

La Solana Condominium Association

City Property Management Company

July 2008 Newsletter

Updates from May's Board Meeting

The Board approved the following:

- A 3-year contract with Qwest at a cost of \$433.35 per month.
- A 2-year lease with Lee Crow of Village Beaute at a cost of \$300 for June, July and August, and \$400 for September forward.
- A bid from Native Sons to trim all the palms, removal of 4 trees, and topping of 3 trees.
- Exhibit Guidelines for the Vanguard artists to display original artwork throughout the clubhouse.
- Rules & Regulations – The following rules were changed:
 - Article III, Section A-9 (Swimming Pool floating items)
 - Article IV, Section D-3 (Security Screen Doors)
 - Article IV, Section G-1 (Satellite Television Dishes)
 - Article IV, Section H-1 (Bulletin Board)
 - Article IV, Section I-1 (Window Signs)
 - Article IV, Section J-1 (Bicycle Storage)
 - Article IV, Section A-2 (Towing)

Copy of Revised Rules & Regulations included.

Other Business:

Golf Cart Parking Spaces – According to the legal opinion of Ekmark & Ekmark, owners can re-allocate their golf cart space to another owner within the community whether it be through a trade, resale or give-away. The Association is allowed to charge for the actual costs to update the CC&R Amendment, Schedule A. A fee to update the CC&R amendment will be established at a later date.

The 2008 Reserve Data Analysis (RDA) Study is completed and will be used in preparing the 2009 Budget.

Travel News



Primm Nevada/Las Vegas trip planned for July 20 – 22nd. This is a good time

to get away from the heat! The trip includes: transportation, 2 nights lodging at Buffalo Bills Hotel & Casino, a stop in Las Vegas, 2 buffets, pastries, juice and movies on board the bus. Free monorail ride available to the Whiskey Pete Casino and Primm Valley Casino. Chance to shop at the enclosed mall adjoining the Primm Valley Casino. The deadline to register was Friday, June 27th. However, since there is still room available, registration will remain open, until Thursday, July 3rd.

News From Surprise Tennis Complex

The City of Surprise Tennis & Racquet Complex would like to invite city residents to check out the brand new facility which features 25 Tennis Courts (17 lighted), 2 Racquetball Courts and a fully stocked Pro Shop. Centrally located on the City's Recreation Campus, it is now open at 14469 W Paradise Lane.



Meeting Announcement

The Board is on Summer Break

The Next Board Meeting will be:

Wednesday, October 15, 2008

11:00 am

At the Clubhouse



City Property

Management Company

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Community Manager

Lisa McDaniel, Ext. 139

Association Coordinator

Barbara Williams, Ext. 108

Association Accountant

Bill Hoffman, Ext. 219

REMINDERS



Please, when you use the building cart be sure to return it to the designated area on the first floor. We are having a number of carts left on different floors throughout the day, which results in residents having to go from floor to floor (and sometimes building to building) to locate it. If you should need to borrow a cart from another building, please take the time to bring it back to the proper building. Be courteous of your fellow neighbors. I know they will appreciate it!



If you donate magazines for the clubhouse, please be sure they are not outdated. We have been receiving magazines from 2004 through 2007. People are not interested in outdated magazines, and doing this results in the maintenance department having to continually haul old magazines to the recycle bin. If your magazines are more than two months old, please do not bring them down to the clubhouse; take them to the recycling bin behind Bldg. 7.



The trash container in the mailroom is for discarding junk mail only. We are having residents place their bagged newspapers in this bin. The container is small and cannot accommodate large bags of trash without having to be emptied daily.

The Board welcomes you to submit tidbits, news, or anything that would interest and help your fellow residents for the newsletter.



Holiday Social Committee

The Holiday/Social Committee will be taking a break for the summer, and will resume social activities in October. We want to thank Denny Gutman, Dorothy Johnston, and Margaret White for the great parties they planned this past year. Anyone who has ever worked on a committee knows how much time and effort goes into it.

We are sorry to report that Margaret White will be leaving our community the first of July to move back to Iowa to be with family. A big "THANK YOU" goes to Margaret for the time she gave not only to this committee, but to the office staff in seeing that the kitchen towels and washcloths were washed and bleached weekly - her efforts in this area were greatly appreciated. We are looking for volunteers to help on this committee. If you are interested in helping out, please see Joanne or Judy in the clubhouse.

