

Seasons Greeting to All

Whatever your special holiday is, from all of us to all of you, please have a happy holiday and may you and your loved ones be happy and safe. While it is the season to share, please be mindful of those who are less fortunate than you.

Also, please be careful of those who will rob you of your happiness during these festive times. Report any suspicious activities and/or crime to the police immediately (911 for emergencies or 602-262-6151 or Crime Stop for non-emergencies) and to Morrison Group (602-263-7772).

The New Home Owners Association Board of Directors

We are happy to announce that the community elected 3 board members at the recent annual meeting. Phil Barker, Mitzi Torri and Frank Bijak. Phil has been the President and Mitzi has been Treasurer and Director the past two years. We want to thank them for agreeing to serve for another two years. Frank, has been a homeowner since the start of the community, was on the original board, and stepped up to help again. John Muehlenberg and Don Aldridge remain on the board with a year left on their term. A special thanks to Dion Geary who served as the Vice President of the board the past two years.

City of Phoenix Zoning Issue- Dec 2nd Meeting

For those of you who may not be aware there is currently a rezoning amendment working through the City of Phoenix Zoning approval process. The proposed change would allow the property north of Rancho Paloma and between 52nd Street (back gate) and Cave Creek Road to be zoned for commercial development. The Village Committee voted no on this issue and the City Planning Commission voted yes. At this point the Phoenix City Council will make the final decision at their meeting which will take place on December 2, 2009 at 5 p.m. at the Orpheum Theatre. The Orpheum Theatre is 203 West Adams Street - between Second and Third avenues on the northeast corner of Phoenix City Hall. If you can attend please do so to voice your concerns on allowing commercial development in an area zoned for residential only development.

If you can not attend please take the time to make your opinion know to the City Council. Before the City Council meeting, you might want to take a few minutes to share your concerns with Peggy Neely, our District 2 council person, and Phil Gordon, our Mayor. Be sure to include your name and address when you contact them. Ms. Neely is a strong supporter of the Village Planning concept and is especially concerned about residents' issues in her district.

Peggy Neely, District 2 Councilwoman
Phil Gordon, Phoenix Mayor
Debra Stark, Planning Director
Jacob Zonn, Planner

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Upcoming Community Projects in 2010

As part of the regular scheduled community maintenance and improvements it is once again time to paint the metal view fences and seal coat the streets. For those of you who lived in the community the last time we did this you will remember it was not a small undertaking. The Board and Morrison group are committed to making this as smooth as possible. We are projecting that both projects will take place sometime the first quarter of 2010. As we get closer, communication will be provided to homeowners and placed in the message kiosk just inside the front gates.

Here are couple of key points to keep in mind as it relates to painting the view fencing and the seal coating of the streets.

1. The Association is responsible for painting all the view fencing. As in the past, we will be painting both sides of the fence. Painters will need to enter the yards in order to do this.
2. Homeowners will be responsible to pull back all plants and other items on the fence so that the painters can complete the job. Homeowners will be notified ahead of time so they can prepare their yards for the painters.
3. Road Sealing- a schedule/map will be made available to homeowners showing them when to expect the seal coating in their section of the community. All efforts will be made to adhere to the schedule weather permitting.

If you have any questions or concerns related to these two projects please let Morrison Group know or you are certainly encouraged to come discuss those at the monthly community board meetings.

Back Gate Procedures



As a reminder for your holiday visitors the North gates operation has been changed to operate like the West gates. You can use your clicker to enter the North gate or enter your gate codes to open the entry gate. If you have visitors, they can enter the code and the entry gates will open. If the visitor does not have your code, they may scroll to your home number to call your home. When they identify themselves and you wish to let them enter, press the '9' key on your phone to grant them access to the community. Please do not grant access to anyone that you do not know. We do not want vandals to enter the community through "good deeds". As a reminder, the "Homeowner" codes work 24-7 while the "Service" code for vendors only work 6am-6pm M-F but not on the weekends.

Also, when you drive up to the North exit gate, the exit gate will open without the need for you to press the clicker.

Do not post your gate codes. If this is observed, the posted code will be removed from the call box and the code will be removed from the system entirely. When/if the owner contacts Morrison Group to re-activate the code, they will be instructed that the same code is no longer available and there is a \$25.00 fee assessed for the reactivation of a new code.

If the gates are not working, please call Morrison Group immediately so that a service call can be made. Additionally vandalism is the main reason the gates stop working. Therefore, if you see anyone tampering with or damaging the gates, please notify Morrison Group immediately. Help all of us as a community stop the vandalism and reduce the cost associated with repairs.

