

The Ventana Views

Board of Directors:

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Vada Bowers, Sec.

Bob DellaPia, Treas.

Bill Keitel, Director

Office Staff:

Paulette Eaton, Mgr.

Corrine Cowles, Asst. Mgr.

Barb Jennings, Act. Dir.

Karen Carr, Front Desk

Irene Hart, Front Desk

Office phone: 566-6001

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ACTIVITY DIRECTOR'S NOTES

The month of November was very busy. The planned activities that our community residents participated in were: the community garage sale, a window-etching program, estate planning, Laughlin Turnaround, "Whodunit", a Veteran's Day breakfast, the Fall Fishing Derby, Karaoke, and a Mazatzal Casino trip. Boy, was this community busy!

I'm grateful for the turnout for the "Whodunit" and the Veteran's Day breakfast. We had record numbers in participation. It is my hope that all our events will see this kind of participation.

There are a lot of events planned for the month of December, so check them out and choose what you would like to do.

I would also like to turn your attention to the 2006/2007 Ventana Lakes Recurring Activities Schedule with Contacts. This schedule lists all the groups that meet here at Ventana Lakes. If your group, the time you meet, or the contact information are incorrect, please contact me at the Management Office to get it corrected. This schedule will be printed twice a

year only, so hang on to your copy. The Management Office will have some extra copies.

If you have any information that you would like to have put in the newsletter, the deadline is the 12th of the prior month, and should be sent to me at the Management Office. It is best if it can be e-mailed (activities@vlpoa.com) directly to me, as this makes it easier to import directly into the newsletter. For those of you who don't have a computer, feel free to drop it off at the Management Office.

Upcoming events for January:

Jan. 20th: Desert Aires Chorus

Jan. 26th: The Desert Sound Big Band Dance; open to the public.

Jan. 27th: Massages (tentative and subject to change).

Anyone wanting to use any of the facilities for an event, please stop by the Management Office and fill out a Room Request form. Requests will be looked over to make sure there aren't any conflicts, then signed and copied. You can pick up a signed copy at the front desk at the Management Office. Merry Christmas & Happy New Year. The next Activity meeting is December 12th.

Barb Jennings, Activity Director

COMMENTS FROM THE PRESIDENT

My remarks are brief, since I have asked the committee chairs to report what they have done. This gives me less to talk about, plus the fact that many of my prior remarks now fall under the domain of the manager.

1. You will soon be receiving your assessment invoice from Colby. With this invoice, you will also receive three pieces of information:

a. A memo stating what is included with the assessment invoice.

b. A copy of the 2007 Master Budget, and an additional 2007 budget for those in the Gardens, both of which were approved by the Board at the October Board meeting.

c. An important announcement from the CC&Rs' Ad Hoc Committee.

The announcement deals with the proposed revisions to the CC&Rs and Bylaws. Residents are being asked to attend a meeting based on your last names. You have been assigned a date in January 2007 to attend a meeting, to learn about the proposed revisions in the CC&Rs and Bylaws. To pass the proposed revised CC&Rs and Bylaws documents, 75% of homeowners must approve the new documents. If you are unable to attend on the date assigned, you are free to attend at another time. Most of the changes in the documents are in relation to the Builder, called Declarant, and issues that focused on Ventana Lakes as it was being developed.

Residents will be required to have

an ID badge or some other form of identification, and to sign in upon arrival. Each of the Articles will be reviewed, and one resident/ homeowner per Lot will be asked to decide if the Article being presented is acceptable or not. More on this process will be presented at the meetings.

The Election Committee will be responsible for determining the validity of each approval form submitted, and for determining when 75% approval has been obtained.

