

**LáSolana at Sun City Grand**

**Mailing Address:  
14950 W. Mountain View  
Surprise, AZ 85374  
Phone/Fax:  
Phone: 623-214-5532  
Fax: 623-214-8832**

**Board of Directors  
board@lasolanahoa.com**

**Jan Smith  
President**

**Dallas Reynolds  
Vice President**

**Jack Mumford  
Treasurer**

**Larry Truett  
Secretary**

**Gordon Kath  
Member at Large**



**City Property Management  
Mailing Address:  
4645 E. Cotton Gin Loop  
Phoenix, AZ 85040  
Phone/Fax:  
Phone: 602-437-4777  
Fax: 602-437-4770**

**Community Manager  
Brad Schaeffer, Ext. 2164  
bschaeffer@cityproperty.com**

**Association Coordinator  
Monique Samarah, Ext. 2124  
msamarah@cityproperty.com**

**Association Accountant  
Bill Hoffman, Ext. 2219  
bhoffman@cityproperty.com**

# LÁSOLANA LIVING

## President's Corner

**Happy Fall Everyone!!!**

What that means is different to each of us. I will start with the meaning for those of us who live full time in Arizona. We are doing cartwheels because our 108 degree temperatures have gone away and we can do high fives because we made it one more time through a hot, hot few months.

I am assuming what it means to those of you who are here just for the fall and winter, is that snow is coming so you need to make plans to get going to Arizona before you have to shovel it. Am I right??

Someone asked me the other day if I like it when the winter residents return? I have to be honest, I hate the traffic, but on the other hand I look forward to seeing residents excited about returning and I love hearing what they did during the summer. I also love seeing the activities around the community increase as it cools off enough to be outside.

We have already had a "Not So Scary" Halloween party, hosted by Olivia Reynolds and Caryl Moskowitz. The Thanksgiving Dinner is being planned and I know the social calendar is being developed by Robin Torry and her amazing volunteers. Residents are out walking, biking, BBQing, and enjoying the amazing fall weather. Bottom line, pat on the back to permanent Residents and welcome back fall and winter Residents.

**Let's make the most of the Arizona's incredible fall and winter season.**

**Jan Smith  
President**



# Meet Your Neighbor

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Bruce Anderson was born in the small town of Slayton, Minnesota, located in the southwestern agricultural portion of the state (whopping population 2517 as the 2010 census!) At the age of 13, he and his parents and two siblings moved to Minneapolis to seek better a better life. Barely a year after the move, his father died unexpectedly. Bruce's mother was able through hard work and the part-time jobs of her three boys, to keep the family together and to thrive. During Bruce's tenth-grade year he met a pretty fourteen-year-old names Dana, and the two quickly became high school sweethearts, marrying after her graduation. She was born and raised in the suburbs of Minneapolis with her one sister, Pam. The Anderson have been married 49 years and have a son and two young grandchildren.



**Bruce and Dana**

By the early 1970s, Bruce's uncle and an older brother had moved to Phoenix and were doing well in the construction industry, so the young marrieds moved south. He learned the construction industry, becoming a heavy equipment operator and later on, taking posts as a foreman and superintendent in general construction business. But by the mid 1970s, Minnesota was "calling" them, so they returned. Son, Reid, was born in 1976. After their son was in school, Dana took a job with Bell Telephone, learning the business and becoming a manager in Operations and Engineering. She retired after 25 years, in 2011.

One of their shared joys is Traveling Tommy, a beautiful, slender cat that found them one day six years ago while they were out walking. He had been a feral but quickly adjusted to the sweet life as an Anderson! The traveling part of the name comes from the fact that they bring Tommy with them wherever they go. Tommy has acclimated to life on the road and is quite content to slumber in his small kennel in the back seat. When they stop for the night, TT is happy to be with his people and then to sleep in his own little den, preparing for the next day's adventures.

By 2016, they were spending winter months in Panama City, Florida, and summers at their townhome in Minnesota; but they started thinking that they might enjoy Arizona living again. So they traveled south once more, found LáSolana and decided to give it a try. Dana says that she knew by the third night that LáSolana was for them. Within two weeks of renting here, they purchased a Ventana model and lived there while waiting for their Minnesota place to sell. They purchased an additional unit, a Grande, in early 2019, where they live now. These days, the three of them may travel, but this is their permanent home. Want to see Tommy? You may notice him in one of the windows, sitting on a perch in The Anderson home, Building 6. When you see Dana and Bruce, introduce yourselves. They really are a fun couple and a very welcome addition to our little paradise.

