



THE #1 CHOICE OF
PAINTING PROFESSIONALS®

Valencia

Homeowners Association

New Color Options

Scheme Twenty-nine

1. DEC743 High Noon – Body
2. DE6208 Tuscan Mosaic – Trim, Garage Doors
3. DE6112 Cedar Chest – Entry Doors

Scheme Thirty

1. DE6130 Wooded Acre – Body
2. DE6143 Almond Latte – Trim
3. DE6142 Floating Feather – Garage & Entry Doors

Scheme Thirty-one

1. DE6208 Tuscan Mosaic – Body
2. DE6172 Bungalow Taupe – Trim, Garage Doors
3. DE6069 Bannister Brown – Entry Doors

Scheme Thirty-two

1. DEC726 Adobe – Body
2. DE6132 Big Stone Beach – Trim
3. DE6157 Bisque Tan – Garage & Entry Doors

Scheme Thirty-three

1. DEC718 Mesa Tan – Body
2. DEC715 Sandal – Trim, Garage Doors
3. DE6112 Cedar Chest – Entry Doors

Scheme Thirty-four

1. DE6124 Whole Wheat – Body
2. DEC716 Stonish Beige – Trim, Garage Doors
3. DEC738 Travertine – Entry Doors



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Scheme Thirty-five

1. DE6207 Egyptian Sand – Body
2. DE6125 Carved Wood – Trim
3. DE6076 Wandering Road – Entry Doors

Scheme Thirty-six

1. DEC750 Bison Beige – Body
2. DEC752 Birchwood – Trim, Garage Doors
3. DEC778 Boxwood – Entry Doors

Scheme Thirty-seven

1. DE6123 Trail Dust – Body, Garage Doors
2. DE6062 Tea Bag – Trim
3. DE6230 Center Ridge – Entry Doors

Scheme Thirty-eight

1. DE6144 Graham Cracker – Body
2. DE6150 Gourmet Honey – Trim, Garage Doors
3. DE6236 Wilderness – Entry Doors

***NOTE: Colors #1 and #2 may be reversed in schemes that are UNDERLINED.**



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Existing Colors - Updated

Scheme One

1. DEC724 Spanish White – Body
2. DEC738 Travertine – Trim
3. DEC745 Chaparral – Garage & Entry Doors

Scheme Two

1. DEC738 Travertine – Body
2. DEC711 Cliff Brown – Trim
3. DEC737 Jakarta – Garage & Entry Doors

Scheme Three

1. DEC753 Almond – Body
2. DEW336 White Sand – Trim
3. DEC746 Apache Tan – Garage & Entry Doors

Scheme Four

1. DEW328 Pearl White – Body
2. DEC718 Mesa Tan – Trim
3. DEC716 Stonish Beige – Garage & Entry Doors

Scheme Five

1. DEC772 Navajo White – Body
2. DEC752 Birchwood – Trim
3. DEC750 Bison Beige – Garage & Entry Doors

Scheme Six

1. DEC741 Bone White – Body
2. DEC792 Cape Cod Blue – Trim
3. DEC752 Birchwood – Garage & Entry Doors



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Scheme Seven

1. DEC741 Bone White – Body
2. DEC717 Baked Potato – Trim
3. DEC746 Apache Tan – Garage & Entry Doors

Scheme Eight

1. DEC738 Travertine – Body
2. DEW339 Bone China – Trim
3. DE6116 Dover Plains – Garage & Entry Doors

Scheme Nine

1. DEW345 White Fever – Body
2. DEC760 Desert Gray – Trim
3. DEC767 Riverbed – Garage & Entry Doors

Scheme Ten

1. DEC772 Navajo White – Body
2. DEC711 Cliff Brown – Trim
3. DEC745 Chaparral – Garage & Entry Doors

Scheme Eleven

1. DEC737 Jakarta – Body
2. DEC718 Mesa Tan – Trim
3. DEC721 Slopes – Garage & Entry Doors

Scheme Twelve

1. DEC722 Baja White – Body
2. DEC796 Irogon Blue – Trim
3. DE6136 Terracotta Sand – Garage & Entry Doors

Scheme Thirteen

1. DE 6135 Verona Beach (SP 100) – Body
2. DE 6090 Western Red (DE 3056) – Trim
3. DE 6075 Wood Lake – Garage & Entry Doors

