

Villas de Las Flores March 2020 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	Vacant	Phase 3
Director	Charles Drayman	Phase 4A
Director	Aaron Ashcraft	At Large

2020 Board Meetings (9am at the clubhouse – all owners are encouraged to attend):

Saturday, April 25

Saturday, May 16 ANNUAL MEETING followed by Board Meeting. Pot luck open house from 5-7pm

Saturday, June 27



Message from the President

With so much craziness happening in the world today (a worldwide pandemic, cancellation of major events, wild stock market wild fluctuations and way too many reality TV shows) we can take some solace in knowing that Villas, despite being almost 50 years old, is in pretty good shape. As you read through the newsletter you will see that we have money in the bank, more desert friendly landscaping completed, the By-laws and CC&Rs are ready for ratification, etc.

Your Board, all of whom are volunteers, put lots of time and effort in each month preparing for and being active at meetings, walking the property, researching, planning and attending to the needs of Villas. They work hard to make sure we are fiscally sound, that the property is well maintained and that everyone abides by the rules.

They listen to your ideas and concerns. One concern that has come up again is regarding the overall security of the property. There have been some recent thefts of new plant material, dumping of old furniture at trash enclosures by insiders and outsiders, trespassing by transients and so on. Discussions at recent Board meetings have included whether to mount cameras, hire security personnel and install gates and fences. The truth is even with any or all of these ideas were implemented there is still no guarantee that Villas will be totally safe or secure. The Board will continue to evaluate how best to address this issue for the entire property, however we ask that all homeowners take some basic precautions to help prevent crime.

1. Install “dusk to dawn” automatic exterior light fixtures at your front door and patios. The new LED bulbs hardly draw any electricity (Make sure the fixtures meet our architectural guidelines).
2. Have a few interior lights on timers, especially if you are away for extend periods of time.
3. Consider installing a security system.
4. Keep your patio landscaping from becoming overgrown.
5. Do not leave bicycles, golf clubs or any other valuables on your patio. Recently, two bicycles were stolen even though they were locked and covered with a tarp.
6. It may sound obvious but make sure your doors and windows are closed and locked. That includes you vehicle as well.
7. Make sure that Personalized Property Management has your correct contact information, including cell phone numbers and email addresses, so that if there is a problem you can be contacted quickly.
8. Maybe the most important of all... if you see something, say something. The more we, our property management company and the police know about criminal activity the better we can plan for prevention.

Last but not least... please be on the lookout for the annual meeting notice being sent out by mail in later this month. It will contain your ballot to vote for three board members and approval of the updated By-laws and CC&Rs. Your vote matters!

Scott Gaudineer, President



Message from the Vice President

Much has been reported about the challenges and changes in recycling attributed to the evolving environmental policies in China. The former allowance for 15% non-recyclable content *in recyclables* abruptly changed to just 0.5% non-recyclable content. As a result, we must all be vigilant of what is recyclable and what is not in order to meet new requirements.

Here are 6 common products you need to rethink before putting in your **blue cart**.

- Disposable coffee cups – These cups commonly contain a non-recyclable thin plastic film lining.
- Pizza boxes – These are NOT recyclable when stained with grease and food.
- Plastic containers with food scraps - Containers are NOT recyclable unless thoroughly rinsed.
- Plastic shopping bags – Bags are no longer recyclable as they tend to clog processing equipment.
- Dirty diapers – No surprise here, but diapers are NOT recyclable.

ANY ITEMS NOT INSIDE DUMPSTERS OR BLUE CARTS WILL NOT BE PICKED UP. THE ENTIRE HOA PAYS FOR THE FURNITURE, APPLIANCES AND CONSTRUCTION DEBRIS LEFT IN DUMPSTER ENCLOSURES!

John Toogood, 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>

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

For the 2020/2021 fiscal year, three board positions are up for re-election. You will receive your ballot later this month. Please return your ballot to PPM by the May 15 deadline or bring it to the annual meeting on May 16. Please note that the meeting was moved from April to May due to state mandated changes in HOA election laws.

Barbara Cioffi, Secretary



Message from the Treasurer

Here we are in the ninth month of Fiscal Year (FY) 2019-2020. Where did that time go?? As you can imagine, expenses for our aging community keep on going and keep on going up!!

Our Reserve (savings) account remains strong with \$760,000 in Certificates of Deposit (CD) plus Money Market Funds...cash on hand. The landscape conversion costs have been covered without depleting our strong CD portfolio.

Proposed Operating Budgets for FY 2020-2021 are currently underway. Each year, it's a major balancing act covering all the expenses incurred on behalf of our community...and it just gets more difficult each year.

The HOA Board just approved the scheduling of the annual Reserve Study required by the State of California. Every third year, an onsite inspection is required...so this is the year!! Professional reserve consultants always comment that they like visiting and inspecting our community as it is one of best maintained communities they inspect.

With the latest declaration concerning another California drought year, landscape conversions will help us in doing our part in controlling water usage. Please remember, the drought concern also encompasses individual condo water usage. We all have to do our part!

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. 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. If you see any maintenance items needing attention, please contact Management.

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.

Maintenance is integral to long term financial planning. A professional engineering firm was hired to check and to analyze the road bed/ underlay of our streets and parking lots. The surface slurry coating issues are obvious, but not the most important factor. Further analysis was needed for adequate planning. Updates will be provided once analysis is complete.

IT IS IMPORTANT THAT YOU OR YOUR TENANTS TURN OFF YOUR WATER BEFORE LEAVING FOR THE SUMMER.

Barbara Cioffi, Committee Chairperson



Landscape Committee

The landscape conversion has been completed for the areas around pools 7 and 8. The Board continues to receive many positive comments. A lot of money has been spent on the desert landscaping. Unfortunately several plants have been stolen and others have been damaged by dogs. There are plenty of grassy areas for dogs to use to defecate, urinate and play. Please use them.

To date DWA has awarded over \$74,000 in rebates for turf removal/water conservation. This includes the entrance to the Clubhouse, Golf Club Drive to

the North East to North West border of the property, and Pools 1,2,7,8,9 and 10.

During the past few months trees and bushes have been trimmed/sprayed. If you're wondering about the colored ribbons tied on some citrus trees, these simply identify trees needing tender loving care.

Charles Drayman, Committee Chairperson



Rules Committee

WE ARE REPEATING THIS NOTICE FROM THE LAST NEWSLETTER.
OWNER LANDSCAPE MAINTENANCE/PATIOS - IMPORTANT
NOTICE WHICH MAY RESULT IN HEARINGS OR FINES FOR
NON-COMPLIANCE BY YOU!

During recent inspections, the Rules committee has continued to find 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, two letters will be sent initially and then owners will be called to a hearing and fined. Overgrown 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 to contact someone.

Aaron Ashcraft, Committee Chairperson



By-Laws and CC&Rs Updates Committee

Our governing documents were last updated in 1986. Subsequent re-writes were not passed due to homeowner indifference. The Board has spent several hours preparing the documents to reflect current regulatory requirements. A draft copy will be mailed to you soon. Upon receipt, you will have 28 days to send comments for Board consideration. You will then receive a ballot. Without at least a 75% response and 51% approval, the documents will not be approved.

Scott Gaudineer, Committee Chairperson