Olivia Reynolds



# Board's Eye View

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To have YOUR question answered, please send an email to [lasolanaboard@gmail.com](mailto:lasolanaboard@gmail.com), or drop it in our separate condo mailbox located just to the left inside the Mailroom (must be **signed**), or attend a seasonal monthly **Chat with the Board**. The Lásolana Board of Directors look forward to addressing your questions in the future newsletters.

Question: Who do I contact after hours and weekends about any problems on our property involving buildings, The pool, landscaping, water leaks, etc.?

Answer: Always call CITY PROPERTY @ 623-437-4777. They have a system in place to handle those situations.

Question: Can I have a party at the pool?

Answer: Absolutely! However, you must remember not to have any glass dishes or containers to avoid possible injury to someone and the possibility of us having to drain the pool. Also, please remember to clean up the area and grill if you do any cooking.

Question: What do I do if I see someone walking a dog/dogs and they are not holding on to the dog's leash?

Answer: Please stop by the office and report it to Cindy or Patti and they will address the situation. All dogs are to be on a leash that is held and no longer than 6 feet.

Question: What do I do if I get mail that doesn't belong to me?

Answer: Please take it to the Clubhouse office. **Do Not** put it back in the outgoing mail slot, unless you write "Not at this Address" on it beforehand. Otherwise the mail person doesn't know if it was placed in there or if the person no longer lives there.

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## Good Neighbor Tips and Reminders

Thank you all for observing and following rules that make our community as lovely and welcoming as it is, and a place we can all enjoy living in.

1. Speed limit on property is 15mph.....
2. Pets on leash at all times ... pickup mandatory.
3. Trash can in mailroom ONLY for mail trash.
4. Boxes must be broken down for recycle bin and glass put in regular garbage bin.
5. Pool lounges are to be put back in place after use. We do NOT have a pool attendant.
6. Please clean the Bar-B-Que grill after use.
7. Watch the lines in the parking lot and be sure to use your space properly as a courtesy to your neighbors space...
8. Since many of us come from free standing homes and are now sharing walls with neighbors, please be considerate as to when to do laundry, house cleaning, showering, etc. Sound is magnified to others living around you. Your consideration goes a long way and is appreciated.
9. Please be considerate of others when using cell phones in common area, ie, clubhouse, pool area....it can be very disturbing.
10. Be aware of the Bldg. Courtyards #6 in the Rules & Regulations to comply to the Architectural Committee's format for hallways and terraces.



Thank you all and here's to a healthy, happy season at Lásolana.

Caryl Moskowitz, Newsletter Editor

# Veterans Appreciation Social November 11th

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Ames, Rexford, 1204, U.S. Army  
Anderson, Russ, 2112, U.S. Navy  
Blair, Kevin, 3309, U.S. Army  
Bosben, Clarence, 5101, U.S. Marine Corps  
Brandom, Steve, 2307, U.S. Navy  
Buckingham, Bill, 3108, U.S. Army  
Carlini, Angelo, 4107, U.S. Navy & U.S. Air Force  
Ciavarella, Tom, 4207, U.S. Navy  
Conroy, Jack, 7302, U.S. Navy  
Corbit, Roger, 5206, U.S. Army  
DiGrazi, Frank, 1101, U. S. Air Force  
Durkin, William, 3311, U.S. Naval Air  
Echols, Lucy, 6101, U.S. Army  
Frankel, John, 3302, U.S. Army  
Fossey, Ken, 4307 U.S. Air Force  
Gerlat, Hal, 4103, Royal Canadian Air Force  
Greene, Blaine, 5111, U.S. Navy  
Greene, Ken, 5211, U.S. Marine Corps  
Griffith, Shel, 5203, U.S. Army  
Haas, Ricky, 6206, U.S. Army  
Hurley, Bob, 4206, U.S. Army

Johnson, Roger, 6204, U.S. Air Force  
Justice, Bob, 1105, U.S. Army  
Kearney, Dave, 4203, U.S. Army  
Lobltz, Bill, 2310, U.S. Air Force  
Luecht, Jerry, 5207, U.S. Navy  
Miller, Roger, 3307, U.S. Air Force  
Mont, Robert, 2013, U.S. Marine Corps  
Moser, Bernie, 6207, Swiss Army  
Petrillo, Larry, 3306, U.S. Army  
Pusateri, Douglas, 5311, U.S. Navy  
Sandwick, Eric, 3203, U.S. Navy  
Sbrega, John, 2308, U.S. Air Force  
Schaefer, Bob, 2212, U.S. Coast Guard  
Sinclair, Lloyd, 4210, U.S. Army  
Wild, Lawrence L., 7211, U.S. Army  
Willard, Ben, 2309, U.S. Army



**“Thank you for your service.  
Your commitment to our great  
country is appreciated by all  
of us at LaSolana”**



**Thank you, Jean McBrien and your volunteers for making this an afternoon of appreciation.**



# Halloween Party



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Thanks to Olivia Reynolds and Caryl Moskowitz and their wonderful volunteers for a successful, fun party.

