



Happy New Year "2013"

Notes from the Board Meeting, November 20, 2012

Master

Our meeting started with a guest speaker, Brian Zellers from Bolt Security. He explained the details of a proximity access card system for both clubhouse and pool access. Many questions were asked by owners and Board members.

Treasurer Ken Marks (via conference call) reviewed the October financials and assured us that we were on track with utility expenses and in good financial shape.

The Board unanimously approved the bid from Bolt Security for a proximity access card system for the clubhouse (\$4,707 plus tax) and the pool gates (\$2,950 plus tax). The system will be installed in the clubhouse in Dec. and at the pool gates in Jan. Thank you to Duey for all his investigative and hard work on this project.

The Board approved 1) an electronic payment fee of \$0.40 for vendor accounts payable by electronic methods payable to City Property Management and 2) a verbage change to "escrow fees" for the fees (as authorized by previous resolution or contract).

The Board approved a resolution to assign all bad debts (after being written off by the Board) to City Property Management and to direct CPM to engage in the collection of all bad debts at no cost to the Association. (70% payable to the Association, 30% to the collection agency.)

Mitchell Owens, owner of CareScape Landscape, spoke to the owners and Board regarding the 4 bids received involving the removal and trimming of trees. He explained each bid and the need to proceed with this work. He answered many owner and Board questions. The Board unanimously passed the bid to remove 9 trees plus one stump for \$4570 plus \$875 if a 10th tree needed removal. The Board approved 3 bids for upper canopy tree pruning, thinning and reducing away from buildings. The bids were presented as priority 1 (43 trees - \$3,010), priority 2 (47 trees - \$2,585) and priority 3 (62 trees - \$3,410). By the time you read this newsletter, all this work will have been completed. This extensive tree work was necessary for safety and to allow the landscape company to view our property as it should appear.

A Nomination Committee consisting of Ann Ward, Russ Anderson, and Annette Bergen was approved by the Board. This Committee will be in effect until the Feb. 20/13.

The Board wishes everyone a happy, healthy and safe holiday season. We look forward to seeing you all again in 2013.

Ann Ward, President
LáSolana Board of Directors



Meet Your Neighbor

Who among us at LáSolana can claim that they attended a Presidential Inaugural Ball in Washington D.C? One couple From Building 7 can make that claim and that would be Warren and Pat Scarrah. Four years ago their daughter Kathie who worked for Senator Joe Lieberman in D.C. made that event a possibility. Will they be present at the next one in 2013? They said not as likely, but you will have to ask them when they return from their Christmas holiday at their home in Bozeman, Montana, after spending time with two other daughters and family residing there. You will know when they're back as their auto sports a Montana license plate that reveals their "IRISH" heritage in which they take great pride.



Warren and Pat first met when they were fifteen years of age and have been soul mates ever since. They attended separate Catholic parochial schools that were across the street from each other. The academic focus for each school was on learning without the distraction of the opposite sex, but school dances led to Pat and Warren's academic and professional accomplishments after high school graduation and ultimately to 55 years of marriage.

Soon after Pat earned her teaching certificate and Warren his engineering degree, they were married and headed to LaFayette, Indiana, where Warren completed his Master's Degree in chemical engineering while Pat taught during her first pregnancy with Kathie. Then came the years where they lived in California and Idaho where Warren was employed in various industries: petroleum, heavy chemicals, nuclear, and food processing. During their first year in California their second daughter, Terry, was born followed by Patty Rae who was born in Butte, Montana, and she was their last Irish lassie. After 12 years of employment in industry, Warren decided to pursue a Ph.D. in chemical engineering so that he could teach. It's no wonder that the family enjoyed popcorn dinners often even though Warren was awarded a fellowship grant while attending Montana State University. Somehow during these tight financial times, Pat was able to do some volunteer teaching as well as participate in her life long interest involving music performances while keeping an eye on three growing daughters and earning her second Ph.T. (Putting Hubby Through). What a women!

Music has always been a big part of their lives, especially for Pat. For 38 years she sang with a symphonic choir in addition to joining a chorus support role for opera. Since wintering in Arizona, they both have enjoyed attending performances of the Phoenix and West Valley Symphonies and opera companies that have performed here and elsewhere. One time they attended three operas in three days in San Francisco. And, their travels to Europe as well as other cities within the U.S. have also enriched their musical backgrounds and interests. Prior to their departure for Bozeman in December, both Warren and Pat sang in the Sun City Grand Singer's holiday performance.

Music, however, has not been their only leisure time interest. Today a good western novel or a trip to Cimarron's lap pool are activities to which Warren looks forward in contrast to the days when Warren played all team sports and handball until hip replacement ended his playing days. Pat also enjoys workouts and the pools at the Adobe Center as well as beading when she can find the time. When asked what they thought of LáSolana, Pat replied, "I absolutely love it!" Warren seconds her enthusiasm.

Earl Lindquist , 2301



Board's Eye View

To have YOUR question answered, please send an email to 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 monthly *Chat with the Board* during the season. The LáSolana Board of Directors look forward to addressing your question in the future.

Question: Can we install a fan in the ceiling of our patio?

Answer: As noted in 7.4 on page 17 of LáSolana's CCR's, any change that can be seen from the exterior of your Building can not be made without the prior written consent of the Board. Our Board has appointed an Architectural Committee, the Chair of which is a Board member. The Committee meets at 10 a.m. the 2nd Tuesday of the month. Submit an *Architectural Change Form*, available from the Office or on-line from our website www.lasolanahoa.com, before that time.

