

# Villas de Las Flores June 2020 Newsletter



## Board of Directors 2019-2020

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

The Board extends their thanks to all Homeowners who participated in the 2020 Annual Meeting by sending in their ballots and/or attending the Zoom meeting. Officers and Committee Chairs gave reports and the 14 homeowners who attended had an opportunity to ask questions and provide feedback while the ballots were counted.

This election was to fill the 3 at-large positions. The following candidates were elected:

Aaron Ashcraft  
Barbara Cioffi  
Scott Gaudineer

The 2019 Annual Meeting Minutes and the IRS Revenue Ruling passed.

The Second Amended CC&R vote was not approved. The requirement was 51% of a quorum, which is 129 “yes” votes. The number of “yes” votes received was 121. The board may be sending out another ballot again.

The Second Amended Bylaws was approved. The requirement was 51% of the ballots cast which were 132 ballots therefore 68 “yes” votes were needed. The number of “yes” votes received was 118.

The two vacant positions (Phase 3/Pools 3 & 4 and Phase 4B/ Pools 9 & 10) will be appointed at a future meeting. According to the current By-laws, priority is given to any candidate living in those phases. If you are interested in serving on the Board until the 2021 election, please contact Shelly at PPM prior to June 27.

**2020/21 Board Meetings will be conducted digitally via Zoom (9am) until further notice - all owners are encouraged to attend. Emails will be sent out prior to each meeting with instructions for access to the meetings.**

Saturday, June 27, 2020

Saturday, September 26, 2020

Saturday, October 31, 2020

Saturday, December 12, 2020

Saturday, January 30, 2021 (**Annual Meeting-Tentative**)

Saturday, February 27, 2021

Saturday, March 27, 2021

Saturday, April 24, 2021

Saturday, May 29, 2021

Saturday, June 26, 2021

Please note these dates are subject to change.

## **Message from the President**

Summer is upon us! The days are hot and the nights are warm here in the desert. Our pools, spas and tennis courts are open. Please observe the posted rules. Shops and restaurants are slowly opening after the long pandemic shutdown and the golf courses are seeing many more rounds played this time of year. Let us hope this is a positive trend!

Summer also means the Board recesses until late September. Our major projects are now completed and the Board has chosen to take a hiatus on new major capital improvements for the several months. This will allow the Board to significantly increase the reserves. We will be taking time during this period to prioritize and plan for the next round of projects such as pavement and roof repair/refurbishment, a continuation of the desert landscape work and other needs as identified in our reserve study.

Although the CC&Rs update did not pass because there was not enough ballots cast to meet the required minimum we were very encouraged by the overwhelming majority of “yes” votes so thank you to all the supported this much need update. Stay tuned!

Since we now aligned our fiscal planning/budget cycle with the calendar year, we will be working on a new annual budget that will go into effect on January 1 2021. It also means that our next Annual meeting will take place in January. We will be appointing an Inspector of Elections in September if you have an interest and will be available here in Palm Springs.

I hope all of our homeowners continue to be safe and healthy!

**Scott Gaudineer, President**

## **Message from the Vice President**

It is an honor to have been elected by my peers as VP of the Board of VDLF Homeowners Association. As Director for phase 1 (pools 1 & 2), I have gotten to know how dedicated and hard working each member serves our community.

While serving on the Architecture & Maintenance Committee led by Barbara Cioffi and on the Rules and Regulations Committee led by Aaron Ashcraft, I have learned much important information and history of VDLF.

I will continue to serve the board and continue to help in keeping our association working in the best interests of our community.

**David Ranalli, Vice 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>

If you have disconnected your landline, please make sure PPM has your cell phone number. We have tried to call owners and discovered that the only number we have is no longer in use.

**Barbara Cioffi, Secretary**

### **Message from the Treasurer**

Here we are in the last month of the 2019-2020 Fiscal Year. Where did the time go?? Expenses for our community have kept on going and predictably keep on growing.

The HOA Reserves (savings) account remains strong with \$760,000 in Certificates of Deposit (CD) and Money Market Funds of \$107,000...cash on hand. One more landscaping conversion payment will be made before the end of the Fiscal year and, once again, the Desert Water Agency (DWA) rebate for grass removal will be deposited directly into the HOA Reserve account.