2. Look up, and you can see the new lighting fixtures for the YC ceiling that have been completed, thanks to the work of about 10 volunteers, for just the cost of fixtures, light bulbs, and the lift. Imagine the cost if we had to (continued p. 3)

COMMUNITY MANAGER UPDATE

Hello Ventana Lakes,

“Rules are not necessarily sacred; Principals are.”—Franklin D. Roosevelt

The goals of having rules and restrictions are to preserve, protect and enhance a community's property values and assets, promote harmonious living, and ensure that residents can use and enjoy the property. There has been much concern over the new law regarding notice of violations. If the office is notified of a violation regarding the “condition of the owner's property”, the property will be inspected by myself or a representative before the owner is notified. This means my name will be on the violation notice. This is to avoid mistaken reports, and to ensure that homeowners are not retaliated against for keeping an eye on their community.

The Association has several important issues going on at the moment. The

deeded over by the Association to an investor for a fee that includes the assessments, late fees, and legal fees that were owed to the Association. This was the best solution, as Ventana Lakes is able to recover costs and have the issue resolved and done with.

Also of concern is the lawsuit filed by the Shores against the Association, of which we have received notice. The Board and the attorneys will be meeting to discuss the merits of the case and possible ways to resolve the matter. It is my hope that this is resolved soon, and that the decision is an agreeable one for both sides.

Lois Owen, Board President, secretary of the Architectural Committee, and various other duties, (is there anything she doesn't do?) has been turning over her duties as acting

manager to me, and I am getting to know the property, our vendors, board members, committees, volunteers, and staff. I have also met many homeowners and feel very welcome here, despite the stories I hear about past turnover of managers.

Finally, may everyone have a stress-free holiday, free of unrealistic expectations, low on commercialism, and high in small things that make you happy.

Paulette Eaton,

Community Manager



COMMENTS FROM THE PRESIDENT (CONTINUED FROM P. 2)

pay an outside contractor to do this work. One service contractor who comes to your house is \$85 per hour.

Residents may be mad at the current Board for unknown reasons, but please do not let this stop you from volunteering on any of the committees. Every contribution helps. Our assessment fees would have to increase considerably, if we had to obtain outside contractors for many of the projects our volunteers do.

3. At the next study session, I will ask the other Board members to reconsider the location for fence painting. It had been decided that fences along Lake 8 probably needed painting. After checking again, I believe we can wait on all fence painting along Lakes 3, 4, 5, 6, and 8. Lake 7 needs fence repairs and then painting. This need

will become a study topic at the next study session on November 29th.

4. Election time to select two new board members is nearing. Three times have been set up to meet the candidates. This year, residents will be allowed to ask candidates their questions. The process of replacing board members varies in HOAs. Some larger HOAs have a nominating committee which begins work as soon as new members are elected. The committee takes a year to find suitable candidates. The committee seeks out applicants and screens them for interest, available time to work as a board member, hidden agendas, etc. Candidacy for a board position is not left to just anyone who thinks being on the board is where he/she can implement per-

sonal agendas. Someday VLPOA may want to consider this approach.

5. The Shores issue. As most of you know, the Association would like to return the maintenance of the Shores back to the lakefront homeowners. Because the issue is being discussed between lawyers, the Association's attorney has asked that the issue not be discussed by the Board.

Lois Owen,

Board President

NEW POLICY AS OF DECEMBER 1, 2006

In September, the Board agreed to a new policy which states that, beginning December 1, 2006, residents and guests will need to wear/carry their ID badges/passes when in any facility, and when walking on common areas. This means that when you go to the Rec. Center, Craft Building, Game Room, or Yacht Club, you will need to have your ID badge. When you walk around the lakes, a badge will be required. An exception is when you attend a function at the Yacht Club for which you bought a ticket. Other exceptions include walking on the public sidewalks or biking in the streets, because these occur on City property. Currently, residents need badges when playing Bingo and when in the pool areas.

Wearing a badge may seem to

be a nuisance, but with the increase in people using our lakes, taking our fish, and with new homes that will soon sprout up north and east of Rose Garden, we need to know who lives here. Residents are not to harass other residents who forget their badges. A friendly reminder is all that is necessary.



FOR YOUR INFORMATION

A copy of the 2007 Annual Budget will be included in the December assessment notices sent out by our management company, Colby.



