

## Notes From the

### Board Meeting, Oct. 24<sup>th</sup>, 2012

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It is so good to be back at LaSolana and to see all our friends, neighbors and fellow Board members. We hosted the budget workshop on Monday, October 22<sup>nd</sup> and thank you to all the interested residents who attended and asked such great questions. Ken Marks did an outstanding job of explaining the content of the 2013 budget, as well as the implications to our reserve funds. We all appreciate the hours that you spend, Ken, organizing this annual document. We approved it at the Board meeting.

At the Board meeting, dates for the future meetings and Chats with the Board were established to cover the next 6 months. Watch the LaSolana calendar for these items. We will host a "Chat" on November 8<sup>th</sup> at 7:00 pm – 8:00 pm in the Clubhouse. A special guest from the CHAPS organization in Sun City Grand will address the residents at the start of the evening. The rest of the evening will be open to residents' comments/questions.

The landscape challenges we are having with ProQual were discussed. The Board acquired an updated bid from CareScape (one of the three companies who quoted on our property maintenance 2 years ago). The Board approved the changeover for our landscaping company to CareScape effective on December 1, 2012 at a cost of \$6,750 per month. Their office and equipment is situated just off Bell and Grand Avenue.

The Board reviewed bids to do asphalt work to open and seal up an area where a drainage pipe is blocked or collapsed and the cost to replace the drainage pipe. This work was approved up to \$3,500, but no action will be taken until CareScape has had a chance to see the site.

Ken explained the elevator modernization proposal and with direction from the residents in attendance, we will move the start of this elevator work ahead to 2013 from 2014 after examining the contracts in further detail. We are looking at a cost of approximately \$180,000 per building. This item will be paid for out of our reserve study.

Russ Anderson has agreed to sit on the Architectural Committee as the Board Rep and will act as its Chairperson until Feb/2013. Thank you, Russ.

We ratified an action in writing from an August invoice concerning the replacement of the water leveler for the spa at a cost of \$1000.

A brief update on the Colonnade easement agreement negotiations was given to say that we have verbally reached an agreement. The Board is now waiting for the written version from Sun Health for review and approval. After that action, we can divulge the details of the agreement.

Ann Ward, President  
LaSolana Board of Directors





# How's the Weather?

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## What is the hottest location in the state of Arizona?

Although Phoenix residents may feel that their city MUST be the hottest place around at times, top honors go to Lake Havasu City, where the mercury climbed to 120 degrees on June 29, 1994. This beats the Phoenix mark of 122 degrees, set on June 26, 1990.

## How about the coldest place in Arizona?

Obviously, Phoenix cannot touch this mark—Hawley Lake recorded Arizona's coldest temperature of 40 below zero on January 7, 1971. The best (coldest) temperature Phoenix could muster was 16 degrees, set WAY back on January 7, 1913. Now, on even the coldest days, Phoenix Sky Harbor struggles to reach, much less break, freezing (32 degrees). This is due to the "heat island" effect caused by urbanization.



## How much rain can fall in a 24 hour period in Arizona?

Typically, the heaviest rain falls during the summer thunderstorm season or Monsoons. The rain can accumulate very quickly, resulting in flooded streets or washes and can even cause deaths via flash flooding. In Phoenix, the greatest rainfall in a 24 hour period was 4.98 inches. This fell on July 1-2, 1911. The total is quite a bit less than the Arizona record of 11.4 inches, which fell on Workman Creek (30 degrees NNW of Globe) on September 4-5 1970.

## How much rain can fall in an entire calendar year in the Grand Canyon State of Arizona?

The wettest year on record for Phoenix dates way back to 1905 when 19.73 inches fell in the gage. The all-time Arizona mark is 58.92 inches at Hawley Lake—this was set in 1978. Arizona seems bone dry when compared to the United States holder—Kukui Hawaii, where a whopping 704.83 inches fell in the year 1982! That's over 58 FEET of rain!

## Has Phoenix ever recorded snowfall during winter?

As a matter of fact, yes! The greatest snowfall in one season for Phoenix was 1 inch, set in 1932-1933. Top honors for the state go to Sunrise Mountain, where 400.0 inches fell in the winter of 1972-1973.

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## Reminders!

