

LA SOLANA CONDOMINIUMS

March 2008

FYI.....

This is Arizona...It's supposed to be WARM here in the winter, but this year has not been quite like it should be; nevertheless we "snowbirds" have survived! By the time you read this, Elaine and I will be heading back to the warmth of Kentucky. We've really enjoyed our stay with "ya'll" since last August and we are hoping to return next August but hope to make our trip a bit longer (April, maybe?).

Some wonder as to why the Board creates a budget when they don't seem to follow it. This is relatively simple: a budget is just that, a budget...or a plan as to how funds will be received and spent over the course of time (in our case, a 12 month year). Just as with your own personal budget, things pop up that were not envisioned when you prepared the budget, so you (and the Board) must accommodate those changes. It is very difficult with as many moving parts as there are at LaSolana to ever create a budget that is followed to the penny every year, but count on the fact that your Board is watching those pennies very closely and spending our money wisely and for the benefit of the majority.

The law in Arizona has recently been changed to keep HOA's from prohibiting homeowners from placing real estate signs on the premises. While it is legal, perhaps, it is in the best interest of the property owner and the HOA to not place signs on property that is for sale. It certainly doesn't help the "curb appeal" of the property or of our condos. Perhaps those who do that might wish to reconsider.

Finally, I think we all want to thank our retiring Board Members, Bob Rector and Tony Luckock, for their efforts as well as congratulate Barbara Magnusson and Elaine Hall, who were elected to the Board for three year terms. Thanks and best of luck to you both.

As we leave you for Kentucky, we thank you all for your friendship and the enjoyment you bring to LaSolana. See you next summer!

John Hall #6309

Mark Your Calendar!

March 17th, 10:00 a.m. - St. Patrick's Day Party.

Help us celebrate St. Pat's Day with coffee and donuts in the clubhouse. A sign up sheet is available in the activities book in the clubhouse.



March 18th, 10:00 a.m. to 3:00 p.m. -

Creative Hands Art & Show at the Clubhouse

Don't miss this opportunity to view and purchase original artwork, note cards, jewelry, floral arrangements, and more all made and designed by our talented residents. See how gems are cut and set.



March 21st, 10:00 a.m. Easter Potluck Brunch – Join us for a delicious morning brunch. Get out your favorite recipe and share with old and new friends. A sign up sheet is available in the activities book in the clubhouse. Sign up by Monday, March 17th.



Semipublic Swimming

Health Code

It was brought to the membership's attention that the code for Semipublic Swimming Pools under the



Maricopa County Environmental Health Code Chapter VI, Section 7, Regulation 3A states, "Walkways shall be provided be continuous, unobstructed and at least four (4) feet wide." We are requesting that everyone adhere to this rule. It is important that a walkway be available at all times around the edge of the pool. If anyone would like to see a copy of the Regulation, please JoAnne or Judy in the clubhouse.

A big Thank You to Margaret White, Dorothy Johnston, and Denny Gutman for the great work they are doing on the Holiday/Social Committee. Without their work and dedication, these events would not be taking place.

2008 Annual Meeting Update

We had a great meeting with 148 units represented either in person or by mail-in ballot. Barbara Magnusson and Elaine Hall were elected to the Board of Directors for a 3-year term. We welcome both of you. We also want to thank Tony Luckock and Bob Rector for their hard work during their term on the Board.

The results of the Ballot Amendments were as follows:

The vote to equalize the monthly assessments was tabled due to a legal opinion from the association's attorney indicating that it would require 100% approval of the homeowners to pass. Please contact Lisa McDaniel at City Property if you have any questions regarding this decision.

The proposed Amendment to the CC&R's to change the delinquency date for assessments from the 30th to the 15th of the month **DID NOT PASS**. The vote was 125 in favor and 23 against. 169 affirmative votes were needed in order for the vote to pass.

Homeowner Opinion Forum

The results of the Opinion Forum were given to the Board for review. A decision on the action to be taken will be forthcoming at the March 12th Board of Directors Meeting.

Results

43 prefer clubhouse open on weekends & 103 want it closed. 128 want the bulletin board left as it is & 16 want it changed.



FOLLOWING ARE THE BOARD OFFICERS:

Barbara Becker - President

Pauline Schroedel - Vice President

Barbara Magnusson - Secretary

John Ellis - Treasurer

Elaine Hall - Member at Large

2008 BOARD MEETING DATES:

March 19th

October 15th

May 21st

November 19th

ALL AT 1:00 PM

IN THE CLUBHOUSE

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If you enjoy going on the monthly casino trips and would like to volunteer your time to organize the monthly trips, please see Judy or JoAnne in the clubhouse. Andrea Talbott was kind enough to fill in on an interim basis when Miriam Maldonado left, but our goal has always been to find a permanent replacement for Miriam. All future local casino trips will be discontinued until further notice. We thank Andrea for stepping up to the plate on such short notice and for all of her hard work and dedication in making the trips such a success.