COUPONS FOR SERVICE FAMILIES

Thanks to everyone who has been clipping coupons for our service families overseas. We and they appreciate your support. As of the first of the year (January 2007) we will no longer have boxes in the Rec. Center or the Management Office. Any questions, please call Tony at 566-3894.

COMMITTEE REPORTS

ARCHITECTURAL

All changes to your property, including painting your house (even though it may be the same color as previously painted), requires prior written approval. Verbal approvals, from anyone, are just that, verbal, and cannot be put in your "lot file" or be acted on.

Requests received at the office by 4 pm, Wednesdays, will be on the agenda for the following Monday meeting at 10:30 am. Our meetings are always open, whether or not you have a pending request.

Ken Hunstad,
Architectural Chairman

LAKES

The Lakes Committee will start renewing 2007 boat stickers on January 2, 2007. Boats out of the water, as well as those on private property (Lake 8), must have an appointment for renewal. This will be completed by February 15, 2007.

***Please note:
Keep your boats free of debris and water as we are having a problem with mosquitoes.

Bill Barton,
Lakes Chairman

LANDSCAPING

Missing plants are being replaced around lakes 3-6. Granite is being added around lakes 8 and 9 where needed. River rock with additional granite is being added in places where needed.

In the common area along 104th Ave., behind the houses on 105th, shrubs with color are being added. Along 107th Ave., trees and shrubs are being added to replace missing plants.

At least one saguaro has been removed from the median along Beardsley Road. The saguaro was leaning and (continued p. 5)

**BOARD MEMBER ELECTION ON
MARCH 7, 2007**

There will be two seats available (each a three year term) for the Board of Directors. Lois Owens and Bill Keitel's terms will expire. We have received four (4) resumes. You will find the submitted resumes in this newsletter. If you are considering being a candidate for a position, you will need to have your resume submitted by December 14th, to be included in the January newsletter. Resumes are to be limited to 150 words and include the following:

YOUR NAME

REASON YOU WOULD LIKE TO BE A BOARD MEMBER

EDUCATION

PREVIOUS WORK EXPERIENCE

PREVIOUS WORK WITH HOAs

Meet the Candidate Meeting are scheduled for the Coffee Forum on January 13th at 9:30 am, January 19th at 6:30 pm and January 24th at

6:30 pm. Please be sure to meet these deadlines if you want your name printed on the ballot.

If you want to be a candidate, please call Pat Bracken at 972-2722 or Rose Ann Fiebig at 376-9037.

Coffee Forum Dates

December 9th—9 am This coffee forum will be a normal forum, with board meeting to follow. The cost with cost the usual price of \$1.50 for advanced tickets, and \$2.00 at the door.

Future Work Study

December 13th—3:00 pm, sessions, subject to change, and will be held in the Management Office.

Notes from

Management Office

The Management Office will be closed December 23rd, December 25th, December 30th and January 1st for the holidays. Have a wonderful holiday.

COMMITTEE REPORTS

(continued from p . 4)

(Landscaping continued from p. 4)

could have become a liability to the Association, should it have fallen.

In all, about 300 shrubs and about 40 trees are being planted this fall.

Our landscaper "Scapes" is compiling a list of preferred trees to plant in this area. This list will be available to property owners at the office.

The next Landscaping meeting will be held on December 14th at 1:30 pm in the Management Office.

Don Holtzee,
Landscaping Chairman

MAINTENANCE

The following is a list of tasks that have been completed during this past month.

Removal and replacement of fluorescent lights in the Yacht Club. These lights were replaced in two days instead of the initial four days that were scheduled.

Hung wall board in circuit breaker room.

Fixed 12-volt lights around Rec. Center pool.

Rec. Center pool GFCI for Rec. Center pool was ordered and replaced.

Jobs to be Completed during this Period

Measure and order door for Rec. Center.

Clean title marquee at Rec. Center

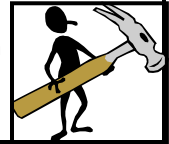
Tile Yacht Club outside shower floor.

