

Lá Solana Condominium Association

City Property Management Company

September 2009 Newsletter

Board of Directors

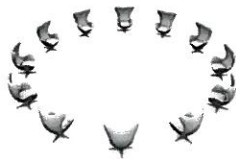
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Greeting Friends

My mother, bless her soul, always tried to tell me, especially when I was leaving a teenage crush for the summer, that absence makes the heart grow fonder. I never really believed that, though, through all the ensuing teen age crushes, or other times when I was away from someone or something that I loved. But the past 3 months, since we left Lá Solana, that feeling started to make sense. For you see, Elaine and I, started having “fondness issues” for La Solana, as we drove out Mountain View Boulevard last May, wishing we could just stay there. But over the past 3 months, our fondness for our friends and our new “home” really set in. With all we have gone through the past few months, one might wonder when we had time to even think about Lá Solana... but it was never far from our minds, even as we experienced a hot-humid summer back in Kentucky. We stayed in touch with friends, far and near, via email and phone calls but that wasn't enough – it's never the same!

But the good news is that we are on our way back and depending on when you read this, we might already be there. We are looking so forward to seeing the completion of the painting of the buildings (they were working on building 5, I think when we left) and the new resurfaced parking lot should just about be finished. It must look like a new place. I know some trees have been pruned and I bet the flowers and shrubs have been taken care of as well.

Isn't it amazing what you miss when you are away from it. I can still see those beautiful evening skies looking out of our balcony and those crisp, cool mornings in January. All the smiling faces around the pool as well as all the stimulating conversations as we lay lazily around that sparking water.

Last winter was really amazing to us with all the social activities and we missed them and all the folks this summer, but the time is quickly approaching when the parking lot will begin to fill up ... the popcorn machine kicks into overdrive ... the movie theatre gets filled to overflowing and you can't get a computer, if your life depended on it. I miss all of that...

It just reminds me again why we bought our condo at Lá Solana... it was for its' beauty and for all the good folks who are just like us ... out there to have fun and not take life too seriously. That's my new mantra: Enjoy each day and not worry too much about tomorrow ... won't you join me?

Let's make this winter the “funniest” ever! More parties (Ken and Annie), more music, more food, more laughs, and fewer medical issues and close calls (Blaine) ... we all worked hard for this life and we need to enjoy every day and what better place to enjoy it together than Lá Solana.

I guess, once again, my mom was right ... absence really does make the heart grow fonder...

See you soon!

John and Elaine Hall



Driveway Resurfacing

As many of you know, our driveways have a fresh, new look. It was a big undertaking, but it went smoother than we had anticipated. We want to thank all of you for your cooperation in moving your vehicles at the designated times. Without your help this would have been a nightmare. We think the "Snowbirds" will be pleased with the outcome when they return this fall.

Painting Project



We are happy to report that the painting of the buildings is completed. Premier Commercial Painting did an outstanding job. We have received a lot of positive

comments on the project. For those of you who were not onsite during the painting project and had requested your door to be painted, it is necessary for you to contact Premier Commercial Painting directly to confirm that your door was painted. Our Maintenance Department was not involved in this transaction.

We want to thank everyone for their patience and understanding. We realize the inconvenience you were put through.

Landscaping



The new landscape contract was awarded to Gothic Landscape. They are doing an excellent job and everyone should be seeing a big difference in the beauty of our complex. We are pleased to report

that the scheduled day for lawn cutting and trimming is Thursday Instead of Saturday as in the past. We know several folks will be happy to hear this news!

Reminders

I have been asked to repeat this. Please clean the BBQ and utensils off after you use them so they are ready for the next person. There is nothing more frustrating than to walk down to use the grill only to find it dirty. Be considerate of your fellow neighbors.

REMINDER

It has been brought to our attention that none of the air conditioning units are marked with the unit numbers. Since our maintenance department is not responsible for working on the units, it might be a good idea to have your air conditioning company write your unit # on the outside of the unit with a black marker when they come out to do repairs.