- The deadline for corrections to the 2013 Community Directory is Friday, January 11, 2013. If you have made any changes to your email, home address, or telephone numbers, please notify the Clubhouse staff either my email at [info@lasolanahoa.com](mailto:info@lasolanahoa.com) or call the office at 623-214-5521.
- If you are not a permanent resident, it is important that you have your unit checked on a regular basis. We have seen a few more cases of termites due to the construction being done by the Colonnade. Termites can do a lot of damage not only to your unit, but your neighbors as well, if treatment is not done in a reasonable period of time.
- Please remember to sit on towels when using the chairs and loungers to help keep the suntan lotion off the fabric. Also, pick up your chairs when moving them and do not drag them across the newly finished decking.

*"There are no known "anti-aging" drugs or treatments. However, half  
Of the illness in this country is directly related to our behavior."*

*Author Unknown*



# Meet Your Neighbor

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This newsletter edition of “Meet Your Neighbor” features a first generation descendant of a father born in Norway and a mother born in Sweden. His name reflects his ancestral Scandinavian background, and the description fits Knute Hamre from Building 5.

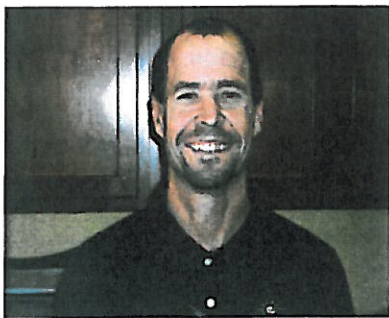
Knute moved to LáSolana before it was converted to condominiums, and he bought the unit he rented when the conversion took place. He is one of LáSolana's earliest residents. He moved here from Phoenix because it was an adult community where he could meet and make friends with similar interests. Compared to his previous apartment community where he lived for several years before and after his retirement, LáSolana was like “Paradise”. In 1991, Knute retired from Travelers Insurance Corporation where his job was Manager of Employee Benefit Sales.



Although Knute is a loyal Pennsylvanian, his employment for thirty years with Travelers took him from there to Connecticut, Pennsylvania, Ohio, Michigan, Washington, Utah, and eventually Arizona. When his skills were temporarily needed in special situations the company also sent him to New York City and Texas. Every assignment was a learning opportunity and every location was an opportunity to broaden his leisure time interests.

Always a reader as anyone who visits the LáSolana pool can attest, Knute, a veteran himself, has a strong interest in World War II and Civil War history. In his younger days he enjoyed hunting and fishing and he added that he also loved to dance. He said he never lost a jitterbug contest while in college! If you share any of these interests, there's no doubt that he would like to visit with you under an umbrella at the pool that he frequents often on sunny afternoons.

Knute will also talk with you enthusiastically about Thiel College in Greenville, Pennsylvania, from which he graduated with a B.S. degree in Economics in 1958. During the 2011 Homecoming events at the college he was recognized for his service to the college and his fellow Delta Sigma Phi alumni brothers. Knute has been a regular contributor to the college's general fund, and 14 years ago he established the Knute Hamre Scholarship Fund for Students at Thiel. His generosity has resulted in letters of appreciation from scholarship recipients that he treasures, and his generosity has also been extended to nieces and nephews of his brother and two sisters who reside respectively in Virginia, Ohio, and Pennsylvania. It's not surprising that Thiel College chose to honor him last year for his contributions since his days as a member of “Who's Who Among Students in American Universities & Colleges.” Indeed, let's celebrate Knute's presence in our unique LáSolana community.



Maintaining LáSolana's buildings and grounds in tip top shape requires a team effort of board members, clubhouse staff, grounds keepers, and volunteers along with support from City Property Management. But, at the heart of this combined effort is Mike Donovan, our maintenance magician on site Monday through Friday. He's the guy who juggles the efforts of the team and we all benefit from his skills and services.

Mike is a native of Michigan and a graduate of Central Michigan University with a major in secondary education, specializing in mathematics and computer science. While in college he worked for a highway construction company that paid for his tuition and living expenses. Those experiences opened doors for him at the Wall Company where he became their lead heavy equipment operator after he migrated to Arizona in 1997. When the economy and the housing market headed south in 2009, it was LáSolana's good fortune that he responded to an

advertisement offering employment. He is our very own “Mr. Fix-It.”