Tile North Park Pool shower floor.

******Next Maintenance Meeting is scheduled for Thursday, December 21, at 2 pm in the Management Office.**

Volunteers needed and welcomed.

Howard Penn,
Maintenance Chairman



**UPDATING THE CC&RS TO THE 21ST CENTURY
YOUR INVOLVEMENT IS IMPERATIVE**

After three years of deliberation and comparison with the documents of other communities by the Ad Hoc CC&Rs Committee, the proposed changes to the CC&Rs and By-laws will be presented at the following meetings to be held at the Yacht Club. We will go through the documents, highlighting the changes being recommended by your committee and reviewed by our attorney. Copies of the new documents and approval forms will be distributed. You will be able to accept or reject each of the Articles, signing and returning the approval forms at the end of the meeting, or returning them to the CC&Rs & Bylaws box in the Management Office after you've had time to study them further. It will be most helpful if your forms could be completed and returned by **January 31, 2007**, to ascertain what, if any, additional steps need to be taken by the Ad Hoc Committee to obtain the required 75% approval.

If you can't attend a meeting at your designated time, please feel free to attend any other meeting. **But, please, do attend a meeting.** This will affect the future of your com-

munity.

If your last name begins with: Your meeting time is:

- A, B, N Wed., Jan. 3rd, 6:30 pm
- C,D,Q,I Thur., Jan. 4th, 1:00pm
- E,F,G,O Sat., Jan. 6th, 1:00 pm
- H, K Mon., Jan. 8th, 1:00 pm
- J,M,U Tues., Jan.9th, 6:30 pm
- L,P,V Wed., Jan.10th, 6:30 pm
- S,T Fri., Jan.12th, 6:30 pm
- W,R,X,Y,Z Mon. Jan.13th, 1:00 pm

Extra meeting, if needed Mon. Jan. 15th, 1:00 pm
All of the meetings will take place at the Yacht Club.

RESUMES FROM CANDIDATES

Chuck Schumm

My name is Chuck Schumm, and I'm nominating myself for election to the Board, because I want to contribute positively to our community.

As a retired senior engineer, I have extensive knowledge of electrical, mechanical, and computer systems. During my career, I held leadership positions as team leader, project manager, and program manager for many major projects.

Having also been part of POA management for 13 years, I have held the office of President in three other POAs, as well as every other Board and committee position. I was appointed to the VLPOA

Board in 2004 and elected Treasurer. Currently, I chair Block Watch, and I'm the webmaster for our community's website. My POA experience provides me an understanding of POA finances and gives me a good background in the management and oversight of Association's such as ours.

My approach will be to listen, to promote leadership and stability, and to reduce the number of changes regarding policies. I do not support the negative publicity we read in the newspaper and see on television. Ventana Lakes should be a community we can all be proud of, and I will work hard to achieve that goal. Thank you.

Chuck Schumm

Sue Alandar

Sue Alandar, resident of Ventana Lakes since 1998, Arizona native. I'm running because I have unique career experience with Boards. I know how to (1) communicate with residents and ensure community representation on issues affecting property values and quality of life; (2) obtain professional management and set parameters for operation while ensuring non-interference by any individual board member; (3) establish process for appeal of management and board decisions, including clear rules for the Board's response to residents.

My experience: publicly commended neutral liaison between the public, professional State agency staff, and governing boards for several State agencies. This was to coordinate change to administrative rules, ensuring supervised assisting paralegal staff and directed internal processes for agency operations and security, including risk management and internal audit functions. I've also been a State investigator.

