



Colonia Encantada News

<http://www.coloniaencantada.net>

September/October 2011

Message from the President of the Board



Nice cool mornings and evenings; and the over-seeding of lawns with winter rye grass has begun. Definite signs of early Fall in Arizona, the time of year when everybody loves being here. So, for those of you who are "snowbird" owners, come on back. We are looking forward to seeing you.

Over the past several months, and as we have previously reported, your Board has been struggling with a dog waste problem. Unfortunately, despite our efforts, part of that problem is still with us. The dog waste station that was installed in the west end park has seemingly done the job there, and the "poop in the park" is no longer a problem. However, there still seems to be one or two dog owners who are apparently insensitive and careless about this issue, and are still leaving their dog's droppings on the lawns, driveways and streets of our community. The Board plans to take this matter up again at its next meeting to see what additional steps might be taken to track down the offenders so that we can impose some severe penalties on them—including large monetary fines and the loss of privileges to our community's amenities. I assure you that we will solve this problem soon.

As of this date, we still have not received a settlement from our insurer for the October 2010 hailstorm damage to the roofs of a large number of Colonia Encantada homes, but the receipt thereof is expected shortly. At that time, as we have previously reported to you, a *pro rata* share of the settlement funds received will be distributed to each affected homeowner.

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Though the "damages" appear relatively minor in scope, when the funds distribution is made, your Board of Directors encourages those owners to engage a qualified roofing contractor to carry out the requisite repairs. In some cases, where the actual repair costs exceed the funds provided, owners may qualify for additional compensation from the insurer.

Your Board and our Property Manager have begun the process of preparing the Association's operations and capital budgets for 2012. When completed, these budgets will be presented to the homeowners for approval at the Annual Budget Meeting on the afternoon of Sunday, December 11. Please plan to attend that meeting to offer your inputs on the Board's proposed budgets and associated assessments.

In China, the year 2012 will be known as the "Year of the Dragon." In Colonia Encantada, the year 2012 will be known as the "Year of House Painting." In the past, the exterior painting of our homes was done every five years. However, based on actual need and other circumstances, it will be about seven years since the last painting cycle. You may want to plan now for that expense in your own household budget. Based on the proposal from Champion Decor & Coatings, the firm that recently painted our common area structures, the cost for painting our one-story units will be \$2,850 each, and the cost for the two-story homes will range from \$3,480 to \$3,980. You may, of course, elect to use a painting contractor of your own choice, but their adherence to the HOA's paint specifications will be mandatory.

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Though the general real estate market remains pretty weak, that doesn't seem to be the case in Colonia Encantada. As shown in the Real Estate Report elsewhere in this newsletter, we now have only one home listed for sale and another pending close of escrow, with none available for lease. Despite the general market conditions, Colonia Encantada quite apparently remains very attractive to home buyers.

Remember, whether you are here or away, 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.

~Len Tinnan

About Coloniaeditor

The electronic mailings you receive from coloniaeditor@gmail.com are those sanctioned by the Board of Directors. The heading that now reads "ColoniaBoard <coloniaeditor@gmail.com>" simply signifies a directive or communication created by or sanctioned by the Board. There is no actual "editor" for those mailings. It is important to know these mailings are not interactive and, if you should reply to any of them, you will not receive a response. If you have a comment or concern about the content of any communication, please direct them to our Property Manager, Larry Heywood. Larry will make sure members of the Board receive your comments or concerns.

Currently, Sandy Glass is volunteering to handle the electronic communications of the Board. If you have experience with group mailings and would like to make a contribution to the Association in this way, please let Len Tinnan know. The job is available.



Next Board Meetings

Monday, October 17

Monday, November 14

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



Annual Budget Meeting & Holiday Social

December

11

Sunday at 4:00 P.M.

Save the Date

The Board of Directors has announced Sunday, December 11 as the date for the Annual HOA Budget Meeting. It is the meeting at which the budget for 2012 will be discussed and voted upon.

A Holiday Social will immediately follow the meeting. Please mark your calendar now and plan to attend. It is one of only two annual meetings at which most homeowners attend.



Sunshine

If you know of an occasion among our residents that should be acknowledged by the Homeowners Association, please contact Sherry Wells (#14). It may be a note of sympathy, get well, or special occasion.

