

# Villas de Las Flores May, 2019 Newsletter



## Board of Directors 2019-2020

<b>President</b>	<b>Scott Gaudineer</b>	<b>At Large</b>
<b>Vice President</b>	<b>John Toogood</b>	<b>Phase 2</b>
<b>Treasurer</b>	<b>Tom Butts</b>	<b>Phase 5</b>
<b>Secretary</b>	<b>Barbara Cioffi</b>	<b>At Large</b>
<b>Director</b>	<b>David Ranalli</b>	<b>Phase 1</b>
<b>Director</b>	<b>Judy Sweeney</b>	<b>Phase 3</b>
<b>Director</b>	<b>Charles Drayman</b>	<b>Phase 4A</b>
<b>Director</b>	<b>Bette Alston</b>	<b>Phase 4B</b>
<b>Director</b>	<b>Aaron Ashcraft</b>	<b>At Large</b>

Our longest serving Board member, Joan Redwine decided not to run for re-election. Her property knowledge and landscape expertise will be greatly missed. She will continue to host world famous cocktail parties at pool 5! Welcome to our new Board members, Tom Butts & Judy Sweeney. There was one write-in for phase 4B but Management was unable to contact her. The Board chose to appoint Bette Alston to fill the position.

Due to the Memorial Day holiday, the next Board meeting will be on Saturday, June 1 at 9am at the Clubhouse.



## **Message from the President**

Spring is starting to give way to warmer summer weather and the pulse of the Valley and our community is starting to slow down. Despite these changes your Board continues its work on your behalf. We have set next year's budget in place, we are working through updates to our by-laws and CC&Rs, the next round of landscape renovation projects are in the final planning stages, our Reserve Study has been updated and the Finance Committee will begin prioritizing major projects so that we can plan for their fiscal impact, and the list goes on.

Looking back over a 10 year period the Board recognized that although we've had periodic increases to our monthly fees the reality is they haven't quite kept up with inflation. As such it was voted to increase the monthly fees from \$360 per month to \$380 per month. The Board felt that this increase was necessary and appropriate to allow for the ability to continue to build our reserves and to address future capital repairs while still addressing the day-to-day needs of the property. The new monthly fee will take effect beginning July 1.

As always we appreciate your thoughts, concerns and ideas to make our community better. In closing please be mindful and welcoming to your neighbors. Say hello to a new owner, watch out for those units that are closed for the summer, let us know if something needs to be fixed or addressed. If you see any suspicious activity, please contact the Palm Springs Police Department, using the non-emergency number: **760 327-1441**. They do increase patrols based on the reports they receive. Villas is a special place, let's keep it special!

**Scott Gaudineer, President**



### **Message from the Secretary**

Please register on the HOA community webpage to receive notification when new information is posted. You can also access forms, documents, rules, agendas and meeting minutes. The web page url/address is <http://VDLF-hoa.com>

**Barbara Cioffi, Secretary**



### **Message from the Treasurer**

Another fiscal year is coming to an end. July 1st begins a whole new year. As you know by now, the Homeowner's fee was increased \$20.00 per month to \$380.00 beginning July 1, 2019. Increases are taken seriously by board members - we're home owners too!

The Operating budget for Fiscal Year 2019 – 2020 has been approved. You should already have received a copy with the mandatory annual mailing packet. Almost every budget line item had to be increased to cover HOA expenses.

The HOA Reserve account is carefully monitored (savings for major repairs and replacements). Beginning July 1, the HOA will be depositing \$29,000/month into this account. The HOA Board has created a Finance Committee to continue working long term maintenance issues and plans for our community

**Tom Butts, Treasurer**



## **Architectural and Maintenance Committee**

### **Architectural**

Any change to the exterior of your unit requires an architectural application. This includes security doors, satellite dishes, new windows/sliders, doorbells and door locks/hardware.

If you no longer have satellite TV, please have the dish removed.

The Board will soon be providing a Style Book with photos/information on approved security doors and other fixtures.

Any exterior wires, cables or pipes must be affixed to a wall and painted to match the stucco in order to be less conspicuous. Paint colors are posted on the web site and at the clubhouse.

### **Maintenance**

Our property was built in the mid-1970s so maintenance needs/costs continue to increase. Currently, lifted/damaged sidewalks are being ground or replaced and stucco is being repaired.

For any maintenance issues, please contact Mark See at Personalized Property Management, 760 325-9500 or [msee@ppminternet.com](mailto:msee@ppminternet.com)

If your unit is vacant over the summer, please turn off your water. Summer heat can cause hoses and gaskets to crack. This has resulted in major water damage to several units (and their neighbors).

If you have any water damage for which there will be an insurance claim, please contact PPM immediately. They will also assist in determining the cause of water leaks.

In the past week, I have seen trucks from 3 different pest control companies. As a reminder, Frasier Pest Control offers a special rate of \$18 to spray your interior while they are on site each month on the 1<sup>st</sup> Tuesday.

**Barbara Cioffi, Committee Chairperson**



## **Landscape Committee**

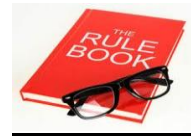
The Landscape Committee recommended and the HOA Board approved landscape renovation of Pools 7 & 8 and adjacent areas at a budget that will not incur extra cost to the homeowners. We expect to approve the final proposals at the June 1st meeting. The landscape contractor will be applying for a Desert Water Agency (DWA) Turf Rebate as well as a sprinkler head conversion rebate. Residents at Pools 7 & 8 were contacted and a walkthrough took place in April. If approved the landscape contractors will be breaking ground in August 2019 and scheduled to complete the project by November 2019. Pools 7 & 8 designs will be posted in the window of the Club House.