Scheme Fourteen

1. DEC752 Birchwood – Body
2. DEW339 Bone China – Trim
3. DEC750 Bison Beige – Garage & Entry Doors



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Scheme Fifteen

1. DEW324 Phoenix Villa – Body
2. DEC717 Baked Potato (DE 3198) – Trim
3. DE6221 Flintstone – Garage & Entry Doors

Scheme Sixteen

1. DEW341 Swiss Coffee – Body
2. DEC738 Travertine – Trim
3. DE6110 Warm Hearth – Garage & Entry Doors

Scheme Seventeen

1. DEC748 Oyster – Body
2. DE6117 Colorado Trail (SP 2830) – Trim
3. DEC743 High Noon – Garage & Entry Doors

Scheme Eighteen

1. DEC746 Apache Tan – Body
2. DEW339 Bone China – Trim
3. DEC759 Hickory – Garage & Entry Doors

Scheme Nineteen

1. DE6108 English Scone (SP 2460) – Body
2. DEC718 Mesa Tan – Trim
3. DE6134 Shortbread – Garage & Entry Doors

Scheme Twenty

1. DEW339 Bone China – Body
2. DEC796 Irogon Blue (DE 3108) – Trim
3. DEC795 Gray Pearl – Garage & Entry Doors

Scheme Twenty-one

1. DEW309 Ajo Lily – Body
2. DEC738 Travertine – Trim
3. DEC721 Slopes – Garage & Entry Doors

Scheme Twenty-two

1. DEC766 Steveareno Beige (SP 2220) – Body
2. DEC750 Bison Beige (SP 2210) – Trim
3. DEC741 Bone White – Garage & Entry Doors



**THE #1 CHOICE OF
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Scheme Twenty-three

1. DEW314 Desert Star – Body
2. DE6122 Dry Creek (DE 3205) – Trim
3. DE 6123 Trail Dust – Garage & Entry Doors

Scheme Twenty-Four

1. DEW324 Phoenix Villa – Body
2. DEC771 Shaggy Barked – Trim
3. DEC761 Cochise – Garage & Entry Doors

Scheme Twenty-five

1. DEC757 Rincon Cove (DE 3206) – Body
2. DEC718 Mesa Tan – Trim
3. DEW328 Pearl White – Garage & Entry Doors

Scheme Twenty-six

1. DEC745 Chaparral – Body
2. DEW324 Phoenix Villa – Trim
3. DEC743 High Noon – Garage & Entry Doors

Scheme Twenty-seven

1. DE6128 Sand Dune (DE 1043) – Body
2. DEC759 Hickory – Trim
3. DE6124 Whole Wheat – Garage & Entry Doors

Scheme Twenty-eight

1. DE6122 Dry Creek (DE 3205) – Body
2. DE6215 Wooden Peg (DE 1040) – Trim
3. DE6120 Tea Biscuit – Garage & Entry Doors

***NOTE:** Colors were updated to the closest possible Perfect Palette color but may not be an exact match. Not recommended for touch-up purposes – for complete repaints only.

**VALENCIA OWNERS ASSOCIATION
MEETING MINUTES
September 19, 2006
CHANDLER BIBLE CHURCH**

BOARD MEMBERS PRESENT:

Rudy Bustamante via phone, Holly Badke, Bill Slagle, Barbara Denault

CALL TO ORDER AT 6:33 PM

REPRESENTING AAM: Paula Kennedy

GUEST: Copper Canyon Maintenance Group – Jim Haley

APPROVAL OF MINUTES

A **MOTION** was made by Holly to approve the July 2006 minutes, second by Bill, approved unanimously.

LANDSCAPE

Winter Grass

A **MOTION** was made by Bill to approve planting winter grass, second by Rudy, motion carried unanimously.

Monument Landscaping

A **MOTION** was made by Bill to approve Barbara meeting with Jim of Copper Canyon to plan plants and trees for the entry monument areas, second by Holly, motion carried unanimously.