Sherry's contribution to our community as Sunshine Chair is greatly appreciated.

Committee Chairs

Architecture	Chris Coffin (#4)
Landscape	Mike Gore (#70) Steve Ashby (#45)
Building & Grounds	Cathy Bentley (#17) Acting Chair
Social	Sandy Glass (#43)
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)

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 October 3, 2011). If there is any error, please let us know.

FOR SALE:

Unit #77 \$568,000 (Sale pending)
Unit #75 \$795,000

FOR LEASE:

None

SOLD:

Unit #63 \$750,000

LEASED:

Unit #52 Rental amount shown in previous newsletter was incorrect. We apologize for the error.

Unit # 57 \$2,100 (9/7/11 – 5/3)

In Memoriam

We lost a long-time owner and friend recently. Ralph Martin (Unit 62), spouse of Joanne Daley, passed away on September 1. We will always remember him for his quiet and friendly manner. When he used to walk his black standard poodle, Mack, who passed away over a year ago, Ralph always had treats for other dogs that he and Mack would meet on the roadways of Colonia Encantada. Everyone will miss seeing Ralph around our community. The Colonia Encantada Homeowners Association wishes to express our sincere condolences to Joanne.



Board of Directors

Len Tinnan, President (#47)

Jim Wells, Vice-President (#14)

Harold Back, Secretary/Treasurer (#36)

Charly Vickery, Director (#79)

Kristy Moore, Director (#16)

Property Manager

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

Maintenance Tip for Homeowners

Over the past few years, the owners of several Colonia Encantada homes with dual street-facing second-floor balconies have found it necessary to undertake significant repairs or replacement of the large wooden beams underlying their balconies. In some cases, owners also found it necessary to replace the ornamental balusters that support the railings around the balconies. If you encounter these situations in your home, we have a couple of tips that might help you.

First, the rotting (weathering) of the beams over the past thirty years has been attributed to rainwater seeping through the tile flooring on the balconies. The “experts” we have consulted on this matter have recommended that a waterproof sealant be coated on the tile and grout surface to minimize the amount of water that seeps through to the underlying beams. This sealant will need to be applied again every year or two to be effective. If you find it necessary to repair or replace the beams, it is recommended that you: (1) remove the tile flooring on the balcony, (2) apply a waterproof membrane on the floor substructure, (3) replace the tile, and (4) seal the tile to prevent recurrence of the beam weathering problem.

Secondly, if at any time you find it necessary to replace any of the balusters, you will be able to find exact replicas available at Phoenix Precast, a company owned and operated by Dan Kelly’s brother. When the HOA had to replace the balusters on the walkway of the Bell Tower at our entrance earlier this year, we could not find any locally, so the HOA had baluster molds made so replicas could be cast. Those molds remain in storage at Phoenix Precast, and are available for your use if needed. Dan Kelly can help you, if needed.



Book Club:

Read, Discuss and Share a Cup of Coffee

Co-chairs: Sherry Wells & Sandy Glass

You may want to mark your calendar now for our first meeting of the Colonia Encantada Book Club 2011-2012 season.

Ruby Gore will facilitate the **November 15** meeting in which we will discuss *Sarah's Key* by Tatiana deRosnay. Naomi Ragen, author of *The Saturday Wife* and *The Covenant*, writes: “This is a remarkable historical novel, a book which brings to light a disturbing and deliberately hidden aspect of French behavior towards Jews during World War II. Like *Sophie's Choice*, it's a book that impresses itself upon one's heart and soul forever.”

Just as a reminder, our December 13 meeting book is *Let the Great World Spin* by Collum McCann. Author Frank McCort reviews this novel saying, in part: “Trust me, this is the sort of book that you will take off your shelf over and over again as the years go along. It's a story of the early 1970s, but it's also the story of our present times. And it is, in many ways, a story of a moment of lasting redemption even in the face of all the evidence. There are dozens of intimate tales and threads at the core of *Let the Great World Spin*. On one level there's the tightrope walker making his way across the World Trade Center towers. But as the novel goes along the “walker” becomes less and less of a focal point and we begin to care more about the people down below, on the pavement, in the ordinary throes of their existence.”

We welcome all who are interested. Bring your friends as well.