

LaSOLANA LIVING

Official Publication of Home Owners Association



December 2010

As we begin a new year, I thought it might be a good idea to offer some “resolutions” which we can all take into 2011:

1. Turn off the TV and go out and meet new people
2. Get to know your neighbors
3. Look up when you are walking outside and smile at others
4. Visit with others in the clubhouse, around the pool or in the mail room
5. Use the library – its got some great books
6. Attend some entertainment with others – be it “game night”, Wednesday “socials”, events at Sun City Grand or elsewhere within the area
7. Share what you have with others
8. Play cards with friends and enjoy it whether you win or lose
9. Call the SPCA and see if you can volunteer as a foster care giver for an animal
10. Visit the children in the hospital and share your time with them
11. Help keep LaSolana clean and neat
12. Start a tradition
13. Listen to the birds
14. Watch the clouds
15. Organize a party for your neighbors
16. Listen before you act
17. Open your blinds
18. Turn your skills into works for charity
19. Ask questions
20. Seek to understand others
21. Ask for help when you need it
22. Learn a new craft, a new song or poem
23. Know that no one is silent, though many are not heard
24. Enjoy each day you have
25. Laugh
26. Don't feel sorry for yourself – we all have our burdens to bare
27. Help your children without them asking for help
28. Make each day better than the previous day
29. Learn to balance your checkbook
30. Make a new friend

Enjoy every day we have together in Paradise – at LaSolana!

HAVE A HAPPY AND HEALTHY 2011 from John Hall, Editor

REMINDERS!

Emergency Hours

For weekend or after hour emergencies, please call City Property Management Company at 602-437-4777 and follow the prompts.

Blockwatch Happenings

Please remember to lock your vehicles. Lock golf carts and bikes with a quality cable or chain. All vehicles should have a parking tag displayed in the front mirror visor.

State I.D. Card

With all of the out of state residents we have at LaSolana it might be a good idea to obtain a State I.D. Card. The cards can be purchased at the DMV (Drivers Motor Vehicle) for \$12.00.



SCG Renter Card Fee Charge

As a reminder, the Renter Card fee for Sun City Grand has increased. The rates are:

1-3 months	\$125
4-6 months	\$150
7-12 months	\$200

Owners, please convey the new fees to your renters so they are informed and prepared.

Dial-A-Ride

We have developed a program with Dial-A-Ride to take residents to the following locations each month:

- Albertson's – 1st Tuesday
- Fry's – 2nd Tuesday
- Surprise Senior Center – 2nd Thursday (Bingo)
- Walmart – 3rd Thursday
- Safeway/Big Lots – 4th Thursday

Registration sheets are available in the Activities Book in the Clubhouse. The times for departure and return for each trip are listed on the registration sheets.

Lost and Found. We have several unclaimed items in our Lost & Found box located in the clubhouse office. If you have lost an item, please check with Judy or JoAnne in the clubhouse.

Elevators – Please, if you spill anything in the elevator take the time to clean it up before it gets tracked in the hallway and/or condo units. Leaving a mess is not fair to the people living in your building who have to use the elevator.

Utility Carts – The utility carts are not to be used for taking trash to the dumpster. People place their groceries on the cart as well as other items and should not have to be exposed to trash drippings. Please return the utility carts to the center of the courtyard in your building. It makes it easier for everyone. Please *DO NOT* take carts from other buildings.

Pets – please pick up after your pets. We are finding dog waste on sidewalks, inside the courtyards and grassy areas of the complex. If you have a pet, it is your responsibility for the immediate removal and of all solid animal waste of your pet(s).

Computer usage – When using the printer, please be sure all of your documents have printed before leaving the computer room. We are finding documents left in the print queue. This causes the next computer/printer user to have to wait until your printing job is completed before they can print their documents. Not only does this cause the current computer user to waste his/her paper, but confidential material is being seen by others.

DECEMBER'S BIG NUMBER

36

Number of bicycles on our property!

That's fantastic! If you are interested in a weekly bike ride, meet in front of Club House at 10 AM on Tuesday's. We generally go slow, stay in the area, travel less than two hours and usually stop for a snack/coffee break!



News from your Board

Your Board of Directors is continually looking at creative ways to cut costs and to maintain monthly assessments at a reasonable level. This fall we decided to focus on updating all our contact information at the office to assist them in “assisting you” if any emergency were to take place in your condo. You have received a letter and a form from the Board with your December statement. Please respond to the request to submit your current personal data to the LaSolana office. JoAnne and Judy will keep that information confidential unless you have directed them to place you in the Community Directory.

We will be lowering postage, paper, printing, and staffing costs by providing electronic communication whenever possible. A copy of this newsletter will be available in the clubhouse to read; however, we plan to distribute it to most owners via email and on our website.

