

Villas De las Flores Homeowners Association

President's Report

December 15, 2019

Happy Holidays to all and welcome back to all of our snowbirds!

It's been a busy year here at Villas with many activities and projects completed or underway. Here's a quick rundown as we wrap up the year:

1. The Bylaws and Codes, Covenants and Restrictions (CC&Rs) have been thoroughly reviewed by your Board and our legal counsel to bring them up-to-date with current laws and changes that have taken place since the last update some 30 years ago. We plan to send those documents out for your review in early 2020 and hope that we can get the majority of the homeowners to approve revised documents at our annual meeting in April 2020.
2. Pool Areas 1, 2, 7 and 9 had their landscapes modified to be more desert friendly. Pool Area 8 should be completed by the end of the year. It should be noted that the HOA will have received over \$50,000 in rebates from Desert Water Agency for removing turf and installing water wise drip irrigation for these projects. Those funds go back into the HOA reserve account when received.
3. The Architectural Committee has reviewed applications regularly from homeowners for various individual improvements including security screen doors, satellite dishes and patio tile installation.
4. The Landscape Committee has worked on a number of smaller projects related to grading, drainage and plant replacement.
5. The Utilities Committee worked with the HOA attorney to develop policies for individual installation of solar panels should a homeowner wish to do so. The Committee also continues to review opportunities for potential energy and water savings.
6. The Rules and Regulations Committee has done regular site walks to make sure that the individual units are in compliance with the HOA rules and regulations.

7. The Finance Committee is starting to work on prioritizing future capital maintenance projects in conjunction with the recently updated reserve study. This includes looking at the condition of roofs, resurfacing/paving for parking lots and streets as well as other common area maintenance needs such as the tennis courts and clubhouse.

The Board is made up of volunteers who have donated untold hours to researching issues, committee meetings, board meetings and workshops and working with our property management team and vendors. You should be proud of the efforts that are being put forth by every one of them. We continue to be in good financial health thanks to their stewardship and we continue to plan ahead to make sure that Villas stays in tip top condition.

Our annual holiday potluck get together will take place on December 21 beginning at 5pm, we hope that you can join us for “Festivus For The Rest Of Us” to quote Seinfeld’s father. It’s a great time to meet your neighbors new and old while enjoying food and drink in our decorated clubhouse. So plan on coming out!

Cheers and wishing you all the best in 2020!

Respectfully submitted,

Scott Gaudineer