

La Colina Report



April 2010

A Most Valuable Neighbor

For years, Jim Bilello, who lives right at the entrance to La Colina, has been helping the Board by keeping an eye out for irrigation leaks, burned out lights and other maintenance items. When Newpath recently marked 135th Way to access a power source for their communications facility, Jim advised them that there was a power source next to the entrance light that had been covered during Newpath's cable laying.

APS subsequently approved using Jim's suggestion. Rather than trenching 135th Way, Gold Dust and possibly disrupting cable, water, electrical and internet service, the project was made much easier and less disruptive by Jim's intervention.

Jim also came up with a stump grinding company when large roots started protruding on the green last year.

Thanks Jim for all you have done for the La Colina community!

NewPath: What's the Holdup?

At the April meeting, the Board approved the contract to allow Newpath to build their communication facility in a faux cactus next to the La Colina "green." One item missing was a bond to assure the dismantling of the facility in case Newpath experienced financial problems. We informed Newpath that we had signed the contract, but would not deliver it until we received a bond.

Newpath was under the impression that their master agreement with Scottsdale covered the independent HOAs, but when we inquired, Scottsdale said it did not. We have, therefore, asked Newpath for a bond. That is what is delaying our returning the contract to Newpath and holding up the installation itself.



Street Light On Again



Last summer, at the request of some homeowners, we conducted a test, in cooperation with the City of Scottsdale, to try turning off the light at the entrance to La Colina. At the end of the summer, we reported the results of the community vote to the City (2-1 in favor) and the light remained off.

We were notified on March 25 that the light would be re-activated due to legal concerns by the City. It seems at a recent fatal accident on Shea, the subject of illumination came up at the inquiry hearing. Scottsdale, being self insured, is eager to avoid a possible lawsuit turned the light back on. They did, however, lower the voltage of the light to 100 watts from 200 watts and installed a better light shield to protect residents on 135th Way from light pollution. So, end of experiment

Budget Update

Great news! The 2009 year end budget showed a small surplus of \$147, despite a new budget entry created by the current recession--"bad debt." We had to write down \$2183 in 2009. We still have a chance of recovery, but it is pretty slim. To compensate, we did cut down on maintenance.

We also hope to tap a revenue source this year from the installation of the communications facility, built by Newpath in a faux cactus just East of the green. We'll continue our updates.

Looks Like a Good Deal

APS is offering a complete energy audit of your home for only \$99. The test will include:

- Complete attic inspection of insulation and ventilation
- A/C flow and temperature diagnosis
- Leakage diagnostic testing
- Appliance and lighting assessment
- Thermal imaging
- Pressure test
- Mechanical system check



The test last about three hours, and is performed by a licensed, certified contractor, approved by APS. You will receive a report, and any fixes repaired may qualify for further APS subsidies. To qualify, those repairs must be done within a year of the energy audit. Check out the deal at <http://www.bpiarizona.com/Home-Performance-with-Energy-Star>.

Our homes are now 10 to 15 years old and insulation may have blown around in the attic and piled up in some areas and be missing in others. More efficient, quieter, and cheaper to operate A/C units are available with APS subsidies. Caulking is by now brittle and sometimes missing. Variable speed pool pumps (3rd largest energy user in your home) also are subsidized.

Selling Your Home?



Buyers are concerned about moving into an unknown neighborhood.

Give them the website URL and they can access meeting minutes and financials from current and past years. We have a great section on the history of La Colina and Saddleback Mountain. The transparency just may swing the sale!!

Check out the information yourself at www.lacolinaaz.org.

We Can Use You

Your association can use your talents if you would like to offer them. If you have a skill or an interest, check with us and we will let you know. We can always use another viewpoint on maintenance or landscape. If you have a specific knowledge that would help your fellow homeowners, such as plumbing, window or roofing, you could write a short article for the newsletter. The Board looks forward to hearing from you.

Board Elections

The La Colina Homeowners' Association is electing two Directors for a two-year term. If you are a La Colina property owner interested in serving on the Board of Directors, please contact Robin Thomas at AMCOR Property Professional by May 25. She can be reached at rthomas@amcorprop.com. The elections will take place at the Annual Meeting scheduled for June 17.

Save a Buck or Two

If you replaced two 40 watt bulbs over the garage doors that burn 10-12 hours per night with 2, 10 watt CFLs (compact fluorescent lights) you would save \$25.29 per year and reduce your carbon footprint by .11ton of CO₂. (Source APS)

Small Notebook Found

A navy blue notebook, about the size of a large index card, and containing receipts, was found at the intersection of Onyx Court and 135th Street. To recover, contact Robin Thomas, our Property Manager.

Useful Phone Numbers

Scottsdale Police (non-emergency)	312 5000
Scottsdale Fire (non-emergency)	312 8000