Our biggest cost effective change is your assessment fee for 2011. It will remain constant throughout the year at the same amount which will include your water costs. There will be no separate water amount showing on your monthly statement. You won't receive a monthly invoice (cost saving) but instead by Jan. 1, you will be notified of your assessment figure for 2011 and it will be the same every month.

Accolades are in order for Ken Marks and his financial team who worked diligently on the budget. Hundreds of hours were invested to make it possible to hold costs at an acceptable level for everyone. Your work is recognized and appreciated.

The Board passed a motion at the November 24, 2010, general open session to discontinue the trash pickup service at LaSolana effective, January 1, 2011. An analysis of the hours involved, especially when we have a very full community Jan. – Apr., revealed that 20% of maintenance staff time was being consumed weekly on this task. To keep our costs under control and to not raise assessments, this business decision had to be made. We all need to recognize that LaSolana is a community of independent 55 plus residents. We are not an assisted living facility; however, any resident who needs help will need to call the office to make special arrangements.

Continued

We are planning to take a proactive approach with the roof repairs in the community. Our roofing consultant has earmarked a couple of buildings which need fairly quick attention. Instead of continually repairing leaks, we will move the date for roofing rebuilds forward and concentrate on a couple of buildings per year utilizing reserve fund monies earmarked for those improvements.

The cushions for chairs and lounges at poolside are being replaced. We will be adding cushions and future furniture replacement to our reserve account.

We are involving residents in several committees. If you are interested in participating with the Social, Utilities, Finance, Architectural Review or Owner/Rental Committees leave your name at the office and we will contact you.

At this time, I would like to recognize the teamwork and effort of all staff and Board members over the summer months. Thanks to Brad Schaeffer, our community manager, we were kept informed of activities and challenges at LaSolana via email, phone calls, pictures and videos. Brad worked closely with JoAnne, Judy and Mike, both on and off site. Business carried on as usual even though your Board was spread across North America.

LaSolana has a remarkable effect on you. When you are not able to reside here permanently and you must head north for part of the year, this community is never off your mind. It must be because of the special relationships that are formed here and that continue regardless of your GPS location. Thank you one and all.

A deep appreciation goes to: Elaine Hall – Vice President; Ken Marks – Treasurer; Dick Morrisett – Secretary; and Russ Anderson – Member at Large; JoAnne and Judy in the office and Mike Donovan, our maintenance guru.

We would like to take this opportunity to wish each of you a very Happy Holiday Season. We wish you health, happiness and safe travels throughout 2011. See you at the pool very soon!

- Ann Ward, Board President, LaSolana Home Owners Association

Heard round the pool ...

ME: Hey Vern, how 'ya doing today?

VERN: Well, I got up this morning!

Take time to meet your neighbors – you might be surprised at what some have done in their past life, like Vern Mitchell! - Just ask Joe Lewis!

LANDSCAPE COMMITTEE REPORT:



The Landscape committee met November 29 to discuss the proposals of the 3 landscape bids that were submitted. They will be calling board members of communities and visiting communities that were listed as references. After this research, they will meet again later this month to discuss the results and which landscaper they would recommend to the board for consideration. The board will then make the final decision in choosing a landscape company.

BUS TRIPS: CHECK THE “BLACK BOOK” ON THE DESK RIGHT INSIDE THE LOBBY DOORS TO SEE WHAT TRIPS ARE COMING UP IN JANUARY AND FEBRUARY! WE HOPE YOU WILL JOIN US – THEY ARE ALWAYS FUN!

UTILITIES COMMITTEE REPORT

The owners might wish to consider the replacement of their unit A/C - heater units this year. If you are a full time resident of LaSolana and this is your primary residence, you may qualify for a Federal Tax credit of up to \$1,500. In addition, APS (our power company) is offering an energy rebate of \$425, and lastly, the A/C - heater companies are offering incentives from \$750-\$1,000. That can make this expensive replacement fairly affordable and there are financing plans available with no as little as zero interest.

We have had three companies to LaSolana so far, George Brazil A/C (Matthew Miller - 602-346-4350), Alaskan Cooling (William Fiegel - 480-446-7788), and All Tech (we do not recommend this company). It appears that a closet A/C - heater unit could be replaced for approximately \$4,000-\$5,000 depending on the unit - even without the Federal Tax Rebate. It should be noted that these new A/C - heater systems are approx. 40-50% more efficient than the old units we currently have and that can mean significant electricity cost savings to the owner. George Brazil also offers, as part of their warranty coverage, 10 years, parts, labor, and compressor. If you are interested, feel free to call the referenced company names as this is an owner decision. Some or all of the rebates/tax credits expire at the end of 2010.