However, in your case, you may have noticed that no other unit has a ceiling fan. A simpler solution might be to buy an oscillating floor fan.

Question: I have accumulated too much and would love to have a LaSolana Tag Sale. Is that possible?

Answer: Yes. Homeowners in Sun City Grand can only take part in the spring & fall Garage Sales but LaSolana doesn't have that restriction. We can hold a LaSolana Tag Sale if an owner is willing to Chair it, submitting the specifics for Board approval.

Question: I'm a dog owner and would find it helpful to have another "collection can" closer to my unit.

Answer: LaSolana has been here for 14 years and yours is the first request we've had. Therefore, it does not seem that there is a need.

Question: Has any thought been given to adding electric charging stations to our parking spots to support ecologically smart cars?

Answer: There are no plans because the cost would be prohibitive. Perhaps selecting a car with great fuel efficiency would be a good ecological choice.



Clubhouse Access Card

The Clubhouse Access Cards will be available starting January 7th. Please stop by the Clubhouse to register for your card. You will still need to access the pool area with your Pool Key as the card system will not be installed at the pool gates until sometime in January. Entrance to the Clubhouse can be gained by owners/tenants in good standing with their Access Card from 8:30 a.m. to 10:00 p.m. whenever the Clubhouse office is closed and when the Clubhouse has not been rented out for a private party.

Each owner will be issued a card. Tenants must register with the Clubhouse staff in order to be issued their own Access Card. Tenants must return their card upon termination of their lease. There is a \$50.00 replacement fee. Owners will be responsible for the fee should their tenant fail to return the card. A Temporary Visitors Card will be issued by the office staff for family or guests staying at your unit when you are not here. There will be a \$50.00 replacement fee per card to the owner if the card is not returned upon the departure of your guest (s). A Temporary Visitors Card is **not** necessary if **you** accompany them.

It is very important that your Access Card not be lent or given to another individual. If you do so, you will be responsible for the cost of reprogramming the pool gates and Clubhouse doors to prohibit the use of the facilities by unauthorized individuals.

As a reminder, the Access Card will track the time an owner/tenant enters and leaves the facility. Privileges will be revoked, by deactivating the owner/tenant's Access Card, if the user violates LaSolana's CC&Rs or Member Code of Conduct.



Fireside Welcomes for Newcomers

To ensure the transition to LaSolana life is as comfortable and easy as possible for all of our new owners and renters, the Communications Committee will offer several Fireside Welcomes in the Clubhouse over this season. Eleven attended the first one held in November. One of the best things about it was all the laughter!

If you're new to our community, or would like to learn more about LaSolana and the surrounding area, please come to our next Welcome to be held at 7 p.m. on Tuesday, January 8th.



Mike's Corner

If you should see any issues, such as lights, limbs of trees, irrigation leaks, ants, etc. on the property. I have posted a map (near the garage by my office) and request that you place a "X" to indicate the area needing repairs. Please describe the issue at hand and I will repair it as soon as possible. *Thank you for your help.*

Good Neighbor Hints & Tips

For many of us, living in a cozy condo environment, surrounded by neighbors is something we haven't experienced since we were very young adults. We're used to having lots of space all to ourselves, and not having neighbors within 'shouting' distance. Practicing a few good neighbor habits makes it much more enjoyable for our closest neighbors. Here are a few that bear checking out:

- Do your laundry after 8:00 am and before 10:00 pm.
- Shower before 11:00 pm or after 7:00 am whenever possible.
- If you live above someone else, and have hard surface floors, use felt pads on the bottoms of furniture legs. The noise may sound slight to you, but it's magnified through the floor.
- Pick up after your pets. Do you know that there are now doggie DNA kits available, that can identify the errant little rascals by the calling cards they leave behind?! Tsk, tsk!
- Watch the lines in the parking lot when you park your car. Getting too close to a line squeezes your neighbor, and reduces their smile factor.
- Clean the Bar-B-Q grill after use. The next person doesn't really want to know what you had for dinner.

Block Watch

**Words to the Wise:
"Lock it or Lose it"**

**Bikes, golf carts need to be
securely locked with quality
chains, cables & locks.**

Thanks for your cooperation.

Russ Anderson, #2112

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 for 2013

Tuesday, January 15

Tuesday, February 12

Wednesday, Feb. 20 (Annual Mtg.)

Tuesday, March 19

Tuesday, April 16

Social Calendar for January 2013

The Social Committee is gearing up for a delightfully busy Spring Season, as you can see from the tentative event calendar. The plan is to have a social event every week, with Wednesday evening the preferred day of the week. Some, but not all of the (somewhat) bi-weekly pool parties will have a theme – making things even more festive. On the alternative Wednesdays, the hope is to have a Game Night.

Help is needed however. Your participation is requested in either planning or setting up the events – both the pool parties and the game nights. Jan and Russ Anderson have lots of games to share with us, and it would be great if we could find a few folks to host the Game Nights.

Please consider joining us on the Social Committee – any level of participation is greatly appreciated – one event or several. For further information please see Jean McBrien or give her a call at 907-321-5885. Our next meeting is January 3rd at 10:00 am..

Tentative Schedule of LaSolana Special Events - 2013

January 16	Soup Supper
February 27	50's Night Pool Party
March 6	Sports Night Pool Party
March 20	Caribbean Night
April (no date yet)	Spring Brunch/Lunch



LaSolana 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