

Our Management Team

Heywood Realty & Investment, Inc.

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Colonia Coronita



OUR COMMUNITY NEWSLETTER

DECEMBER 2010

<http://www.heywoodrealty.com>

Roofing Special Assessment Approved

At the meeting held on November 9, 2010 a quorum was obtained for the special assessment for the roofing with 51% with 38 Units more then required approving the assessment. The assessment is due in January 2011 of \$600.00 per Unit/Owner. Each Owner will have the option of making 12 equal payments due concurrently with their regular monthly assessment each month during 2011.

There is only one source of revenue for the association and that is from the Owners of the units.

PET OWNERS

ALL PETS MUST BE ON A LEASH AT ALL TIMES

OWNERS ARE RESPONSIBLE FOR PET WASTE REMOVAL

OWNERS CAN BE FINED!

Year 2011 Budget—Monthly HOA Fees - Approved at \$149 per month starting January 2011. Even at this amount per unit/per month the budget variance net operating amount is at a (loss) of -\$7848. 00. Due to increases in the cost of services for the community and as of October 31, 2010, there was approximately \$43,424 in unpaid fees due the association from delinquent Owners. There is only ONE source of revenue for the association and that is from the Owners of the units. All possible legal remedies are taken in order to collect fees. Owners should be aware they will be responsible for past due association fees along with legal fees.

2010 BOARD OF DIRECTORS

AMANDA ZIBELL

JEN HEALEY

PAM MILLS

TERRI SMITH

VAL CARLTON

Contact at:

<http://www.heywoodrealty.com>

Please park so your vehicle does NOT overhang the sidewalk

ALL RENTAL UNITS MUST BE reported to Heywood Realty and Maricopa County's Assessor Office. Leases are 6 months to 1 year per CC&Rs. **NO TIME SHARE RENTALS ARE ALLOWED AND OWNERS WILL BE FINED.**

ALL CHANGES MADE TO THE EXTERIOR require prior authorization by the HOA Board of Directors and/or Architectural Committee per the CC&Rs. Submit an Architectural Form to Heywood Realty. Forms can be found at the web site. This includes but not limited to front doors, security doors, gates, patio areas, outside storage, windows, landscape, and INCLUDING THE ROOF for satellite dish installation. Contact Heywood Realty if ANY VENDOR is to be on the ROOF including air conditioning/heating units maintenance, repair or replacement. Heywood Realty will have the HOA contracted roofer inspect the roof prior to and after the owner hired vendor has completed the work. This is to protect our roofing warranty. Please be aware that any hired vendor or owner could be held liable for any damages to the exterior property, including landscaping, sidewalks, asphalt, carports, building exteriors and roofing. Owners not following CC&Rs guidelines or not providing proper notice to Heywood Realty and the Board of Directors for any exterior changes or damage could also be held liable for repair costs. A copy of the CC&Rs is issued at the time of closing during the home purchasing process. If you have misplaced your CC&Rs and By Laws, a copy can be found online at our community web

Recycling Option—Visit the City of Chandler web site for

Drop Off Recycling Sites. Check out the bike and walking trails!

Visit a dog park! <http://www.chandleraz.gov>

Paint Needing Touch Up?
You can touch up yourself!
Paint colors are Sherwin Williams—Body color is SW6112 Biscuit and trim is SW6094 Sensational Sand.

http://www.maricopa.gov/Assessor/Residential_property_links.aspx

The Next Meeting of the Board of Directors and Homeowners is January 25th, 2011 for the Annual Meeting at 7pm at Heywood Realty Office!