## Social Calendar

<b>Nov 11</b>	<b>Veterans Day</b>
<b>Nov 26</b>	<b>Thanksgiving Celebration</b>
<b>Dec 11</b>	<b>Pool Party</b>
<b>Dec 24</b>	<b>Christmas Eve</b>
<b>Jan 8</b>	<b>Getting to Know You</b>
<b>Jan 22</b>	<b>Soup Supper</b>
<b>Feb 5</b>	<b>Valentine's Party</b>
<b>Feb 19</b>	<b>Pool Party</b>
<b>Mar 11</b>	<b>Italian Night</b>
<b>Mar 25</b>	<b>Western Night</b>
<b>April 17</b>	<b>Easter Celebration</b>
<b>April 22</b>	<b>Pool Party</b>

Happy  
Thanksgiving

## Mike's Corner

The purpose of the utility carts in the buildings are for general use of our residents. If you are doing remodeling in your unit, please inform your workman that the carts are not to be used for work materials, such as cement bags, tile, trash etc. A \$500 fine can be assessed. Household garbage cannot be placed on carts. This is grossly unfair for residents who use the cart for their groceries and luggage.

Do not put any type of plastic bags in the recycle bins.

Please do not put glass in the recycle bins.

Do not leave anything in the aisles in the garbage area. This is a tripping and fire hazard.

Keep building doors closed at ALL times. Coyotes on premise.

Remember to bring your own utensils to cook on the grills and use the scraper after each use. Thank you!



## Unit Lock Box

In the past year we have had more than one instance in which the Surprise Fire Department has had difficulty accessing a unit at LáSolana following a 911 call. In each case they have gained access only by searching for an open patio door or window using an extension ladder. This is time consuming process which delays emergency personnel from assisting the resident in distress. The Surprise Fire Department has recommended that residents purchase a "lock box" which is attached to the exterior of a unit beside the door. Owners place a key to their unit along with emergency contact information inside the box, and then it's locked by the Fire Department. In the event of a 911 emergency, if the occupant is unable to come to the door, the Fire Department can easily gain access by using the key in the lock box. Otherwise they would have to break the door down to get in. The boxes are only accessible to the Fire Department when they respond to an emergency. There is a one time charge of \$65 to purchase box and have it installed by them. Copies of the form to obtain a lock box from the Surprise Fire Department are available in the Clubhouse.

Thank you!

Larry Truett

Board Member

## Pool Furniture

Did you know YOU are responsible for returning any pool furniture that you moved when you leave the pool? That straightening the pool furniture isn't in any of our staff's job description. We've been fortunate that one of our residents puts the pool area in order every day (Thank you, Rick Haas!) so please put back the lounge, chair or table that you use to it's proper position and lower the umbrella you raised so it doesn't get damaged if the wind picks up. Our new loungers have wheels—please use them instead of dragging them.

If you wear pool shoes please confine their use to the pool/area only, and not on sidewalks, or driveways.



## Renovation Policy for LáSolana Units

While each of us our own units, they are not free-standing homes. This policy complies the relevant points of the CC&R's that need to adhered to in order to protect the appearance of the community and structural integrity of the buildings. Regardless of whether Board approval is required, the office must be notified in writing, email is acceptable of any planned renovation work.

## Meeting Dates

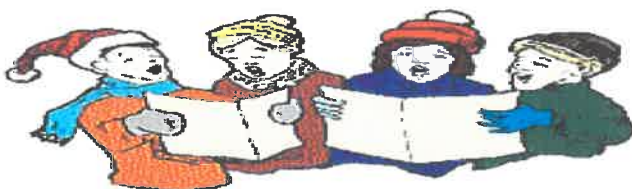
November 14th	Chat with the Board	10:00 am
November 19th	Architectural Meeting	9:00 am
November 19th	Board Meeting	10:00 am
December 12th	Chat with the Board	7:00 pm
January 16th	Chat with the Board	7:00 pm
January 21st	Architectural Meeting	9:30 am
January 21st	Board Meeting	10:00 am
January 30th	Workshop	10:00 am
February 13th	Chat with the Board	7:00 pm
February 13th	Architectural Meeting	9:30 am
February 18th	Annual Board Meeting (Aqua Fria Room, Cimarron Center)	9:30 sign in 10:00 Meeting
February 27th	Workshop	10:00 am
March 12th	Chat with the Board	10:00 am
March 17th	Architectural Meeting	9:30 am
March 17th	Board Meeting	10:00 am
March 26th	Workshop	10:00 am
April 16th	Chat with the Board	7:00 pm
April 16th	Architectural Meeting	9:30 am
April 21st	Board Meeting	10:00 am
April 30th	Workshop	10:00 am