Other projects completed or scheduled to be completed by the end of June are the planting of summer annuals, some separation of turf and planting bed irrigation, and trimming palm trees.

The landscape contractors will continue regular maintenance of the property throughout the summer. They will be working towards bringing back the Bermuda grass after die off of winter rye. They will be lightly pruning plants because over trimming causes sunburn and susceptibility to disease and pests.

If you see broken irrigation, dying plants or other landscape problems please contact PPM, specifically Mark See.

**Charles Drayman, Committee Chairperson**



## **Rules Committee**

The purpose of the Rules Committee is to ensure that individual homeowners are properly maintaining their property in accordance with the VDLF Rules and Regulations. Maintenance of individual units is essential in order to protect the aesthetics and value of homes within our neighborhood.

Every 60 days, The Rules Committee inspects the exteriors of every unit in our neighborhood. A report of violations is submitted to Personalized Property Management which sends homeowners a letter requesting that the violations be resolved.

The most common violations are:

- Untrimmed patio bushes which have grown more than two feet above/over the patio wall
- Untrimmed trees that have grown above the roof line, over next door neighbors patio or could damage a wall
- TV cables or pipes not secured to the wall and not painted to match the exterior color of the unit
- Patios that have not been properly maintained

If you are away for the summer, please make arrangements to have someone trim your bushes.

The HOA has spent several hundred dollars to have furniture and appliances removed from the dumpster enclosures. Palm Springs Disposal will not take any items not in the dumpster. Anyone leaving items outside the dumpster WILL BE FINED IMMEDIATELY.

## **Recycling**

Here are some highlights of what can be placed in the blue bins to be recycled:  
Metal – steel and aluminum beverage, food and aerosol cans. Clean aluminum pie plates, dinner trays and foil.

Paper – newspaper, magazines, catalogs, phone books, bulk mail, office paper, computer paper, envelopes, gift wrap, cardboard, food boxes, shoe boxes, paper towel and toilet paper tubes, paper egg cartons.

Glass – any color of beverage bottles, food jars

Plastic – any bottle, jug or container and plastic shopping bags.

Please do not put the following in the carts: animal waste, bubble wrap, cactus, concrete, diapers, dirt, food waste, garden hoses, Kleenex, light bulbs, lumber, mirror glass, motor oil, padded envelopes, paper towels, plastic wrap, rocks, sharps, trash or window glass. Carts containing these or other contaminants may be tagged and left uncollected.

We sincerely appreciate the cooperation of homeowners in maintaining their property in accordance with VDLF Rules and Regulations. Proper maintenance ensures that VDLF will continue to be among the best maintained and highest demand communities in the Coachella Valley.

**Aaron Ashcraft, Committee Chairperson**



### **Utilities Committee**

#### **Gas**

Following a successful winter season, the gas heaters and the solar systems used to heat the pools, were shut down on May 1<sup>st</sup>.

#### **Electricity**

As a result of the Paradise fire, the southern California electric utilities, including Edison, have largely increased their transmission line brush clearance programs and liability insurances. These costs can be expected to be passed on to us, the consumers, in due course.

#### **Water**

60% of our water consumption is used in landscaping. In the face of annual water rate increases, the Board formed a Water Task Force, to study our water usage in detail. This resulted in three recommendations to cut our water usage, with consequent cost savings. These recommendations are currently being implemented.

**John Toogood, Committee Chairperson**



## **By-Laws and CC&Rs Updates Committee**

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A recent conversation with our attorney suggests that it will be more appropriate to create a “new” set of by-laws and CC&Rs from scratch rather than go thru a rewrite of the existing since they are so out of date. She will take into account the items that the Board identified for updates. She has some templates that she is considering. I have asked her to have -a draft to us by the September meeting.

**Scott Gaudineer, Committee Chairperson**

## **Finance Committee**

At the April 27 Board Meeting, the Board established a Finance Committee, charged with integrating budgeting with the reserve study. Tom Butts, our new Treasurer, will chair the committee.



**COMMUNITY MANAGEMENT TEAM**  
**Personalized Property Management (PPM)**



**Provides the Management services for the HOA as directed by the Board of Directors and serves as your direct contact for most problems. Direct all correspondence to the attention of the Board of Directors to:**

**Shelly Ruegsegger, CMCA  
Senior Community Manager**

**OR**

**Caren Oliva**

**Assistant Community Manager**

**68950 Adelina Road, Cathedral City, Ca 92234**

**P-760-325-9500; F-760-325-9300**

**[sruegsegger@ppminternet.com](mailto:sruegsegger@ppminternet.com)**

**[caren@ppminternet.com](mailto:caren@ppminternet.com)**

**Work Orders / Maintenance Items:**

**Contact Mark See in the Work Order Dept., at the number above or  
[msee@ppminternet.com](mailto:msee@ppminternet.com).**

**Please note PPM's hours: Monday - Friday, 8:00 am - 12:00 & 1:00 - 4:00 pm. Closed for lunch from 12:00 - 1:00 pm. If you call after hours, please follow the prompts and you will be assisted by the after hours answering service who will contact the appropriate vendor or Shelly if necessary.**

**Please make sure that Personalized Property Management has your current phone number(s) so you can be contacted in case of an emergency such as a water leak...it's really important! Also please remember to update PPM with your current mailing address.**

