



# La Colina Report

Fall 2009

## Cox Forces Assessments to Rise

Cox Cable informed the HOA Board in December 2008 that they were raising cable fees to La Colina by \$6 per home/per month for 2009. The Board pointed out to them that our contract runs from November to October, so they had missed their chance. That saved our HOA \$7992 for calendar 2009. We also advised Cox that we would be exploring alternatives by other vendors or possibly dropping the service altogether.

Cox came back in May and offered us a \$4.00 increase per month, per home with a two-year freeze and an additional 5% discount (to 45%) from their prevailing retail rate for three additional years. As our committee reported no viable alternatives to Cox and the fact that 64% of current homeowners subscribe to the upgraded Digital, we accepted the deal.

Regrettably then, annual assessments will rise by \$60 per home for calendar 2010.

Since two months in 2009 are affected, a \$60 increase has been approved rather than a \$50. Here's the math:

New rate	26.37
Old rate	22.77
Increase	3.60
x 14 months	50.40
+ 12.75% tax	6.43
<b>Total Increase</b>	<b>56.83</b>



**La Colina  
Homeowners'  
Association  
is managed by:  
AMCOR Property  
Management**

Robin Thomas is the manager for La Colina. Contact her at

480-948-5860, ext 22 or

Fax 480-483-6244

## Let's Save a Buck

To save the Association some much-needed money, we would encourage our members to forward their e-mail addresses to our community manager, Robin Thomas, at the website, [www.LaColinaAZ.org](http://www.LaColinaAZ.org), or give it to an HOA Board member

This would facilitate sending newsletters and important notices quickly and would reduce our mailing costs.

## Sonora Vista Tries Again

In early May, Sonora Vista applied to the City Of Scottsdale for permission to build a gate between our two communities. All Sonora Vista lots carry a deed restriction that La Colina residents **MUST** be granted access through their community, to Shea Boulevard. Any gate installation must be approved by the majority of homeowners in both communities.

The La Colina HOA crafted a list of conditions the Sonora Vista's gate must comply with before there can be a community vote on the issue. We have not yet received their compliance. If and when these negotiations are finalized, La Colina homeowners would be asked to vote their choice on the project. The agreement is to protect La Colina residents and is not an endorsement of the plan.

The La Colina HOA further stipulated that the rear gate issue will not be addressed until all La Colina residents have access codes for the gate at 134<sup>th</sup> Street. Sonora Vista has now complied, and your access code is available from Robin Thomas, our manager or Dennis McGill, Board President.

## Scottsdale Strikes Down Newpath's Proposed Site



Scottsdale has notified Newpath and the La Colina HOA that the site picked for the faux cactus, on the East side of 136<sup>th</sup> Street is not acceptable and a new site must be chosen. (See rejected site in the photo to the left.)

La Colina is proposing another site, south of Gold Dust, in a grove of trees between the sidewalk and the single bench located at the back of the "green". This location, on our common area, would go a long way in making the cactus less obtrusive. IF approved, the lease MAY generate about \$3,000. per year.

## Association Officers for 2009-2010

At the June 28th Annual Meeting of the La Colina HOA, the officers elected were:

President	Dennis McGill
Vice President	Melissa Simms
Treasurer	Dale Gehr
Secretary	Ted Collins
At Large	April Lange



## A Word About Solar

We have had some questions about solar installs of panels and hot water heaters. They are permitted within La Colina. The Architectural Committee can regulate the placement, as long as the efficiency is preserved. You may be asked to paint the frame the roof color or the house body color.

A recent broadcast of “Rosie on the House” on KTAR took up the issue and several new points were discussed.

- Solar panels are bench tested at the manufacturer at a temperature of about 78 degrees. There are no performance standards for 150-175 degrees, typical of rooftop temperatures in the Arizona desert.
- Solar panels need to be kept clean. Weekly maintenance (washing) is needed to keep them in effective condition. That would mean access to them is important. Calcium buildup from our water would be a problem.
- Contractors have no current standard to follow on the install. Many contractors are simply same changes from previously bankrupt businesses. An improper install can negate much of the benefit you are expecting.

