

Villas de Las Flores October, 2019 Newsletter



Board of Directors 2019-2020

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

OWNER LANDSCAPE MAINTENANCE/PATIOS - IMPORTANT NOTICE WHICH MAY RESULT IN HEARINGS OR FINES FOR NON-COMPLIANCE BY YOU!

During a recent inspection, the Rules committee noted that there were about 50 units with severely overgrown bushes and trees in back patios. These are a safety issue and can cause damage to walls, overhangs and concrete. This also takes a lot of time for board members and management to walk around and

inspect. **Being a part-time resident does not absolve you from maintaining plants and irrigation in your patio.**

In the past, the Board has sent numerous violation letters that were ignored and the trimming did not occur until the owner returned months later. This is not acceptable and the amount of letters PPM has to write monthly is not part of their contract.

Effective immediately, 2 letters will be sent and then owners will be called to a hearing and fined. Bushes and trees will be trimmed and the cost will be billed to the owner along with the cost to write the letters. If you need a copy of the Rules & Regulations regarding maintenance of your patio, you can refer to the website at VDLF-HOA.com.

PPM had a list of landscapers if you need contact information for one.

2019 Board Meetings (9am at the clubhouse – all owners are encouraged to attend):

Saturday, October 26

Saturday, December 21 (pot luck open house 5-7pm)



Message from the President

Summer is over and your Board is back in action! The latest landscape renovation projects are underway at Pools 7 and 8. We are reviewing the proposed updates/revisions to the Codes, Covenants and Regulations (CC&Rs) in hopes of having them ready for your review and approval by the Annual meeting next year. It has been over 30 years since they were last revised.

The Board is also looking at other long term maintenance projects given that the property is approaching 50 years of age. We continue to monitor our utility costs, which rise even with all of the cost saving measures that we have instituted. It is a constant battle, and every home owner's association faces these same challenges.

We continue to balance these needs while maintaining healthy fund reserves and your Board is working to make sure that our beautiful home stays that way. We want to encourage you to attend our monthly meetings and if you are so inclined, participate on one of our committees, or even consider serving on the Board. Thank you and we look forward to seeing you all soon!

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>

It really helps if you have an email contact to allow the HOA to keep you informed. Please make sure you contact PPM and add it to your profile, or update it if it has changed.

Barbara Cioffi, Secretary



Message from the Treasurer

Time flies! We just completed the first quarter of the new fiscal year...2019-2020. Operating expenses, for the most part, are aligning with the new, approved budget for day to day expenses. As in the past, utilities remain one of our major budget elements. As our community ages, maintenance has become a major factor as well. With the recent increase in HOA fees, the Board increased funding for Operating Budget while simultaneously increasing the monthly deposit in the Reserves account.

The HOA's monthly Reserve deposit was increased to \$29,000/month beginning July 1, 2019. This represented an increase of over \$1500/month from the prior fiscal year. A newly formed Finance Committee, using the recent

mandatory Reserve Study data, will create a more in depth, long term projection of major repair and replacement factors, all of which are paid from Reserves.

HOA Reserves: At Morgan Stanley Smith Barney, \$760,000 in Certificates of Deposit (CDs) are carefully laddered with maturity dates of 2019, 2020, 2021 and 2022. The board will continue to focus on maintaining an effective ladder for the future.

Surely you will notice all the landscaping work around Pools 7 and 8, another part of the continuing effort to implement desert plantings and to rid the community of our out dated, water hungry grass, bushes, plants and irrigation system. One home owner stated that, "It's great to see our community finally move into the 21st century". Rest assured, thanks to great planning, all costs are covered!!!

Have a great "season."

Bette Alston, 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.

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

Over the past few months, concrete and stucco repairs have been completed. Pool chairs were repaired. Carport posts are being inspected and those needing attention will be repainted. Walls where plants were removed as part of the landscape conversion at pools 7 & 8 are being inspected for stucco deterioration.

An engineering firm will be hired to check the underlay of our streets and parking lots as they may need more than just crack seal and slurry next year.

It has been noted that damage to back patio walls is occurring due to water from interior patios soaking through the wall. If you have irrigation on your patio, please replace old sprinkler heads with a bubbler or drip system. Repair of damage to walls caused by interior sprinkler water will be billed to homeowner.

Barbara Cioffi, Committee Chairperson



Landscape Committee

Welcome back fellow residents to the beginning of another fall at Villas De Las Flores after a literally long, hot summer that started last spring.

Our Committee had a walkthrough for plant replacement with Pro. It was the least amount of plant replacement ever which means major savings. Reseeding the Winter Rye grass will begin as usual this fall. Due to the Landscape makeovers of Pools 1, 2, 9 and 10 we will be saving money. Annuals will be planted as usual. That cost will be less as well due to more colors being added with perennials at the renovated pool areas and around the community.

Many grading issues were resolved this last fiscal year and summer individually as well as being addressed in the Pool area designs.

Pool areas 7 and 8 were designed, there were several walkthroughs with residents, and approved by the board last spring. These pool areas were approved for a major turf rebate by DWA still leaving enough turf for all to enjoy. Construction has begun and should be completed sometime in November. Once these pools are finished, a majority of the pool areas will be completed.

Our Landscape Designer is continuing to design the remaining pool areas. There will be further updates later in the fiscal year.

Charles Drayman, Committee Chairperson



Rules Committee

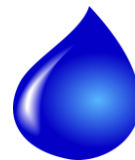
The Rules Committee performs a walk through inspection of all 252 Villas de Las Flores condominiums once every 60 days. The purpose of these inspections is to identify maintenance issues that need to be corrected by the homeowner. Following the inspection, property owners found to be in violation of CC&R requirements receive a letter from Property Management identifying maintenance items that need to be corrected by the owner.

The most common maintenance issues identified on the inspections are patio bushes that are more than 24 inches above or over the patio wall and trees that infringe on neighboring property or have branches hanging over building and carport roofs. We also check patios to be certain that they are maintained properly and that weeds or trash has not piled up.

Property owners who don't respond to requests to maintain their property are called into a hearing before the Board. If you still fail to correct the identified maintenance issues the HOA has authority by the CC&R's to contract with an outside vendor to perform the maintenance, the cost of which is billed to the owner.

These inspections are very important to all homeowners. Well maintained properties throughout the neighborhood help to assure that resale values of every property remain strong.

Aaron Ashcraft, Committee Chairperson



Utilities Committee

Gas

In the fall of 2016, Solar Thermal Panel Systems were installed on carports close to the 11 pools. Since that time, the system has been used as a supplement

to the gas heaters, and has resulted in an annual savings of about 40% in our gas costs.

Starting October 1st, the Solar System will be used alone, to maintain the pool temperatures at 83 degrees. When the cooler weather arrives, the gas heaters will be turned on, to share the heating load.

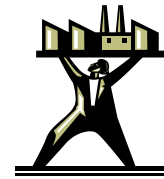
John Toogood, Committee Chairperson



By-Laws and CC&Rs Updates Committee

Our governing documents have not been updated since 1986. 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. A draft has been sent to Board members for feedback. This will be followed by a meeting to review the comments and hopefully a first draft will be available to homeowners by the end of 2019.

Scott Gaudineer, Committee Chairperson



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
Senior Community Manager**

**Caren Oliva
Assistant Community Manager**

**68950 Adelina Road, Cathedral City, Ca 92234
P-760-325-9500; F-760-325-9300**

sruegsegger@ppminternet.com

caren@ppminternet.com

Work Orders / Maintenance Items:

**Contact Mark See in the Work Order Dept., at the number above or
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 the manager, 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.