to provide information about rodent eradication, home-proofing and landscape care. Personal Use Bait Stations (PUBS) – used to house rodenticide – will also be available for \$5 each.

During these nine weeks, the Maricopa County Sheriff's Office Department (MCSO) will package quality fruit which will be donated to Arizona Indian Reservation communities, local food banks, senior homes and the MCSO jail system.

For more information about this program or roof rat mitigation, residents should contact the Arcadia NEIGHBORtoNEIGHBOR Campaign at (602) 273-0435, www.roofrat.net or the City of Scottsdale at (480) 312-3111, www.ScottsdaleAZ.gov/health/roofrats/general.asp.

To report a rat or for answers to health or safety questions, contact Maricopa County Vector Control at www.maricopa.gov/envsvc or (602) 506-6616.

I wonder if they are any owners that would like to organize a campaign.....i.e., drop off dates at the clubhouse and then take the gathered fruit to the donation site....that certainly might help to curb the presence of these creatures. What better way to kill two birds with one stone.....feed hungry people and get rid of the rats!

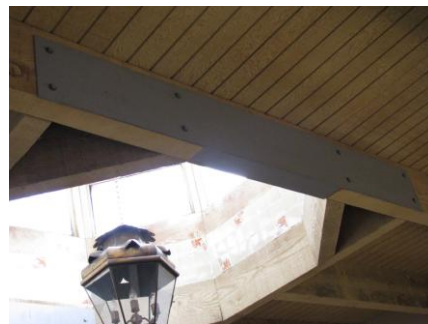
The Maintenance Beat Goes ON!



Fresh Split in Beam 12.20.09



Repairs in Progress 1.7.10



Repairs Complete 1.7.10

The Board & Building & Grounds Committee continues to monitor and maintain our common areas as needs arise. This was a very troublesome discovery in the clubhouse, but all is repaired, safety is restored and the clubhouse is good to go!



The rules of operation for the West Recreation Area are posted at the entry. By the way, there are 31 owners here who give loving homes to a wide variety of canines. We have some new puppy announcements....The Albers have Duke, The Eaton's have Annabelle and Daley/Martin have Zack. We welcome all these new little faces and know that they will be giving their owners a run for their money!!! From a personal standpoint, it is so nice to see the little park area being utilized! It has recently been brought to the attention of the Board that dog walkers are cutting through the main pool area. The County Health Department does support the HOA rule that dogs are not allowed in the pool area. Please refrain from taking this short cut. Thanks so much!



Monthly assessment coupon books were mailed from the printer on Dec. 26th. You should have gotten one by now unless you are a new owner who closed in the month of December. If you do an automatic deduction, obviously you will not have a coupon book. Please contact Heywood Realty @ 480.820.1519 or Larry@heywoodrealty.com if you have any questions. Remittance checks should be made out to Colonia Encantada.



Art Expo! Rummage Sale! Call it what you like, but the HOA is going to sponsor another event to promote intra-community commerce. Gather up your inventory, organize and get ready to take in the dough! More to follow, but a late Feb. or early Mar. date is in the works. "Your trash is someone else's treasure"!



I am publishing this photo from the West pool for the benefit of the out of towners without email. This senseless act of vandalism occurred sometime between Dec. 21-28. In response to criticism of the Board's decision to padlock the West pool until we can brainstorm on the issue, the Board has asked that any owner wanting to use the area please sign out for the key which is at the gate during regular pool hours. Since the pool much is seldom used in the blazing days of summer, I can't imagine lines forming in the winter. Bear with me as I send out a word of caution. None of us should be lulled into a false sense of security. These are strange times and CE is NOT impervious to crime. Whether you know it or not, last year there were 3 thefts during the time that one unit was under renovation. One neighbor had

jewelry stolen from her home. Another had plumbing supplies stolen from her garage and a third owner had a large flat screen TV taken right off their den wall.



Villa 2 \$ 650,000

Villa 6 \$ 749,000

Villa 10 \$ 799,000

Villa 51 \$ 759,000

Villa 56 SOLD

Villa 60 SOLD

Villa 66 \$ 1,475,000

Villa 67 \$ 649,000

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. Sellers, please do not remove the White Binder containing the Rules & Regulations for Colonia Encantada. This binder is intended to convey with the property. Thank you!



Hey Neighbors! Please try to keep your garage doors down. It looks much prettier in here with doors closed than open. (and it is in the rules!)



There was an article in the newspaper that caught my attention and maybe it will catch yours!



KNITTING & CROCHETING FOR OUR TROOPS

There are many web sites that you can view by just searching for the title above. I have included one for your convenience. I personally am honored to do this for our military men and women.

www.citizensam.org/html/helmetliners.html - [Cached](#)



The proposed budget presentation by Len Tinnan was voted in by those in attendance at the Annual Budget meeting. So much for projections. Right after the meeting, we noted a new split and sagging beam in the very center of the large gathering room in the clubhouse. Repairs were made but not without a cost. We will wait until we are further into this new calendar year to see how current operating funds are carrying us. There remain two units scheduled for Trustee Sales. Balances and funds owned by the HOA will be contained within the monthly minutes. We continue to report the delinquency percentage is very, very low aside from the two properties that are in foreclosure.



Aloha! The regular Board Meeting will be Mon., Jan 18th, 3p.m. Clubhouse. Join Us!