

# Colonia Chit Chat

March, 2010

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



The ballots for our recent election will be counted by the nominating committee and the results of the 2010-2011 Board positions will be announced at the Annual Meeting, Sunday, March 14th , in the Clubhouse at 4:00 p.m.



The Hathaway's Open House invitation to the ENTIRE community is more than generous and in talking with Mimi, we concluded that those who were not intending to come to the meeting would most likely come to her home at 4:00 and those in attendance would come at the meeting's end. Again, THANKS SO MUCH FOR YOUR HOSPITALITY!



Just a reminder to any of you who are planning to participate in the Art Expo and to those of you who are on the fence. Let this be a motivator to clean out your garage, closets and cupboards. Charly is also attempting to arrange a pick up from one of the charitable organizations in town on Monday following the sale, but we need to get you on the list. Get in touch with [CharlyVickery@cox.net](mailto:CharlyVickery@cox.net) or 480.368.1006.



## COLONIA ENCANTADA LADIES BOOK CLUB

**We Welcome all ladies of Colonia Encantada to join us!**  
**Club House**  
**Tuesday, March 16th @10am to enjoy discussing the book**

**"Water for Elephants" by Sara Gruen**  
**"An Enchanting Escapist Fairy Tale"**  
**The New York Times Book Review**

**Please come join us.**  
**Jan Ferrari**



**The Colonia Encantada Men's Winter Beverage Club** held its first gathering March 2 up at the main pool cabana. Judging from the photos, it looks like they were well fed and coherent. There are no photos after sunset????



Seated L-R Roger Kiviko  
Mac McMannis



L-R Jim Synder, Pete Hathaway  
John Gardner, Jim Wells, Brian Eaton



L-R Pete, Brian Eaton, Jim Wells,  
Darrell Luery, Jim Starkel



L-R Mike Gore, Mick Ferrari



L-R The Kelly's son, Jim Starkle, Jim Juengling



Last month, Mr. Herb Kaplan, Unit 23, passed away. A donation on behalf of Colonia Encantada HOA was made to Sloan-Kettering Cancer Center. The community also remembered Mr. Bud Spratlen, Unit 54, with a donation to St. Jude's Children's Hospital. Susan G. Komen was the charity that the HOA made a donation to when Mrs. Martha Knight passed away.



Villa 2 \$ 595,000

Villa 6 \$ 749,000

Villa 10 \$ 699,000

Villa 12 \$ 1,450,000

Villa 37 Pending

Villa 51 \$ 597,500

Villa 66 \$ 1,300,000

Villa 67 \$ 575,000

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). 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!**



As of this writing, assorted citrus is highly visible from McCormick Parkway. The Board will contract with someone to remove this citrus. There is no doubt that there remains citrus in many of our backyards. Please be compliant on this. We need to get our roof rat presence under control. If there is any one that is interested in contacting a rodent removal expert, I am including these contacts for your convenience:

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**Blackhawk Pest Control, Richard Wolff, our bug spray contractor, 480.483.3150**

Richard will provide a bait trap with bait \$30.00 per trap

He will service the traps on a monthly basis for \$10 per trap

**Rodent Proof, Josh Keith, 480.874.1368 Josh has inspected the community and we have rats!**

4 outdoor bait stations with bait \$22.50 per month

**Burns Pest Elimination, Joe Opiari, is working with some of our owners.**

5 "catch & kill" traps with 2 day follow up and weekly visits for 5 weeks, \$195 and \$100 per month after initial 5 weeks

**THIS IS A COMMUNITY PROBLEM! Removing the citrus is only one phase of the issue. You can set bait traps yourself if you choose not to contract with an expert. Anything will help! Please contact any of the companies if you have questions or specific problems.**



**Colonia has a new little "rug rat" now living with Natalie and Len Tinnan. Her name is Karlee and as tiny as she is, she has a BIG personality. She also has quite the fashion sense!**



The deadline for the Telephone Directory Updating is now past. You will soon receive the updated information. As of this writing, the directories will have self adhesive labels that will provide the necessary changes and the directory will not be reprinted. The directory format was designed to allow these orange booklets to suffice for a least one extra year.



The Colonia Encantada Rules & Regulations Binder is being reviewed and specific items are in need of updating. This is not a simple project. Please refer to the website, [www.coloniaencantada.net](http://www.coloniaencantada.net) for the most recent additions and revisions. The committees involved will update the entire community upon completion of the project. Any of the Board members, committee chairs and property manager are more than willing to answer any questions at any time.



The percentage of delinquencies is dramatically improved and we THANK all owners for making that component of the treasurer's job so much easier. Unit 77 is now owned by Chase Bank and all funds regarding that transfer have been received. The Trustee Sale for Unit 24 is re-scheduled for mid March. Our legal firm is pursuing the funds owed to the HOA by the former owner of Unit 60, James Williams.

**The APRIL 2010 regularly scheduled Board Meeting will be on Mon., April 19, 3:00p.m. Clubhouse.**



Happy St. Patrick's Day!!!!