I've not served on an "HOA", but with boards meeting a much higher legal standard. I can help our Board and our community. Sue Alandar

Chet Homan

Hi. My name is Chet Homan and I've been a resident of Ventana Lakes for about three years. I'm running for the board because I would like to help improve the image of Ventana Lakes and the actuality of living here. I have completed the City of Peoria/West Valley Home Owners Association four-week course on HOAs. I have also completed the City's ten-week Leadership Institute, and am currently in the last quarter of their twelve-week Citizen's Police Academy. As you can tell, I'm interested in my community at both the HOA and city

level. Also, I worked for the State of Arizona for 26 years and retired, after having worked my way up from programmer, to systems analyst, to project leader, to the Information Technology Manager for mainframe computer systems. Now, I want to serve you. Please vote for Chet Homan for your HOA board. Thank you.

Chet Homan

BINGO: Bingo is very strictly regulated by the state of Arizona. Bingo is totally separate from Homeowner fees, and the prizes are determined by two factors: 1. Attendance and 2. State regulations that require a percentage of the money taken in from ticket sales be retained for purchasing things of benefit to the Association. Also, we need to pay for our license, quarterly Bingo taxes and Bingo supplies. In the past, we have purchased new bingo equipment. In the near future, we will be contributing \$1,000 toward chairs for the Yacht Club.

R E S U M E S F R O M C A N D I D A T E S
(C O N T I N U E D F R O M P . 6)

James H. Williams, Ph.D.

I have always had a passion for serving my community. My philosophy is that the more one reaches out to others, the more your life will be touched in many positive ways. Serving on the HOA affords one an excellent opportunity to reach out to the community in a very positive and direct manner. My wife and I are most impressed and inspired by the atmosphere and overall environment at Ventana Lakes.

My education consists of a B.A. Degree (California State University at Los Angeles), M.S. Degree (Pepperdine University, Los Angeles), Ph.D. (Washington State University, Pullman, Washington).

My previous work experience includes the following: Dean, College of Letter, Arts, and Social Sciences (Cal Poly Pomona, Pomona California) 1980-1995; President, Spokane Community College (Spokane, WA) 1995-2001; President, Arapahoe Community College (Littleton, CO) 1999-2001; President, Modesto Junior College (Modesto, CA) 2001-2004; Chancellor, Yosemite Community College District (Modesto, CA) 2004-2006.

I have not had any prior experience working with HOAs. However, I have served on numerous civic boards, such as the Chamber of Commerce, Workforce and Economic Development Boards, and Symphony Boards.

James H. Williams

Shalom Club

Our program of hosted meetings has proven to be very successful. Continuing along these lines, we are planning a Hanukkah get-together, complete with traditional snacks. The exact date (probably our usual meeting night-Thursday, December 14th); cost hasn't been determined. January will be movie time (title to be announced). The movie is scheduled to be shown at the Yacht Club at 7:00 pm on Thursday, January 11th. For the February meeting, we will be returning to our "regular" meeting place in the Crafts Room. If you have any questions, please call Trudy Fleishman at 623-566-1970 or Eileen Grossman at 623-566-0006.

Italian American Club

The Italian American Club of Ventana Lakes welcomed 90 members on November 2nd. Everyone enjoyed the ever-popular Wine-Tasting with various snacks. Bill Keitel made the evening exciting by designing & running a little "Deal-or No-Deal" event. Our next meeting will be on December 7th at 6:00 pm at the Yacht Club, when guests are invited to join members for our annual Christmas Celebration. All attendees are asked to bring two non-perishable food items per person to be donated to the Saint Vincent De Paul Society-no glass, please. On January 4th, at 6:00 pm at the Yacht Club, members only are invited to a great fried chicken dinner. Tickets are \$4 each & BYOB. For more information, call Tony DeMont at (623) 566-3894.

Flying Solos

The Flying Solos are open to both singles and married couples. We are always happy. We welcome new members. December 21st is our Christmas Party Meeting, for Members only, at the Sun City Country Club. For more information, please call Yvonne Krueger at 566-3353.

Ladies Luncheon

Join us on Wednesday, December 13th at 1:00 pm at PAPPADÉAUX Seafood Kitchen, located at 11051 N. Black Canyon Hwy, Phoenix. We had to set this for 1:00 pm, due to so many luncheons & their seating schedule. Please bring an unwrapped gift for a child. Call the Management Office to add your name to the reservation list. If you need a ride or further information, call Camille Willcoxon at 566-4792.

