



Colonia Encantada News

<http://www.coloniaencantada.net>

July/August 2011

Message from the President of the Board

According to the national weather reports, it looks like it doesn't matter where you are—in Michigan, Illinois, Nebraska or right here in AZ—it is hot, hot, hot. As long as our air conditioners are working, I guess we can all make it until cooler days arrive in September.

Right here in beautiful Colonia Encantada, things keep rolling right along with mostly good news. First, I am pleased to report that the replacement of the concrete balusters on the upper level of our Clubhouse bell tower is now complete—Dan Kelly, as usual, did a terrific — and our painting contractor followed up with a power washing and new paint job. The bell tower hasn't looked this good in quite some time. Next, I am happy to report that Paddock Pools did a very nice job eliminating lots of hairline cracks in the decks of both of our swimming pools. Because of never-ending settling conditions, I don't know how long that will last but, for now, the decks look almost like new. Also, we are happy to report that the pair of mallards that took up residence in our community, and created quite a mess in our pools and on the pool decks, are now GONE! We even engaged the USDA Wildlife Service to come and remove the ducks, but they could never find them to capture, but good old Mother Nature finally took care of the problem with the mallards (including six ducklings) migrating somewhere else. I hope they don't return next year for another breeding session.

Now, for the BAD news. First, the dog waste problem is still with us. Your Board of Directors is working overtime in effort to solve this problem—as noted in another article in this newsletter. Secondly, the matter of improper automobile parking—overnight on our streets and in the guest parking areas—has become a significant problem over the past 60 days. Some, but not all, of this problem is due to new residents not knowing or following our HOA's rules. Our gatehouse staff has

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been issuing an usually large number of parking citations to the violators. It costs the violators a \$25 fine each time; and though we can always use the money, we would prefer that all owners and tenants would abide by Colonia Encantada's rules and regulations.

It appears that the local real estate market is turning for the better -- certainly in Colonia Encantada. For the first time in quite awhile, we do not have any foreclosures pending in our community. As shown in the Real Estate Report elsewhere in this newsletter, we now have only three homes listed for sale. From my own perspective as a commercial realtor, it appears that prices are holding steady to climbing upward a bit. Let's hope that situation continues.

No matter where you are for the rest of the summer, you can keep up with what is happening in our lovely community by going to our website at www.coloniaencantada.net which our webmaster, Harry Phelps, keeps up-to-date for your benefit.

Wherever you are, keep cool and, and as the Englishmen say, stay out of the noon-day sun.

..... Len Tinnan



THE DOG “BUSINESS”

As most residents in our beautiful community know, your HOA Board of Directors has been struggling with a continuing problem caused by a few unidentified dog owners or their dog walkers. These few allow their dogs to “do their business” in our west-end dog park and elsewhere in the community leaving the droppings where they fall. Your Board has made repeated written pleas to all Colonia Encantada dog owners for cooperation in this matter, but to no avail. The problem persists. It is a repugnant and unhealthy problem for our community.

Because of this continuing dilemma, the Board of Directors has discussed the possibility of taking some drastic steps – such as closing the park to all dogs, or instituting a fecal DNA testing program now in use in several other HOA communities, or installing surveillance cameras at the dog park. Before taking any such severe and/or more costly steps, the Board has taken action to install a new Dog Waste Station near the entrance/exit of the park (see photo). We hope that the inconsiderate dog owners or handlers in our community will make use of the poop bags that are now conveniently available for them at the station and will deposit those filled bags in the disposal can right there. Your Board wants it to be clearly known to all dog owners that if this new dog waste station does not encourage those relatively few “trouble makers” to properly pick up and deposit their dog droppings, the next step to tackle this problem will be quick and much more drastic.

Please help. If by chance you see or know an offending dog owner, please be a “silent witness” by leaving an unsigned note in the mail box of any Board member. The Board would love to levy some heavy fines on the offender(s) to help offset the costs incurred for the new waste station.



The new Dog Waste Station is located at the west-end dog park.

Next Board Meetings

Monday, September 19

Monday, October 17

All regular Board Meetings are held in the Clubhouse at 3:00 P.M. and are open to all residents.