OLD BUSINESS

Graffiti

A **MOTION** was made by Holly to approve proposal from JD Hinds for painting graffiti and repairing stucco in the amount of \$526.32, second by Bill, motion carried unanimously.

Painting of Church wall - tabled until next year.

Paint Colors- Marsi will meet with the Dunn Edwards Representative/additional colors to be added

Decca Southwest – refurbishing park lighting tabled until next year

Shed Guidelines

A **MOTION** was made by Bill to approve the arc guidelines for shed provided by the arc committee, second by Rudy, motion carried unanimously.

NEW BUSINESS

Revised Fine and Collection Policy

A **MOTION** was made by Rudy to approve the 2006 revised fine and collection policy, second by Bill, motion carried unanimously.

Yard Sale

The Board selected October 14th for the annual community yard sale, homeowners to be notified.

NEXT MEETING: October 17, 2006

ADJOURNMENT

Meeting adjourned at 7: 38 PM

A handwritten signature in black ink, appearing to be 'R. Rudy', with a long horizontal line extending to the right.

**VALENCIA OWNERS ASSOCIATION
ANNUAL MEETING
NOVEMBER 15, 2005
CHANDLER BIBLE CHURCH
6:30 PM**

BOARD MEMBERS PRESENT: Rudy Bustamante, Holly Badke, William Slagle and Barbara Denault

REPRESENTING AAM: Paula Kennedy – Community Manager

CALL TO ORDER

With a quorum present in person and by mail in ballot the meeting was called to order at 6:45 PM.

INTRODUCTIONS

The board members and management were introduced to the homeowners.

REVIEW OF FINANCES

An overview of the year to date finances was reported with explanations of the budget line items.

STATUS OF THE COMMUNITY

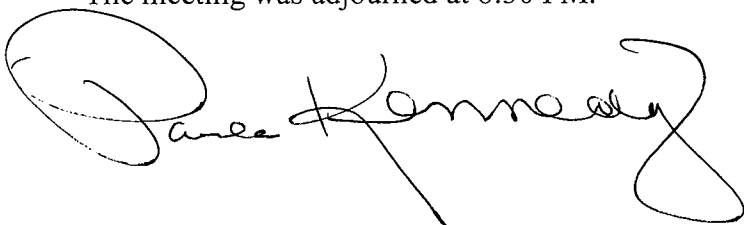
- Valley View Landscaping has been replaced by Copper Canyon Maintenance
- The turf will not be over seeded this year due to needed irrigation repairs
- SRP has announced that they may install power poles along Price Road the Community would like to form a Committee to prevent SRP from installing the poles in that location

BOARD ELECTIONS

Homeowners Donald Creighton and Robert Vosseller volunteered to count the mail in ballots. Members elected are Holly Badke, Rudy Bustamante, Barbara Denault, Marsi Keith and William Slagle.

ADJOURNMENT

The meeting was adjourned at 8:30 PM.

A handwritten signature in black ink, appearing to read "Paula Kennedy", is written across the bottom of the page. The signature is fluid and cursive, with a large loop at the end.

VALENCIA OWNERS ASSOCIATION
c/o AAM, LLC
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Phoenix, AZ 85020
Phone 602.957.9191 / Fax 602.957.8802

November 1, 2006

Dear Valencia Owners Association Homeowner:

Please find the attached approved 2007 operating budget for your community. Please keep this with your permanent records. The Board of Directors has followed the limitations set forth governing the budget and assessment increases according to Article 4, Section 4.3 of the Covenants, Conditions, and Restrictions.

Please be advised the 2007 quarterly assessment has been increased 5% over the 2006 assessment to \$109.40 per quarter (or \$36.46 per month). This represents an increase of \$1.73 per month. This increase is effective January 1, 2007.