Website Update



We are pleased to report that the website is almost ready. The site address is www.lasolanahoa.com if you would like to check it out. We still need to add pictures, community documents, calendars, newsletters, for rent/sale lists, specific data, etc. We hope to have the site up and running efficiently by the end of July. If you have any ideas, suggestions, or pictures that you would like to see on the site, please contact Barbara at City Property Management at bmwilliams@cityproperty.com or call 602-437-4777, Ext. 108 or speak with Joanne at the Clubhouse.

SCG Neighborhood Representative Report

Sun City Grand (SCG) is a community made up of 64 recognizable neighborhoods and LaSolana is the largest with 252 homes. We are unique in that we are the only condominium neighborhood in SCG with our own set of "Conditions, Covenants and Restrictions" (CC&R's), but like all the other 63 neighborhoods we are also governed by CC&R's of SCG. As such, we can choose to enjoy some or all of the amenities of the entire community, but we must also abide by the CC&R's of both LaSolana and SCG. Most of us probably would not have purchased a LaSolana Condominium if the complex had not been included in the SCG community. And, probably most renters would not rent LaSolana units if the complex was not part of the beauty and integrity of SCG which we all have a responsibility to maintain.

Because SCG is a deed restricted community, our CC&R's permit SCG authorities to function under community law, not to be confused with civil law enforcement. Community laws, the CC&R's, can be changed as in the case of the "Age Initiative" which now requires that one owner occupant of a SCG home must be at least 45 years of age instead of the previous 55 years of age requirement. Although a person of any legal age may purchase a SCG property, at least one owner occupant must be at least 45 years of age in contrast to rental properties where a 55 year age minimum remains a requirement for one occupant, and rental agreements must be for a minimum of one month. This is true for LaSolana homes just as it is for all properties in SCG. Violations of these rules must not go unreported, and such reports should be sent to SCG's Executive Director, Mitzi Mills, for appropriate action.

Also, LaSolana owners who rent their properties should notify Joanne or Judy in our clubhouse office about the arrival and departure dates of their renters or guests. This can be done during normal business hours from Monday through Friday. As an owner, your compliance with this request in the future may resolve a number of problems that have arisen in the past.

Recently, a LaSolana occupant conversing with other neighbors, while walking her dog one evening, stated that she would not buy a unit in the complex even though it might be a good time to do so. Her reason was that LaSolana has too many rules. If she was serious about buying she probably should not be looking at any property within SCG. The CC&R's, LaSolana's and SCG's, exist as a means of protecting each home owner's investment and to enable those of us who live in close proximity to each other in our neighborhoods to enjoy a lifestyle not always possible in non age-restricted communities.

Finally, mention should also be made of the importance of keeping LaSolana and SCG as crime free as humanly possible. Compared with other City of Surprise neighborhoods, we are relatively crime free. Some of this good fortune is the result of many SCG volunteers working cooperatively with Surprise's law enforcement personnel. And, some of this good fortune is the result of individual efforts to protect their personal belongings by participating in the Surprise Fire Department's Lock Box Program, installing LaSolana approved security doors, etching their names on electronic equipment, ordering criminal background checks for vendors and potential renters, placing valuables out of sight, registering your automobile, or something as simple as reporting suspicious activity. As Russ Anderson, LaSolana's representative to the SCG's Block Watch Program, would say: "The perfect crime is the unreported crime."

-Earl Lindquist
SCG Representative & La Solana Community Member

Telephones

As you read on the first page, LaSolana finally has some telephone relief. This is due in large part to Maggie Greene. Her previous experience in the industry and willingness to volunteer hours of her time to this project are greatly appreciated. Our telephone bills should now be cut almost in half of what we have been paying. A big Thank You goes out to Maggie!

We are happy to report that Paul Vetere is doing fine. For those of you have not heard, Paul was injured in a motorcycle accident on May 4th, which resulted in a shattered wrist and cracked pelvic. The wrist had to have a metal plate and screws placed in it. He is doing great and he was able to return to work at LaSolana on June 18th.

Paul says, "I want to thank everyone for their calls, cards and gifts and the concern that has been shown to me. It is very much appreciated. I am happy to be back to work."

We are pleased to have Paul back on board and in good health!