To convert to a fiscal year that aligns with the calendar year, a new six-month Operating Budget has been approved for July 1 – December 31, 2020. You received a copy with the recent required annual mailing. This mailing also included information from the recent on-site Reserves Study /Inspection. Every third year, an onsite inspection is required...so this was our year! Professional consultants visit, inspect and offer suggestions. They always comment that they enjoy coming to our community, as we are one of best-maintained communities they inspect.

Every year, it has become a major balancing act covering all the expenses incurred ...and it just gets more and more difficult. This year, because of the virus and closure of HOA pools, money was saved via reduced gas billings. However, other Operating expenses quickly absorbed those savings.

Water remains the largest portion of our utility expenses. Please remember, costs include water usage for irrigation, but also for individual condominium usage. We have to all do our part! Any water conservation will be greatly appreciated. Have a great summer.

**Bette Alston, Treasurer**

## **Architectural and Maintenance Committee**

### **Architectural**

Any change to the exterior of your unit requires an architectural application. The application form is available on our web site. Changes include security doors, cameras, solar panels, satellite dishes, new windows/sliders, doorbells and door locks/hardware. 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**

A recent inspection of pool enclosures found rust spots that will be taken care of over the summer. We are considering adding key locks to the pool gates, using the same key as the tennis courts.

As old bushes were removed around the buildings at pool 4, deteriorating stucco was exposed and is being patched/painted. The original sprinkler system was replaced with drip irrigation that uses less water and will not spray the buildings and patios.

Due to repeated water leaks from the solar panels installed on carport roofs to heat our pools, most were shut off. Panels are being drained while an assessment is in progress to determine the best option going forward: repair, replacement or removal .

The gym remains closed. Before re-opening, a hand sanitizer dispenser and a different type of wipes will need to be installed. The cleaning frequency will also need to be increased.

**Barbara Cioffi, Committee Chairperson**

### **Landscape Committee**

Recent projects completed and rebates received:

- Summer annuals planted with a thriving multi-color bouquet
- Palm trees have trimmed
- Bermuda grass treated and reseeded.
- Pools 4 and around the perimeter of Pool 11 converted to desert friendly landscaping
- \$21,000 dollar turf removal rebate from DWA for Pools 4 & 11 areas

To date the VDLF has received approximately **\$94,000** in rebates for turf removal, water saving sprinkler heads and new irrigation controls from Desert Water Agency. Woohoo!

Since it is summer, certain plants and trees will have minimum trimming. We will continue to monitor for possible dying plants and irrigation issues. Please be sure to flag a problem area and contact Mark See at PPM for immediate response at [msee@ppminternet.com](mailto:msee@ppminternet.com). Small flags are located next to most trash enclosures that you can use to better identify the item in question (such as a broken sprinkler head).

**Charles Drayman, Committee Chairperson**

### **Rules Committee**

Committee inspections focus on proper maintenance and appearance of building exteriors and patios. The purpose of these inspections is to ensure that all properties are properly maintained in according to our R&Rs.

1. Front and back patios must be kept clean and free of trash and weeds.
2. Toys, pool floats and other personal items are not allowed on front patios.

3. Patio bushes cannot be more than 2 feet above patio walls and cannot hang over the walls. If you are away for several months, please consider replacing your bushes with succulents or other lower maintenance plants.
4. Patio trees must be kept trimmed so they do not exceed building height or hang over walls. If you have a citrus tree, please have all remaining fruit removed.
5. Pets, other than guide dogs, are prohibited in pool areas, spas and tennis courts.
6. Trash must be placed inside dumpsters. Our trash disposal contractor will not pick up any items left outside dumpsters such as furniture, doors or construction items. The HOA ends up paying for additional pickups! Each homeowner is responsible for large items that need removal.
7. Following each inspection, if an infraction is observed at a particular unit a letter is sent to the homeowner indicating what needs to be addressed. It is very important that the noted violation be rectified as soon as possible to avoid fines. Violations not completed prior to the next Committee inspection are subject to having the Homeowner's Association hiring of an outside company to rectify the issue, which is then charged to the homeowner.

We clearly understand that some owners rent their property. It is important to inform the renters that they must not leave things lying around the property in violation of the R&Rs.

Here is a list of landscapers you can call to clean, weed and trim your patio bushes/trees:

A&L Landscape: Albert (760) 343-6830

Premier Landscape: Cleo (760) 413-4575

Desert Concepts Landscaping Julio (760) 534-6423

Pro Landscaping: Susie (760) 343-0162

**Aaron Ashcraft, 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](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 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 is important! Also, please remember to update PPM with your current mailing address and email address.**