REMINDER

We would like to request that you double bag your cat litter before placing out for trash pickup. Also, residents are putting too much waste in one bag and the weight causes the bag to rip apart when it is tossed up and into the dumpster on trash pick up day. Please use two bags if necessary. We have had bags split because of the heavy weight, which causes a lot more work for the maintenance department.

REMINDER

Lost and Found



We have several unclaimed items in our Lost & Found box located in the clubhouse office. Some of the items including eyeglasses, earrings, watches, golf visor, black jacket, golf club cover, house and mail

keys, jacket, etc. Please ask Judy or JoAnne in the clubhouse if you wish to identify the items.

Lá Solana Resident Directory



We are in the process of updating the 2010 La Solana Resident Directory. If you have changes to your phone number, cell number, out-of-state address, etc., please complete the Homeowners/Resident Directory Form located on the website or on the back of this newsletter and fax it to the clubhouse office at 623-214-8832. You can also email the changes to lasolana123@hotmail.com. The deadline for changes/corrections is November 28, 2009.

F.Y.I. – The Clubhouse office will no longer have the listing forms for the Sun City Grand Directory as SCG Membership Office has just informed us that they will no longer be producing the Sun City Grand Residential Community Directory.

Website Update

We are happy to report that City Property Management is proud to unveil the latest in technology. City Property has designed a virtual lot file that is available to all of the community owners FREE of charge.

This addition to the website will allow the owner to review not only their accounting status, but any violation status as well as Architectural status for their specific unit. Also, the owner will be able to view letters that have been issued to them as well as any pictures that may have been taken regarding a recent violation.

This web-based function will also allow owners to make payments online, as well as download any of the Association's forms including the Architectural modification request forms. It is a completely secured web-based site and each owner will be assigned their own specific pass code. Once an owner visits their unit file/lot file, they will have the ability to modify the pass code to one of their choice.

To create your account, click on the **Homeowner Account Portal** under "Menu" on the website and **click here to create your account** link on the login page or visit **homeowners.cityproperty.com** and follow the prompts. You will be asked for your pass code, which can be found on any homeowner mailing from City Property Management, and then your email address and a password of your own choosing for future logins. Once you create your account you will receive an email. Click on the "registration" line at the bottom of the email to activate the account.

If you have any questions regarding the virtual lot file, please contact City Property Management at 602-437-4777.

Be sure to check out the "News" section on the website to view important notices from management or the Board. Since the newsletter goes out quarterly, we will be using this venue to alert you to happenings in the community. The "News" section can be found on the main page of the website. You do not have to sign in to view this site.

Rental List and For Sale List

As you know, the Rental List and For Sale List are both located on the website and in the clubhouse office to hand out to potential renters and buyers. If you have your unit for rent or sale, please be sure to contact the clubhouse office with changes as soon as they happen. On the "Rental List", it is important that the list shows the months your unit is rented. This saves prospective renters from having to call you only to find out your unit has already been leased. If you list a unit for sale, it is very important to notify us when there has been a price reduction. On several occasions we have had it where we are listing one figure on the "For Sale" list only to find out that it was lowered on the MLS listing and we weren't notified. If you have a change to the report, please either call Judy or JoAnne in the clubhouse office at 623-214-5532 or email us at lasolana123@hotmail.com. Our goal is to provide the most up-to-date and correct reports possible. Thank you for your help.

Meeting Announcement

You are invited to attend the next **Board meeting** for Lá Solana Condominium Association.

Date:

Wednesday, October 21, 2009

Wednesday, November 18, 2009

No meeting will be held for December

Time:

10:00 a.m.

Location:

Clubhouse



Lá Solana Community Directory

**Homeowners/Resident Directory
Listing Information**

UNIT #

Last Name Resident A First Name Middle Initial

Last Name Resident B First Name Middle Initial

Alternate Address (City/State)

Phone Number Alternate Number Cell Number

E-mail Address

Please Check One: Add Change Delete

I would like to be listed in La Solana Community directory and give permission to use the information above.

Signature Resident (s) Date Signed