REMINDER

A REMINDER TO ALL HOMEOWNERS ON SOME KEY ISSUES IN OUR COMMUNITY



As a reminder it is the responsibility of each homeowner to be familiar with *CC&Rs* and *Landscape and Design Guidelines and Associated Rules for the Colina Del Norte Homeowner's Association*. If you need a copy please refer to them on our website, www.colinadelnorte.com

Please remember to consult the guidelines prior to implementing improvements or changes and submit an Architectural Request for approval if needed. If you are not sure, it is always best to check before starting the project to avoid the possibility of having to make changes once the project is completed.

Please make sure you have approval prior to painting your home to make sure you have the correct color option as allowed by the CC&R's and the Guidelines. A book of the color options, including the new darker colors, is available for your review. Please let Morrison Group know if you have questions.

Thank you to all who have worked with the process. If you have any questions on the process or the status of your architectural request please feel free to check with Morrison Group or please attend a monthly board meeting.

Some of the reoccurring issues in the community that can only be solved by each of us as homeowners are:

Garbage and Recycle Cans

Garbage Cans – please remember to follow the guidelines for when to place your garbage cans on the street and when to remove them. As a reminder they are to be placed on the street after 6 PM the night before collection and placed back behind your gate by 6 AM the day after collection. If you will be out of town please check with a neighbor to see if they can help.

Crime and Vandalism



When vandalism happens, make sure someone is notified. If you see something suspicious or are witness to crime or vandalism, call the Police Department at 911 for emergencies. For non-emergencies call Crime Stop at 602-262-6151 and please inform Morrison Group as well. Do not confront the criminals yourself.

Get license plate numbers of any vehicles as well as a description. This will help keep our community safe for our children and loved ones.

Speaking of vandalism; we had a lot of vandalism at the back gate that has cost the community over \$3,000 to repair. Those are funds that could have been better used for other community needs. If you know the individuals that may have been responsible any damage, please consider your annual fee increases and what they are costing you and your neighbors.

Clean up after your Dog

Clean up after your pets. Please be responsible for picking up after your dog no matter where you walk your dog. It is your dog and your responsibility. Do not leave it on the sidewalk, or the middle of the road for someone to step around. Thank you.

Parking of Vehicles



Parking vehicles in the rocks or dirt on the side of the house is prohibited. Overnight parking on the streets is also prohibited, except as outlined in the CC&R's. Also, please do not use the Common Areas to drive on or through. We have to add split rail fences in some areas of the community to prevent such activities. This is costing the community funds that can be used elsewhere to keep our community looking nice and attractive to all.

Homeowner Association Dues



HOA dues are due again on January 1, 2010. Board of Directors approved a 5% increase in dues for 2010. The new dues amount will be \$346.50 semi-annually. The 2010 Budget is included as part of this newsletter. When paying your HOA dues please remember to include your lot number on the face of the check and mail your payment, including a coupon to:

COLINA DEL NORTE HOMEOWNERS' ASSOCIATION

c/o Morrison Group
P.O. Box 39242
Phoenix, Arizona 85069-9242

Morrison Group Contact Info:

Jarrod Robinson
Morrison Group, Inc.
Association Manager
602-263-7772-Office
602-246-6674-Fax
jarrod@mgiproperties.com

BOARD MEMBERS

President: Don Aldridge
Vice President: Phil Barker
Treasurer: John Muehlenberg
Secretary: Frank Bijak
Director: Mitzi Torri



Future Board Meetings

(If changes are made to schedule a notice will be placed on website and in the Information Kiosk by front gate)

Meeting Time 6:30 PM

**Meeting Location - Harris Bank – Basement Community Room
34525 N. Scottsdale Rd. (SE Corner of Carefree Hwy and Scottsdale Rd)**

December 2009	No Meeting Due to Holidays
January 26, 2010	July 27, 2010
February 23, 2010	August 24, 2010
March 23, 2010	September 28, 2010
April 27, 2010	October, 26, 2010
May 25, 2010	November, 23, 2010
June 22, 2010	December 28, 2010

Homeowners are always welcome and encouraged to attend! It is your community please be involved.



In an effort to reduce mailing and printing costs, along with protecting the environment, we would like to be able to offer the newsletter and other community notices via email. If you prefer to receive future notices via email vs. regular mail please provide Morrison Group your email address, name and lot number. Thanks!