

2010 Board of Directors:

- Amanda Zibell
- Val Carlton
- Terri Smith
- Jen Healey
- Pam Mills

Colonia Coronita II

OUR COMMUNITY NEWSLETTER

MARCH 2010

It's Finally Here!

Our community now has a web site, accessible through Heywood Realty, our HOA management company! The web address: <http://www.heywoodrealty.com>

Our Management Team

Heywood Realty & Investment, Inc.

42 S Hamilton Place #101

Gilbert AZ 85233

480-820-1519

Fax: 480-820-1722

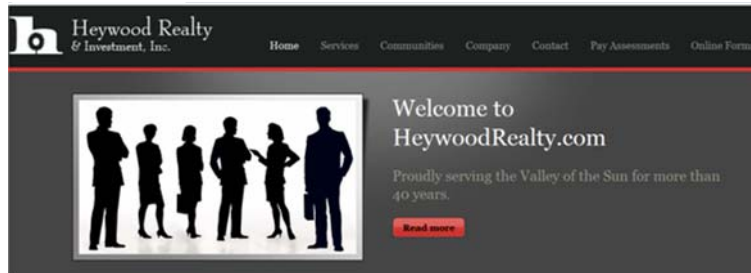
<http://www.heywoodrealty.com/>

Larry Heywood, Property Manager

larry@heywoodrealty.com

Carmel Schandle, Admin Asst

carmel@heywoodrealty.com



From the Home page click on

Communities

On the next screen you will see

Colonia Coronita II

Next just click on our community name!



On this screen you will see several choices from the top menu bar from information on the community, to make a payment, to make a maintenance request and track the progress, to forms and contact information for our management team and the Board of Directors.

There are also links to the State of Arizona, Maricopa County and the City of Chandler!

Keep in mind ALL RENTAL UNITS MUST BE reported to Heywood Realty and Maricopa County's Assessor Office.

The newsletter tab will be added! This is where you will access the newsletter in the future. To request a paper copy in the future SEND a self addressed-stamped envelope to Carmel, our Admin Asst.

<http://www.heywoodrealty.com>

You can make the difference in our community...YES...YOU!

With the majority of all our community services (water, sewer, trash, electric, maintenance, etc.) increasing in costs each year, the owners at Colonia Coronita II are subject to increases in the HOA monthly fees. In the past two years, we have had to face the issues of the economy with many Units in arrears and foreclosed condominiums in our community. This has created a bigger burden for all of us to bear. HOW YOU CAN HELP...report maintenance issues immediately. If you see a leaking landscape sprinkler, call it in to Heywood Realty or use the web site to report under the *Maintenance Request* tab! If you see someone illegally dumping into our dumpsters, get the company name (if applicable) make, model and license plate number of the vehicle and report it to Heywood Realty! If your interior plumbing is leaking, toilet is running, hose bib is leaking, please get it fixed as it drives up the water bill! Pick up your pet's waste and dispose of properly bagged into our trash dumpsters! Do NOT throw trash on the ground or in the parking area! Report to Heywood Realty people that are neglecting their homes and trashing our community!

PET OWNERS

ALL PETS MUST BE ON A LEASH AT ALL TIMES

OWNERS ARE RESPONSIBLE FOR PET WASTE REMOVAL IMMEDIATELY AND INTO A DUMPSTER TO DISCARD

OWNERS CAN BE FINED!

Your Condo Is An Investment



Maintenance is vital in order to keep value to our homes. The 10 worst building roofs have now been completed with new foam, repair and replacement of tile. The Board of Directors is hoping some Units sell in the near future to help fund the assessment of \$500 per Unit for the remaining building roofs. The assessment will most likely be voted on within the six months to a year. We want to plan ahead for our budgets! Please report any roof leaks immediately to Heywood Realty.



There are a few new blooms on our recently trimmed shrubs!

The only area of service we could go without to save some money was by turning off the heat to the Jacuzzi. The heating bill runs \$800-\$1000 per month in the fall/winter/spring. We want to save this money towards our roofs! We are sorry for the few residents that use the Jacuzzi but we had

to consider some course of action to save money right now. We are looking into solar heating for the Jacuzzi!

The Board along with Heywood Realty continuously seek ways to manage our resources, possible grants available to our community and an overall commitment to improve our community.

Our new front sign was paid for by an auto insurance claim when a person drove their car into our old wall!

We are looking for better lighting to our entry areas also!

The Next Meeting of the Board of Directors and Homeowners is March 29th at 7pm at Heywood Realty Office! Please come with good ideas for the future!

Renters are welcome at the HOA meetings!

FINANCIAL REPORT DEC 2009

CASH	\$9016
GENERAL RESERVE	\$79538
ROOFING RESERVE	\$43749
ASPHALT RESERVE	\$16929
ROOFING CD	\$28294
ASPHALT CD	\$28297
CD 12 MONTH	\$10111
CD 12 MONTH	\$10111
TOTAL	\$226047

*CURRENT 2010 BUDGET IS LESS DUE TO PAYING FOR ASPHALT AND ROOFING!

Reminder of Community Rules--

PETS—All pets, including cats, must be on a leash at all times while outside. Pets are not to be left on patios or chained/roped to front patios or front yards. All pet waste must be removed properly and immediately. This is not only community rules but County and City ordinance!

SIGNS— The ONLY place signs are allowed (For Sale or Rent) are in the front window of the Units. NO SIGNS should be posted in landscape, bulletin boards, mail boxes, or entry ways.

RENTAL UNITS—Must be reported to Heywood Realty; OWNERS are responsible for all actions of their renters. At last report 27% of Units are rentals.

ROOFS—Keep off the roofs. Vendors must have prior permission from Heywood Realty to be on the roofs!

REPORT ALL VIOLATIONS TO HEYWOOD REALTY.

Items that seem to need repeating...

All changes made to the exterior, patio areas, outside storage, doors, windows, landscape MUST be approved prior by submitting an Architectural Form.



The parking area is for residents only, each Unit is decided a parking space and

cannot be changed. All vehicles must be licensed and in proper operating condition. NO maintenance is allowed in the parking areas. NO car washing.

Vehicles are restricted to passenger vehicles. Vehicles over a certain size are NOT allowed to park in the community. Allowable vehicles can park in the uncovered spaces at the west or east sides.

No parking in the FIRE LANE. IF YOU SEE A VEHICLE JUMP the

landscape to enter the FIRE LANE, PLEASE call the POLICE immediately! This person is trespassing and causing damage to our property! Permission to use the fire lane can only be granted by Heywood Realty.

Report trees overhanging your roof.

To whomever is leaving used condoms in the pool area, please limit your activities to home!

Chandler Police 480-782-4130



Newsletter copies paid for and delivered by Pam Mills/ Your Farmers Agent!