### Grand Lifestyles

Regularly reading the Sun City Grand Lifestyles monthly magazine is a great way to keep up on SCG happenings. There are always copies available in our lobby and at SSG's Chaparral and Cimarron Centers.



Don't forget our Thanksgiving Dinner, November 26th. Sign-up sheet is the 14th from 10:00 to 12:00 only.



Please join us Christmas Eve as we enjoy Caroling by the Fireplace with our friends at LáSolana.

## NEW LAW

# City Property

## MANAGEMENT COMPANY

9.6.19

*Valued Homeowner,*

*We wanted to let you know that prior to the start of the new year, your Homeowners Association / City Property Management will be providing regular statements of account to homeowners instead of traditional payment books (a.k.a coupons).*

*This change stems from a modification to the existing law by Arizona Senate Bill 1531 which was passed by the legislature and signed by the governor this year. This law becomes effective January 1, 2020.*

*The statements will be sent to homeowners at the same frequency the assessments are due (i.e. monthly, quarterly, annually, etc.) The new statements will include your current account balance and any immediate account history.*

*To comply with the law, your HOA & City Property Management will be issuing statements via U.S. Mail by January 1, 2020. Statements will be mailed to the mailing address on file. If you would like to receive the statements electronically, you can save paper, time and money by switching to paperless. You can manage your electronic delivery settings in the Homeowner Portal under My Account > Go Paperless. You can keep your contact info and mailing address up to date and access more delivery preferences including mail, email, text and push notifications under the My Account > Account Settings & My Contact Info Tabs. No portal access? Click here to sign up.*

*Your Association is asking for your participation in opting into electronic statements to help keep these costs to a minimum. City Property is partnering with your association to streamline this process, making it as easy as possible. This cost to the HOA can be reduced by up to 40% by electing to go paperless and will also save valuable resources. If you are currently signed up on ACH/AutoPay you will still have your account debited, however you will also receive a paper statement unless you elect to go paperless.*

*If you are currently signed up on ACH/AutoPay you will still have your account debited, however you will also receive a paper statement unless you elect to go paperless.*

*City Property Management is ready to answer any questions you might have about these changes. We value your community and want to make this new implementation as seamless, easy and as convenient as possible for you and your neighbors.*



**CITY PROPERTY MANAGEMENT COMPANY**

4645 E Cotton Gin Loop \ Phoenix, AZ 85040

O 602.437.4777 \ F 602.437.4770



# Registration of Pets

Name \_\_\_\_\_ Unit # \_\_\_\_\_

Number of pets living in your LáSolana condo:

Dogs \_\_\_ Cats \_\_\_ Other \_\_\_

Dog's Name \_\_\_\_\_

Breed \_\_\_\_\_ Color \_\_\_\_\_ Photo:(Optional)

**\*Licensed in Maricopa County: Yes \_\_\_ No \_\_\_**

(license Tags must be on Dog's collar) *11-1102; City Ordinance Sec.10.24*

**\*Where, if licensed other than Maricopa County: \_\_\_\_\_, if stay is less than 30 days**

Rabies Vaccination (dogs only) Expiry Date: \_\_\_ / \_\_\_ / \_\_\_

**\*Is your Dog a Service Animal as defined by the ADA: (Americans with Disabilities Act)**

Yes \_\_\_ No \_\_\_

(A binder with ADA reference materials will be kept in the LáSolana Clubhouse Office)

**\*I hereby agree to release LáSolana HOA, and it's governing bodies to be held harmless to the fullest extent of the law, from liability for the injury of any persons or other dogs and damage to property that may result from any act of omission of myself.**

As the resident of this condo unit I acknowledge I am in receipt of the (2017) Pet Policy as provided by the LáSolana HOA.

\*Signature \_\_\_\_\_ Date \_\_\_ / \_\_\_ / \_\_\_

3.28.18

# 2019 Holiday Patio and Window Decorating Contest

## Contest Rules

Only a unit's Patio and Building Exterior Facing Window displays will be judged.