Board of Directors

Len Tinnan, President (#47)

Jim Wells, Vice-President (#14)

Harold Back, Secretary/Treasurer (#39)

Charly Vickery, Director (#79)

Kristy Moore, Director (#16)

Property Manager

Larry Heywood 480-820-1519
larry@heywoodrealty.com

The Real Estate Report

Each Newsletter will provide an up-to-date status report on homes for sale or for lease in Colonia Encantada. We hope this information will help keep you informed about the property values and of home buyers' interest in our community. The information below has been taken directly from the MLS listings (as of August 15, 2011). If there is any error, please let us know.

FOR SALE:

Unit #77	\$ 568,000
Unit #75	\$ 795,000
Unit #63	\$ 799,000

FOR LEASE:

Unit #63	\$ 3,900 (U)
Unit #57	\$ 2,350 (U).

SOLD:

Unit #12	\$ 599,000 (6/24/11)
Unit #67	\$ 460,000 (8/2/11)

LEASED:

Unit #52	\$3,500 (U) (7/1/11)
Unit #6	\$3,250 (U) (7/1/11)

Committee Chairs

Social	Sandy Glass (#43)
Architecture	Chris Coffin (#4)
Landscape	Mike Gore (#70) Steve Ashby (#45)
Building & Grounds	Cathy Bentley (#17) Acting Chair
Sunshine Contact	Sherry Wells (#14)
Clubhouse Reservations	Carol Rudin (#28)
Webmaster	Harry Phelps (#55)
Welcome	Kathy Ashby (#45) Sherry Wells (#14)
Newsletter Editor	Sandy Glass (#43)

About the Hail

Len Tinnan

Way back in October 2010, the Phoenix metro area experienced a very unusual hailstorm. Grape-sized hailstones literally covered our lawns like a snowfall in Michigan. It was pretty, but that storm wreaked havoc. Large numbers of automobiles that were not garaged had windshields broken, and auto bodies were dimpled by the impact of the falling hail stones. Homes and commercial buildings suffered damage to their roofs and air conditioning units.

In Colonia Encantada, the damage was much less than in other areas of the Valley. The flat roof section of our Clubhouse was damaged by that hailstorm but, fortunately, our insurer paid for the damage; and the Clubhouse roof has since been repaired.

Recognizing that hail damage to roofs may also have occurred to some of the homes in Colonia Encantada, our insurance company recently volunteered to inspect the flat roof sections of all of the homes in our community to determine whether additional adjustments would be in order. The insurance company's inspector was on-site for a brief time to begin the inspection of our roofs, but was called away suddenly to deal with an "out-of-state catastrophe." The inspector is due to return to complete the examination of the roofs of our homes and to prepare his report by about August 15th.

As soon as we receive that inspection report, the HOA Board will advise all homeowners of the inspection results and of what adjustments for damage, if any, the insurance company will make.



HAIL STORM!

For Andre House

Kathy Ashby

The Andre House, located in Phoenix, ministers to the poor and homeless. There are certain items that we seem to continually lack, so should you be able to donate any of the following it would be appreciated. Please contact Kathy Ashby (#45) at home (480-991-4624) or by cell (602 292-3170). Thank you.



Men's Clothing:

- Jeans
- Shorts (especially cargo)
- Boxer Shorts
- Socks

Women's Clothing:

- Shorts
- Dresses

Toiletries:

- Small Lotion Bottles
- Sample Size Colognes
- Small Toothpaste/Toothbrushes

Backpacks

Welcome New Homeowners



Colonia Encantada welcomes the following new homeowners to our community.

- #1 William Rogers and Wendy Black Rogers and son, Rhett
- #12 Betsy Boich, formerly a renter and now a homeowner of this villa
- #67 Young C. Kim and Heasel Hauser

We also welcome the following long-term leasees.

- #6 Dr. Thomas Lodi and Aimee Young
- #41 Brenda & Michael Schreiner and Courtney
- #52 Tom Bogle and John O'Brien
- #60 James Fisher and children Tre and Kennon

In Memoriam

It is with sadness we note the passing of homeowner Kelley Shillington. Kelley was the owner (with her husband, Robert) of Villa 60. The Colonia Encantada Homeowners Association wishes to express our sincere condolences to Robert.