Arriving in Phoenix on July 1, 1998, with the temperature at 118 degrees he thought about turning around and heading back to Michigan. His wife, Tina, vetoed that idea so hooray for her! The Donovan's now reside in Cave Creek with their two sons, the oldest a freshman in college and the youngest a sophomore in high school. Tina is a teacher at Dynamite Montessori School. Mike's parents who live in Florida and two older brothers, one in Michigan and the other in Texas, comprise the rest of his immediate family and he always looks forward to seeing some of them during the holidays.

When Mike is not at LáSolana, he especially enjoys watching his favorite sport and team, the Detroit Red Wings. Mike and Tina have also supported their sons' soccer interests and ambitions. Mike's family also enjoy camping, boating, and fishing that now substitute for their dirt bike days are now over. Mike loves being outside and that's another reason he likes his work at LáSolana.

To quote Mike, “If you see something around LáSolana that needs attention, don't hesitate to let me or the office know about the problem.” During the past three years Mike has worked his magic at LáSolana and he deserves all the cooperation and appreciation we can give him in the future..

Earl Lindquist, #2301



# Northwest Valley Dial-A-Ride

The Dial-A-Ride meeting held on Monday, September 17th was a huge success. We want to thank all of you who attended this highly informative meeting. Over 30 residents listened to representatives from the City of Surprise Public Works Department, Valley Metro, and Total Transit explain the changes to the current Dial-A-Ride service.

The Northwest Valley Dial-A-Ride service is a door-to-door transportation service supporting the areas of El Mirage, Sun City, Surprise, Youngtown, portions of Peoria and unincorporated Maricopa County. Surprise residents will have access to a paratransit system that promises essentially improved service for users at a reduced cost to the city.

Beginning October 1, 2012 trips could be reserved by calling 602-266-8723. Reservation hours are Monday-Friday, 6:00 a.m. to 7:30 p.m. Service hours are from 7:00 a.m. to 5:00 p.m. excluding Federal Holidays and the day after Thanksgiving.

Should your destination be outside of the Dial-a-Ride service area, the reservationist will work to arrange transfers to complete your trip.

The following people can use the Northwest Valley system: People who are ADA certified; Persons with disabilities (Non-ADA); Senior citizens age 65 and over. The general public can only use the service in Surprise.

Exact fare is required. Fares may be paid with cash or Regional Dial-A-Ride tickets. Cost\* is \$1.00 each way inside the city of Surprise and \$1.25 each way outside the city.

*\*Fares are subject to change!*

The service features a wide array of vehicle types designed to meet your needs. The correct type of vehicle to be used will be determined at time of reservation.

Passengers must have valid proof of eligibility to use reduced fares.

To become certified under the Americans with Disabilities Act (ADA), request an application from the Valley Metro ADA Certification office by calling 602-716-2100 and select Option 1. Or, download the ADA Application for Persons with Disabilities from their website at [ValleyMetro.org](http://ValleyMetro.org).



## Block Watch

Thanks to our summer residents who were looking out for all of us. Bicycle thefts and a vehicle break in continue to be of concern. It is important that bicycles be locked around the frame and then to the bike rack.

Russ Anderson, #2112  
Block Watch Coordinator



## Join The Fun

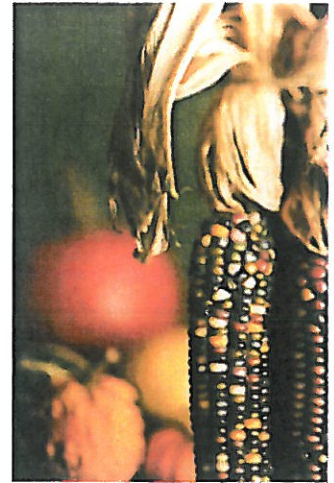
Want to make new friends and have a good time? Plan to attend the poolside socials held every other Wednesday. Just bring your favorite beverage and an appetizer to share. Check the calendar in the clubhouse for dates and times.

Your LaSolana social committee is working hard to plan lots of fun get-togethers. Watch for several special "themed" socials held throughout the season. Wear your bobby sox and poodle skirt to the 50's Night or show your loyalty to your favorite team on Sports Night. Caribbean Night is the perfect time to wear that flowered shirt while you sip a margarita. And make plans to join the fun at the soup supper, spring brunch, craft show and more.