The contest is open to owners and renters of units at LáSolana.

Entries must be received by Tuesday, December 3rd.

Displays should be illuminated from 6pm to 10pm on December 8th for Judging.

Decision of Judges is final.

Winners to be announced at the December 12th Chat with the Board.

Winners will have their names displayed in the clubhouse.

## Decorating Restrictions

Nothing may be placed on the patio ledges of any Unit.

Holiday decorations, secured so they cannot fall, are allowed on patio railings. Decorations cannot hang below the railings.

December Holiday season decorations are permitted no sooner than Thanksgiving weekend, no later than January 8.

No holiday decorations are allowed in the Granite Beds.

-----**Entry Form - Return to Clubhouse Office by December 3rd, 2019**-----

**Name:** \_\_\_\_\_

**Unit:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**LA SOLANA CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
October 15, 2019 - Open Session - 10:00 a.m.**

**Call to Order:** The meeting was called to order at 10:00 a.m.

**Board Attendance:**

**Present:** Jan Smith, President; Dallas Reynolds, Vice President; Via phone: Jack Mumford, Treasurer; Larry Truett, Secretary; Vacant, Member at Large.

**Open Comments:** General discussion took place.

**Landscape Report:** Harry Graham from CareScape Landscaping gave the landscape report.

**Neighborhood Rep Report:** Dallas Reynolds for Olivia Reynolds. Nothing new to report.

**Staff Reports:** General HOA information was provided.

**Approval of Previous Meeting Minutes:** A motion was made Larry Truett and seconded by Dallas Reynolds to approve the July 22, 2019 minutes with one change. Motion passed unanimously.

**Financial Report:** Treasurer Jack Mumford presented the Financial Scorecard report. A motion was made by Larry Truett and seconded by Dallas Reynolds to approve the September Financials. Motion passed unanimously.

**New Business:**

- a) OSHA: A motion was made by Larry Truett and seconded by Dallas Reynolds for Mike Donovan to attend 10 hours of training at \$89/hr. Motion passed unanimously.
- b) 9' crank tilt umbrellas: A motion was made by Larry Truett and seconded by Dallas Reynolds to accept a bid from A.L.D. Marketing, Co. for \$1,695.75 out of the reserve fund. A purchased date of January. Motion passed unanimously.
- c) Holiday Decorating Contest Rules: A motion was made by Dallas Reynolds and seconded by Jan Smith to accept the Contest Rules as written. Motion passed unanimously.
- d) Rules and Regulations Update: A motion was made by Jan Smith and seconded by Dallas Reynolds to update the Rules and Regulations, Amended October 15, 2019 as written. Motion passed unanimously.
- e) Window replacement report: Dallas Reynolds gave a report on window replacement. A motion was made by Larry Truett and seconded by Dallas Reynolds to adhere to the recommendation of the report. Motion passed unanimously.
- f) Bike Rack Cover: A motion was made by Dallas Reynolds and seconded by Larry Truett to accept the bid from L&S Handyman Service LLC for \$5,232.42 out of the operating budget to begin construction in January with one change. Motion passed unanimously.
- g) Car Port Repair: Tabled until November.
- h) 2020 Budget: A motion was made by Larry Truett and seconded by Dallas Reynolds to accept the 2020 Budget as written. Motion passed unanimously.
- i) 2019 Taxes: A motion was made by Jan Smith and seconded by Dallas Reynolds to authorize a Compilation audit for the 2019 taxes. Motion passed unanimously.
- j) Library Chair Replacement: A motion was made by Larry Truett and seconded by Dallas Reynolds to accept the bid from Lazy Boy for \$3,265.80 but not to exceed \$3,300 and to be taken out of the reserve account 9345. Purchase to be made in January. Motion passed unanimously.
- k) Unit Watch Review: A motion was made by Larry Truett and seconded by Dallas Reynolds to send this matter to legal. Motion passed unanimously.
- l) Board Member Appointment: A motion was made by Larry Truett and seconded by Dallas to appoint Gordon Kath to the open position of Member At Large. Motion passed unanimously.
- m) Bonuses: A motion was made by Jan Smith and seconded by Dallas Reynolds to give Mike Donovan a \$250. bonus for work on the roof project. Cindy Duffy and Patti Farrell will each receive a \$125. bonus for work on the new Website. Motion passed unanimously.

**Adjournment** - The meeting was adjourned at 11:49 am

Submitted by:

Cindy Duffy, Recording Secretary