FYI

Ventana Lakes Bridge Club: December's monthly coordinator is Carolyn Mitchell at 566-8572.

Tuesday Pinochle: December's host and hostess are Don & Margaret Carmichael at 362-3527.

2007 Directory

A new 2007 name, address & phone directory is in the works. Please call the office if you have a new phone number. E-mail addresses will not be included. Deadline for changes is Dec.10th,so that it can be ready in Jan. 2007.

DECEMBER ACTIVITIES

December 1st: Starting on the 1st through the 19th, residents will have the chance to participate in a Christmas House (outside only) Decorating Contest. On the evening of the 20th, the Activity Director will drive the entire community and vote for the top three homes. The top three homes will each receive a gift certificate and bragging rights until next year. So join in the festivities, and good luck.

December 2nd: Ventana Lakes Craft Sale at the Yacht Club, 8:30 am—2:00 pm. This event features all handmade crafts, Christmas decorations, flower arrangements, cozy home gifts, glass paintings, baskets, painted apparel, hand-knitted items and much, much more.

December 5th: Trip to Mazatzal Casino. The bus leaves the Yacht Club at 8:00 am and departs from the Casino at 3:00 pm. Trip is Free! \$10.00 given by casino on arrival. Sign up at the Management Office.

December 6th: Christmas Decorating Party, 2:30 pm—4:30 pm at the Yacht Club. There will be cookies and hot cocoa. Please sign up at the Management Office, so that we can plan for refreshments. This event is FREE.

December 9th: Coffee Forum and Board meeting at 9:00 am at the Yacht Club. Cost is \$1.50 per person and \$2.00 at the door. Sign up at the Management Office by Friday, December 8th.

December 9th: Mystical Magic Night at 7:30 pm at the Yacht Club. The cost for this two-part event is \$5.00 per person. This includes coffee and dessert. This event's ticket sales are very low (33), and if we don't sell a minimum of 100 tickets, this event will be cancelled.

December 14th: Laughlin Turnaround. The bus will leave the Yacht Club at 6:15 am. The cost for this event is \$5.00 per person.

December 17th: Ventana Lakes Community Presents: A Christmas Story. This is a special presentation of A Christmas Story at 2:00 pm at the Yacht Club. This will be a delight for everyone, including the grandchildren. Admission is FREE, but we do ask for a donation of a canned good or non-perishable item to be given to the Westside Food Bank. In order to ensure the right amount of refreshments, we ask that you pick up your tickets at the Management Office. Miriam Snider is hosting this event, and is in need of **children age 10 and under to participate. She is also requesting our Cookie Elves to provide the cookies for the event. If you have any questions, call Miriam Snider at 376-9301.**

December 29th: Karaoke with Darrell at 6:30 pm at the Yacht Club. The cost is \$2.00 per person, and, as always, BYOB & Snacks.

December 31st: Ventana Gala New Year's Eve Celebration at 7:00 pm at the Yacht Club. Dinner will be catered by Classic Catering, and will include: Roast Loin of Pork with Stuffing; Baked Chicken Rollatini filled with Mozzarella & Proscuitto; Herb-roasted Potatoes/Wild Rice; Green Beans Almondine/California-blend Vegetables; Dessert; Coffee/Iced tea Ambrosia; BYOB. Dance music provided by a three-piece live band: The Turning Pointe Band. The cost will be \$35 per person and tickets are on sale at the Management Office. Tables of eight will be available for reservation. Non-resident guests are welcome. Don't miss this opportunity to ring in the New Year with your friends, and enjoy the Lucky Fun! Any questions? Contact the New Year's Eve Committee member Theresa Lopano (623) 398-8868, or Rosemarie Palmiello (623) 561-1425.

Answers to November's Matching: Ag-silver, As-arsenic, Au-gold, Fe-iron, He-helium, Hg-mercury, Na-sodium, O-oxygen and Pb-lead.