Villas De Las Flores Homeowners Association

February 2021 President's Report

In my last report, I sent along a photo of Mt. San Jacinto with its peak covered in snow while it was 75 degrees at Villas. I must have hit a nerve based on some of the responses I received. "We wish we were there instead of stuck up north here in the cold and snow" was one and "Way to rub it in and, yes, we can't wait to make it to Palm Springs"! Well my advice is get that vaccine as soon as possible so you can enjoy a beautiful spring here!

Speaking of spring: Its that time, again, to give you all another update as we head into March.

At our February Board meeting, we had two Homeowner Forums. This will be the norm going forward. We really want to hear from all our homeowners, be it concerns, ideas, sharing information regarding our community. Our virtual meeting format, via Zoom, really makes it easy for you to be "connected" to what is happening at Villas. Even after we get through the COVID pandemic, I foresee that we will still hold our meetings in this format even if we broadcast from the Clubhouse. Of course, we will need to get WI-FI installed and add some technology to the meeting room, hopefully later this year!

Committee Reports

Financial

Bette Alston, our trusty Treasurer, continues to report that our financial health is strong. I hear from so many of you that you love to hear those great numbers! We hear it from realtors and those looking to buy a home here that this really sets us apart from other HOAs.

With our 5 Year Maintenance Reserve Plan in place we will use our reserves to continue to work on projects like roof repairs, landscape replacement and so on, while keeping a healthy balance in our checking and money market accounts.

Architectural

The Architectural Committee Chair, Barbara Cioffi, gave an update on the security of the small spa. The project is well underway and should be completed by mid-March. You will need your facilities key to unlock the gate between 8am and 10pm. Let us hope that the improvements quell use by transients and late night parties that disturbs those nearby.

The Committee is working on a Villas "style" book that will include information on the types of security doors, window replacements, doorbells, light fixtures, etc., that a homeowner can install at their unit. Please remember that prior to making the improvement or change submit an architectural improvement application to the Architectural Committee.

The Committee has also identified areas at pools 5 & 6 where concrete patio slabs need to be replaced as the concrete has crumbled due to overspray. The Board received 1 bid and is awaiting a 2nd bid.

Landscape

The Landscape Committee indicated that the Pools 5&6 landscape conversions are underway. It will be a bit dusty and dirty for a while. The work, with new drip irrigation and desert friendly plants, should be completed by May. The HOA applied for turf rebates from Desert Water Agency and received an initial approval for approximately \$50,000 that will go back to our reserves.

The Committee continues to work with PPM and our landscape management company to seek ways to reduce our irrigation water usage, which is about 70-80% of our overall water usage. For perspective: Villas covers approximately 26 acres of which almost 8 acres are either landscape or turf. The original (almost 50 year old!) planted and turf areas are watered with old style spray heads and bubblers. As we do the various landscape conversion projects, we are moving to more efficient irrigation systems, such as the individual plant drip emitters. At our March meeting, we will have a presentation from our landscape maintenance company on recommendations to become even more water efficient. One of the key issues to resolve will be to reduce the water run-off onto our streets due to sloped turf areas and overspray. It should be an interesting and educational presentation so tune in!

The Board also took action to approve the annual tree trimming, spraying of olive trees and plant replacement. This will start next week. For the health of the citrus trees, the fruit will be removed as well. The fruit will be boxed and taken over to the Clubhouse for a week so homeowners can stop by help themselves to the oranges, tangelos, lemons, pomelos and grapefruit. Notices will be posted at the Clubhouse, at the dumpsters and on the HOA website

Rules and Regulations

The Committee Chair, Kleev Guessford, reported that the Committee did a recent review throughout the property. The Committee acknowledged that, generally, homeowners are properly maintaining their units and patios. I have included the following for those of you who may not have been able to travel to Palm Springs due to the pandemic.

Due to the pandemic, many of our out-of-area Homeowners have not been able to use their Villas homes. As such, some of the units, particularly the patios, have collected unwanted weeds and leaves or have become overgrown. Being located hundreds, if not thousands, of miles away makes it hard to address this regular maintenance. It also becomes problematic for your neighbors. To assist you PPM has a number of local landscape companies that you may wish to consider to retain for nominal monthly costs to you the homeowner. Here is a list of companies and contact numbers:

A&L Landscape Albert (760) 343-6830

Desert Concepts Landscaping Julio (760) 534-6423

Pro Landscaping Susie (760) 343-0162

Please consider this suggestion so that you do not get a letter from the Rules and Regulations

Committee. We all want Villas to keep looking its best!

On another note, a few homeowners or renters continue to leave furniture such as cabinets, tables, bookcases, lamps, chairs, old mattresses, large cardboard boxes and other items in the trash enclosures for disposal. **This is not acceptable**! Be considerate and contact a haul away service rather burdening the HOA. Thank you!

Other Board Items

The Board reviewed and approved an enforcement procedures and fine schedule. By adopting formal procedures clarifies how the Board will address alleged violations by a Homeowner. Luckily, the Board rarely needs to go this route.

The Board reviewed the community managers' call and work order logs, which they do every month.

In Executive Session, the Board reviewed the aging/collections reports and reviewed the violations log and owner requests.

The next meeting will be March 27, 2021 at 9 AM and will be available via the Zoom meeting platform. We are starting to see more folks attend in this easy to use format so join us for the next meeting! I will have a prize for the homeowner with the most interesting background so join in!

As I said in my last report:

In April, we will hold our annual meeting also via Zoom. Ballots for election of Board members and other items that require homeowner approval were mailed on February 24. The package (with the Personalized Property Management logo on the return address portion of the envelope) contains your ballot, last years' annual meeting minutes and a copy of the proposed updated Rules and Regulations.

Your participation, by submitting your ballot is important! At this election, as per the approved By-Laws, the Board will be shifting to seven members with candidates elected "at-large" to fill four seats. Please make sure you get your ballots in as soon as possible. Ballots not received by the deadline will not be valid and mail service is not what it used to be.

Respectfully submitted,

Scott Gaudineer, VDLF