# Mike's Corner

- You can now put plastic, soup cans, soda cans, etc. in the recycling bin. Sorry, but glass is not allowed. I ask that all containers be rinsed before placing them in the bin to keep odors to a minimum.
- As a friendly reminder, disposal of household items, renovation and/or construction materials from LáSolana property is the responsibility of the homeowner or contractor. These materials are not to be placed in the trash compactor, nor should an owner ever provide their pool key to a vendor for this purpose.
- We can't tell you enough how important it is that entrance doors of the buildings be kept closed at all times. If you are having work done in your unit, please watch that your vendors are closing the outside doors when they enter and exit the building. We are seeing vendors go out to their vehicles for items and leaving the doors open. Open doors create a lot of dust and unwanted critters in the buildings.
- I have been asked to remind people that when vendors are working in your unit, it is their responsibility to clean up any area they have used in the interior courtyard. We are finding discarded tile, wood, etc. being left behind.
- If the elevator stops working while you are in it, please read the instructions posted on the inside wall of the elevator.
- Watch for signs of termites. There is construction activity at the Colonnade, the termites are active. Report any problems to the office immediately



## 2013 Board of Directors Annual Meeting

The 2013 Annual Meeting will be held Wednesday, February 20th in the Palo Verde/Palm Room (same as last year) in the Sonoran Plaza at Sun City Grand. Sign-in will begin at 9:30 a.m. with the meeting starting promptly at 10:00 a.m. If you are interested in running for the Board, please notify Brad Schaffer at City Property Management at 602-437-4777, Ext. 164. Two terms expire in February 2013.



# Meeting Dates!



## Board Meetings

Tuesday, November 20, 2012 & Tuesday, January 15, 2013



## Thanksgiving Dinner

November 19, 2012 at 4:30 p.m.

LáSolana Condominiums  
14950 W. Mountain View  
Surprise, AZ 85374

Phone/Fax:

Phone: 623-214-5532

Fax: 623-214-8832

Board of Directors

board@lasolanahoa.com

Ann Ward

President

Marcia Sbrega

Vice President

Ken Marks

Treasurer

Duey Kerper

Secretary

Russ Anderson

Member at Large



City Property

Management Company

4645 E. Cotton Gin Loop

Phoenix, AZ 85040

Phone/Fax

Phone: 602-437-4777

Fax: 602-437-4770

Community Manager

Brad Schaeffer, Ext. 164

bschaeffer@cityproperty.com

Association Coordinator

Trish Falor, Ext. 152

tfalor@cityproperty.com

Association Accountant

Bill Hoffman, Ext. 219



## Board's Eye View

To have YOUR question answered, please send an email to [board@lasolanahoa.com](mailto:board@lasolanahoa.com), or drop it in our separate condo mailbox located just to the left inside the Mailroom (must be **signed**), or attend a seasonal monthly **Chat with the Board**. The LáSolana Board or Directors look forward to addressing your question in future newsletters.

**Question:** Why should I consider running for LáSolana's Board of Directors?

**Answer:** That's a very good question and one all present and past Board members have obviously asked themselves. Overall, it's a fallacy to think that if you chose to live in a condo, you will be taken care of. By choosing to live in a condo, you exchange your responsibility of maintaining your yard & roof, etc. for the responsibility of helping to maintain your community's harmony and growth. Open discussion, cooperation and consensus building experiences as a Board member enrich life for the individuals participating, while benefitting everyone in our wonderful LáSolana community.

We live in a community of incredibly talented people. We are also a big bucks business. If we take turns bringing our talents to the business aspect of our lives here, everyone wins. It's the Grass Roots Movement that watches over LáSolana's finances and determines where we want to go in the future. While we all enjoy our free time, if each of us steps up to the plate, oh what we can achieve!

The pay is 'heart reward' only, but in the end, there's a deep sense of personal satisfaction in being an integral part of protecting LáSolana's welfare. Each of our voices and efforts are important! Please consider placing your name on the ballot. The only requirement is that you be an owner (resident or non-resident) in good standing, which means that your monthly fees are paid to date. Applications are available in the Office.