## Lights Out!

At the June 18 Annual meeting, an informal poll was taken about the experiment with turning off the streetlight at the entrance to the La Colina community. The positives had a majority with one neutral and no negatives. Comments to the manager have been generally positive with three negatives.

If you have an opinion and would like to let us know, contact Robin @ Amcor via the website [www.LaColinaaz.org](http://www.LaColinaaz.org). All e-mail comments have been forwarded to the City.

## Keep Your Valuables Safe

Over the past several years we have had several instances in the neighborhood of items being stolen out of garages or cars. Please remember the following to help protect your things:

1. Keep your garage doors closed when the front of your home is not supervised
2. Park your vehicles in the garage, if possible
3. Keep any valuable in your car out of sight.
4. If parking outside overnight, bring your valuables into your home.



## Desert Mountain Reputation Soars

We have learned recently that our own Desert Mountain High School, along with nearby Chaparral High School have been classified in the top 6% of all high schools in the U.S. This was from a recent *Newsweek* ranking. **Way to go Scottsdale Unified School District!!**

This is remarkable in a state that usually ranks 48-49 in state support of education.

Let's support the great work of our dedicated teachers. Well-educated citizens are the most important investment in our nation's future.

*Written by John and Angela Gallios*

## Door-to-Door Solicitation Scams

The Scottsdale Police Department has received numerous calls regarding kids and young adults going door-to-door selling magazine subscriptions. These solicitors have indicated they live in the neighborhood and are selling the magazine subscriptions for a variety of reasons including, but not limited to, as a fundraiser for a school play and to raise money for a school trip to England. The Scottsdale Police Department is investigating these incidents as door-to-door solicitation SCAMS.

Think carefully before making purchases and any charitable donations. Con artists are ready to "ramp up" their emotional appeals when posing as sales representatives.

Beware of a door-to-door sales pitch that is appealing to your emotions. For example, kids trying to win prizes, earn tuition, or go to camp. The kids who sign up for this work often get scammed as much as the customers who buy the subscriptions. They are promised reasonable incomes but find out later that this is not the easy work it was represented to be. None of the money from these scams goes to charity.

The City of Scottsdale has ordinances governing door-to-door solicitation. "For Profit" solicitors are required by the Scottsdale Revised Code to wear a visible name tag (their name and the organization). They are also required to carry a copy of both their business license and solicitation permit.

Here are a few safety tips to remember:

- Whether you're approached by email, telephone or in person, be VERY wary of "donate NOW" pitches.
- NEVER give cash or supply credit card information via email or phone.
- Don't write checks payable to an individual solicitor.
- If you've never heard of an organization, confirm for yourself that it's real. If the solicitor represents a legitimate organization, they should have no problem with you verifying who they are and then mailing any donation or contribution to the organization's business address.

If you observe any suspicious behavior, please call the Scottsdale Police Department immediately.



## Drier Vent

When was the last time, if ever, you had the vent for your clothes drier cleaned out? Accumulated lint in the vent can block the tube and as the drier heat element tries harder and harder to get the clothes dry, the lint can ignite. Any duct cleaning service should be able to handle the chore for about \$125. If you can partner with three or four neighbors, the trip charges diminish and everyone gets a price break.

## Need a Contractor?

La Colina resident Jerry Kramer has come up with a solution.

“This is the outfit I found my contractors through. I had good success. Three local contractors contacted me the next day. This outfit (servicemagic) sends references and ratings from other users, and follows up for your rating after the work is done.

I used DHP (Diamond House Painting). They did a good job repairing and repainting my patio ceiling. Two of the three bidders came up with the same price; one was half the price, but obviously didn't know what he was talking about”.

<http://www.servicemagic.com/>

## Selling Your Home?

Buyers are pensive 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!!

[www.LaColinaAZ.org](http://www.LaColinaAZ.org)

## Want to Communicate with other Residents?

Feel free to forward any newsletter articles to Robin Thomas at Amcor. Do you have some expertise that your neighbors may be interested? We encourage your participation. We do reserve the right to edit for appropriate material.

## Did You Know?

Saddleback Mountain was a volcano? See [www.LaColinaAZ.org](http://www.LaColinaAZ.org).