

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.

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