Community Manager's Corner

As most of you know, the vote to change the delinquency date from the 30th of the month to the 15th of the month did not pass. The Board and many homeowners are very disappointed in the outcome of the vote and feel the change is necessary for the financial well being of LaSolana. The Association continues to struggle paying its monthly bills in a timely fashion primarily due to the receipt of assessments late in the month. The Budget is based on all income being available at the beginning of the month to pay expenses as they arise. When more expenses are incurred than income has arrived, the association is forced to make slow to late payments to vendors. For those of you not on a monthly auto pay with your bank or credit card company, auto pay would simplify your monthly payment. ***Please see the enclosed Ballot to place your vote again.***

ELEVATORS

The elevators are now being serviced by Arizona Elevator Solutions (AES). As discussed at the Annual Meeting, there were significant maintenance items ThyssenKrupp was ignoring, which threatened the safety of our residents. On February 1st, AES started a thorough inspection, cleaning, repairing, aligning, etc. of the elevators. The elevators seem to be running better since then. Another plus is that this new company is saving LaSolana over \$1,000 per month for this new contract.

When riding elevators on a regular basis, we would like to share with you a few tips to remember should you ever get stuck in an elevator. When elevators break down, it is usually something mechanical. Therefore, the lights, air conditioning, telephone, etc. will still work. Please do not panic. You will not run out of air. During storms or other times when the power might go out, the back-up generator should kick on to keep you in light. The phone will also still work even in a power outage.

Should the elevator stop, the first thing to do is open the telephone panel underneath the floor selector buttons. The phone is linked directly to the elevator monitoring company. The operator will stay with you on the phone if you would like. They will page the on-call emergency staff. **Please understand that the standard response time in this industry is 30 minutes to 1 hour.** We realize this amount of time could seem like an eternity if you are stuck in an elevator, especially if you are alone. However, you need to realize that although the elevator companies have servicemen on the west side of town, they have to stop whatever they were doing, load up the gear and get into the truck, drive through traffic to the property, get to the building and assess the damage before they can make the repair and get you out safely.



Calling 911 while stuck in an elevator should only be reserved for health emergencies (heart attack, stroke, fainting, women in labor, etc.). If 911 is called out, the firemen generally will use the jaws of life to open an elevator door. This completely tears up the doors, which will need to be replaced at a cost of \$5,000-\$30,000 easily. Usually by the time the firemen tear up the door, the elevator maintenance servicemen are there and could have opened it without damage and subsequent cost to the association.

We all understand how stressful getting stuck in the elevator can be, but this is their business. They understand your urgency, and will do their best to get you out as quickly as humanly possible.

DON'T FORGET...

All Architectural Changes, such as security doors, window coverings, awnings etc., must be submitted to the Board prior to installation.



LIBRARY COMMITTEE UPDATE

Our thanks go out to Valarie Ball, Carla Rehill, and Sharae Hogan for the great job they are doing in the Library. We know how much time and work is involved. Believe me, your hard work has not gone unnoticed.

COMPUTER USAGE



When signing up to use the computer, please put in a START and END time. It should not have to be up to the person coming in behind you to figure out how much time is left. The time limit is 30 minutes and residents must supply their own paper. If you have exceeded your time limit and no one arrives, you may remain on the computer until someone shows up. Once they have signed in however, it is important that you give up your place. We are finding several people failing to sign in properly and ignoring their time limit. This causes quite a problem during the busy winter months. When using the computer, please make sure you exit out of everything before leaving the computer. The screen should always be left on the Start screen with no software or internet windows open. Please be considerate.



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DRYER VENTS CAN CAUSE FIRE!!!

At the January Board Meeting we had a representative from the Fire Department as well as Rich Hanley, an Independent Contractor specializing in dryer vent cleaning, speak. Please take a few minutes to read the enclosed newspaper article by Glenn Haege, who can be heard on over 160 radio stations nationwide, regarding dryer vents. Thousands of fires every year are started from dryer lint, and most of these fires the owners said they were cleaning the vent every time they used the dryer. The problem is that the removable vent screen is not the only place lint accumulates, and that is why you need to have a professional come clean it out at least once per year. Please consider your friends and neighbors as well. It only takes one dryer to combust and the adjacent condos will most likely catch on fire as well.



Rich Hanley has offered residents of LaSolana special pricing to have their dryer vents cleaned. Rich has serviced quite a few units already, and comes highly recommended. He offers great service at the best price in town. We recommend you call immediately to schedule your cleaning. Rich can be reached at his office at 623-322-8998 or on his cell phone at 623-293-6144.



"PLEASE DO NOTS".....

If by chance you should open another resident's mail, please do not write on the outside "Not here" and place it back in the outgoing mail slot. When you do this, the mail is sent back to the sender which causes a major delay as it has to be rerouted to the proper mailbox. This has caused residents to be late in paying bills, receiving necessary medication or checks, etc. We request that you either notified the mail carrier of the error and hand it to her, or write a note on it indicating "wrong mailbox" and place it in the "Office" mailbox. The office staff will then make every attempt to get it to the proper person as soon as possible.

Golf Carts – It is very important that you chain your golf cart securely to the post in front of the cart. We have had two carts stolen from the premises in the past and one was during the day. An unsecured cart is an invitation to steal.

Trash Service – A number of resident are placing their trash out on non-trash pickup days. Please refrain from doing so. Trash is picked up on Monday and Friday unless rescheduled due to a holiday. All trash should be bagged and tied securely and placed out no earlier than 7:00 a.m. Trash placed out over the weekend is not only unsightly, but becomes unpleasant to smell. Let's be proud of LaSolana and be considerate of our neighbors.

PLEASE READ THE ENCLOSED RULES & REGULATIONS