The increase will allow the Association to continue to properly fund the reserve and to pay for monthly maintenance expenses that have increased since 2006. The Board feels that the increase is necessary due to factors such as:

- Vandalism of common areas
- Park lighting in need of renovation
- Deterioration of the irrigation system due to age
- The need of landscape renovation due to aging plants and trees
- The need for granite replenishment
- Increase in water costs due to planting winter grass

Completed and anticipated projects are:

- Addition of new park benches (the old park benches will be refurbished and placed throughout different areas in the parks)
- Replacement/refurbishment of damaged park and monument lighting due to vandalism and age (currently in progress)
- Planting of Palo Verde trees at each monument (currently in progress)
- The addition of new plants at each monument (currently in progress)

The Board is working hard to update and improve the neighborhood as requested by many of the community members. With your continued support and understanding the Board will move forward in their efforts to beautify the community and maintain property values.

If you have questions regarding the budget, please contact your community manager, Paula Kennedy at the number above. Thank you.

Best regards,

The Board of Directors
Valencia Owners Association

**VALENCIA OWNERS ASSOCIATION
2007 OPERATING BUDGET
275 Lots @ 109.40 Per Quarter
5% INCREASE**

	TOTAL
INCOME	
4005 ASSESSMENTS	\$ 120,340
4090 C C & R VIOLATION FEES	\$ 480
4106 LEGAL FEES REIMBURSED	\$ 1,800
4110 LATE FEES	\$ 900
TOTAL INCOME	<u>\$ 123,520</u>
ADMINISTRATIVE EXPENSES	
5112 MEETING & COMMUNITY	\$ 600
5135 POSTAGE & COPIES	\$ 2,800
5136 BANK CHARGES	\$ 60
5151 CPA SERVICES	\$ 600
5152 EDUCATION	\$ 200
5159 LEGAL	\$ 2,400
5160 INSURANCE	\$ 4,000
5162 INCOME TAX - STATE	\$ 50
5163 PROPERTY TAX	\$ 50
5165 TAXES, LICENSES & FEES	\$ 10
TOTAL ADMIN EXPENSES	<u>\$ 10,770</u>
UTILITY EXPENSES	
5205 ELECTRIC	\$ 1,800
5215 WATER	\$ 24,500
TOTAL UTILITY EXPENSES	<u>\$ 26,300</u>
MAINTENANCE & LABOR	
5305 COMMON AREA MAINT	\$ 4,620
5315 PEST CONTROL	\$ 4,000
5318 STORM DAMAGE	\$ 1,500
5324 RYE OVERSEED	\$ 2,000
5355 LANDSCAPE - OTHER	\$ 1,800
5358 TREE PRUNING	\$ 5,600
5360 GRANITE REPLACEMENT	\$ 5,000
5356 PLANT REPLACEMENT	\$ 4,702
5366 SPRINKLER REPAIRS	\$ 6,000
TOTAL MAINTENANCE & LABOR	<u>\$ 35,222</u>
CONTRACT SERVICES	
5525 LANDSCAPE MAINT.	\$ 32,160
5530 MANAGEMENT CONTRACT	\$ 14,280
TOTAL CONTRACTS	<u>\$ 46,440</u>
TOTAL OPERATING EXPENSES	<u>\$ 118,732</u>
OPERATING INCOME	<u>\$ 4,788</u>
TRANSFER TO RESERVES	\$ (4,788)
NET INCOME	<u><u>\$ -</u></u>

**VALENCIA OWNERS ASSOCIATION
2007 RESERVE BUDGET**

	TOTAL
BEGINNING BALANCE	\$ 32,089
INCOME	
8190 TRANSFER TO RESERVES	\$ 4,788
8165 INTEREST INCOME	\$ 499
TOTAL INCOME	\$ 5,287
RESERVE EXPENDITURES	
9120 PAINT - STUCCO WALLS	\$ -
9122 PAINT WROUGHT IRON	\$ -
9140 IRRIGATION CONTROLLS	\$ 2,215
9160 BLOCK WALLS REPAIR	\$ -
TOTAL RESERVE EXPENDITURES	\$ 2,215
NET INCREASE/(DECREASE)	\$ 3,072
ENDING BALANCE	\$ 35,161
RECOMMENDED FULLY FUNDED RESERVE BALANCE 12/31/07	\$ 30,876 \$ 35,161