

Colonia Chit Chat

May, 2010

www.coloniaencantada.net

CHANGES YOU CAN REALLY BELIEVE IN!!



These beautiful chairs (6 of them) were generously donated to our community by Jerry Oden (resident) who operates an awesome furniture studio by the name of Dean Warren who is wholesale to designers. And we thank him many times over, they look wonderful in our clubhouse.

Everything old is new again. Thanks to Christopher Coffin for the fabric, Denise Georgelos for the transportation to the upholsterer, and Joanne Daley for coordinating the procedure.



UNAUTHORIZED OCCUPANTS!



These fuzzy little critters are growing fast, even if they are still very tiny, they'll soon be on their own and checking out all our flowers here in Colonia Encantada



Anytime that there is going to be a change of occupancy in any unit, owners must follow the protocol dictated by the governing documents. Failure to do so results not only in migraine type headaches for the property manager and board of directors, but could also result in penalties and inconvenience and embarrassment for the owner and/or occupant. The change in occupancy that we are referring to can occur as a result of either a sale of the unit or the rental/lease of a unit, or a non-paying guest. In any event, please contact Larry Heywood at 480-820-1519 or larry@heywoodrealty.com

The appropriate forms are also available at the gate.

VILLAS FOR SALE

Villa 2 Sold	Villa 6 - Pending
Villa 10 \$699,000	Villa 12 \$1,450,000
Villa 51 Pending	Villa 60 \$1,095,000
Villa 66 \$ 1,300,000	Villa 67 \$ 529,000
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!



The percentage of owner delinquencies REMAINS greatly improved and we CONTINUE TO THANK all owners. Our legal firm is pursuing the funds owed to the HOA by all who are in serious default to our HOA. Let's all be sure to pay the recently sent invoice for the HOA Blanket Insurance.



An article has been written by Dr. Gibson regarding fleas. Dog owners may want to check it out on the Colonia Encantada website. She has been seeing more and more cases since we've had such a wet winter here. Her address is:

Dr. Krista Gibson, Animal Services Veterinary Hospital, 7134 E. Mercer Lane
Scottsdale, AZ 85254 Phone 480-948-1420



PLEASE remember when you want to make exterior changes, you MUST submit a request for service form. These are available at the gate house. It is much easier to complete a project after approval is granted as opposed to doing it and then hoping for approval. Never assume that because something similar exists that it was approved. We need everyone's cooperation on this. The revised architectural guidelines, 2006, are available at www.coloniaencantada.net

The next regularly scheduled Board meeting will be Monday, June 21st at 3:00 p.m. in the Clubhouse. All owners are welcome to attend.