

Villas de Las Flores February 2016 Newsletter

New HOA Website - <http://VDLF-hoa.com>

Board of Directors 2015-2016

		<u>Board Rep by Pool #</u>
President	David Batterman	At Large
Vice President	Ira Andersen	Pool 9 & 10
Treasurer	Bette Alston	Pool 11
Secretary	Barbara Cioffi	At Large
Director	Sean McCormick	Pool 1 & 2
Director	John Toogood	Pool 3 & 4
Director	Joan Redwine	Pool 5 & 6
Director	Charles Drayman	Pool 7 & 8
Director	Don Blackwell	At Large

Message from the President

Hello Villa de Las Flores Homeowners:

During 2015, we experienced the biggest changes to our property since it was built, due to water restrictions imposed by the state. Love it or hate it, desert landscaping is here to stay. Due to the budgeting foresight of the Board, all of the work, including what you don't see under the ground, was done without any increase in dues. We learned a lot during this project and this knowledge will help us with future phases.

Another learning experience was the new lighting in the carports. Based on the recommendations of Monterey Energy, we decreased the number of the new energy efficient lights which we quickly learned was not the right decision. Although it took several months to get additional lights installed, I am pleased to let you know that the project has been completed and we have well-lit carports. Thank you for your patience.

The Coachella Valley is experiencing an increase in the crime rate and as we learned of both condo and vehicle break-ins, the Board hired Patrol Masters Security to patrol our property from 9pm-5am daily, first with one guard and more recently with two guards. This is an unbudgeted expense, costing approximately \$100,000/year. At the annual meeting, we will discuss how you would like to move forward with security as this expense comes out of the operating budget.

Other projects: (1) all of the rock and gravel roofs have been replaced with foam. We are currently sun-screen re-coating the older roofs to keep them within warranty.

(2) We are currently painting and/or replacing front doors and patio gates as needed. If you have an issue with yours, contact PPM and they will do a work order for you. We are also testing a new fiberglass gate to see how it holds up in the desert weather. (3) Crack seal and a new coating of slurry have been laid down on all streets and parking lots (4) pool umbrellas were repaired and re-painted.

Based on your feedback, we have hired a new pest control company. Beginning in March, we will be using Frazier Pest Control.#

We look forward to improved communications in 2016 with our new Villas de Las Flores web page! VDLF-hoa.com

Don't forget the Annual Meeting is set for April 2, 2016 at the Club House at 9 am. Remember to vote for the 3 Directors at Large. When you mail in your ballot, please remember to sign the outer envelope or your ballot will not count. There will be an open house the same day. Look for the flyer in the ballot package.

Thank you from the board for all of your support!

Dave Batterman - President

Message from the Vice President (VP)

Remember: An Architectural Variance Request (AVR) is required for the following changes: the addition of a screen or security door for the front entry door; replacement of sliding doors, windows and screens; and, all placements of items on the roof. A Board member will show you where satellite receivers can be located on your building/roof. The AVR is also required for work that may impact the exterior of the building and/or the roof as well as any modifications to load bearing walls. Relocated refrigeration lines on the outside of walls, overhangs, etc., shall always have a cover and be painted by the owner to match the building. Owners are responsible for complying with all applicable laws and local ordinances.

If you need some paint that matches your building (e.g., you had a satellite dish installed and need to paint the cable to match the building, or you need to touch up the paint on the interior walls of your patio), please call Shelly or Jasmine @ PPM and arrangements will be made to get you the paint.

With newer dishwashers, very hot water is no longer needed. If you lower the temperature of your water heater you will help preserve the under-floor hot water lines while lowering your gas bill at the same time. Another cost saver is to replace your front and back outside lights with a type such as the lights at 5802 Los Santos. They are 13 watt fluorescent, equal to a 40 to 60 watt incandescent and they have a light sensor. This can help discourage intruders. The light sensor fixtures cost about \$30.00 each and are available at Lowes or Home Depot. They are the same configuration and color as the existing ones.

Remember, if you are going to be away from your condo for any length of time, be sure to turn your water off. It's a good plan to remove the control lever and put it in your condo ...then no one can turn on your water. Put your hot water heater on "Vacation." Also, given current water conservation issues in the valley, please repair sink, faucet and toilet leaks timely...and please use bubblers or drip irrigation in your patio.

Please notify PPM if you see damaged furniture at the pool and the HOA will handle the problem. The HOA uses an established furniture repair company to work on pool furniture. PLEASE be sure to always use towels on the chairs/lounges while at the pool to prevent staining of the furniture from oils etc. Each pool has a specific, unique color coding for stripes.

Also, while driving through the community, be wary of residents walking dogs, bikers, joggers, etc., as we've had problems with speeders. Speed limit is 10 MPH!

Ira J. Andersen, Vice President



Message from the Secretary

The Board decided that the community should have an HOA business web page. The web page url is <http://VDLF-hoa.com>

The content is a "work in progress" so if you have any questions or comments, please contact Barbara Cioffi at bcioffi01@hotmail.com

Snapshot of the main page of new website is below and on the following page:

[Report A Community Problem](#) | [Community Contact & Resources](#)

Villas de Las Flores

- [RULES & REGULATIONS](#)
- [DOCUMENTS](#)
- [NEWS FROM THE BOARD](#)
- [BOARD MEMBERS](#)

Welcome to the Villas de Las Flores Community Website!



Villas de Las Flores
Professionally Managed by:

Personalized Property Management
68950 Adelina Road
Cathedral City, California 92234
760.325.9500
760.325.9300 fax
Website: PPMinternet.com

Personalized Security Services Special Offer to Villas de Las Flores owners: Click [HERE](#)

- STAY INFORMED! Sign up to receive email alerts whenever there is community news, information or important documents posted on our community website! Signing up is easy & confidential! Just click [HERE](#) to read and fill out the sign up form!

Next Board of Directors Meeting Date & Agenda
Latest Community News

Barbara Cioffi, Secretary



Message from the Treasurer

Well, here we are...three quarters of the way through the current fiscal year. As always, a lot of work has been done and is scheduled to be accomplished.

In the HOA Operating Budget, we are currently \$29,000 under budget. However, we have yet to be invoiced for the recent annual roof maintenance...\$15,750, so this under-budget figure will change. Western Pacific provides us with a building by building evaluation report. This data is used to identify those roofs that have major issues. The age of the roof is always considered as well. Diligent roof maintenance has been a major focus of the Board and the progress has been really great. The listing of the next roofs to be refoamed is currently being worked by PPM and the board. The good thing is that the list keeps getting shorter and shorter.

As the HOA President stated, the streets and parking lots were slurried...Fall 2015. It's always an inconvenience but it's always good to get it done...protecting the road bed is important. Slurry project was paid for at the completion of the project. Work has been completed for new lighting in the carports. There are still a few lighting issues to be addressed, but the money was/is in place to cover these costs.

The State of California requirement for an annual Reserve Study is currently underway. Every three (3) years, an on-site study is mandatory (our onsite study will be next year...2017). Reserve funds are designated for major repair and replacement issues throughout the community. Lots of time is invested to insure the study contains current and correct data for board use for decision guidelines.

One of the HOA's major expenses this fiscal year (FY 2015-16) has been the hiring and retention of Patrol Masters to assist in giving our community a feeling of security. The expenditure was not planned but was necessitated by several break-ins. The HOA President and the Board moved quickly to get this coverage in place. At the upcoming Annual Board Meeting on April 2, 2016, owners will be asked about continuing this service. It is not inexpensive...but owner's rule...what is the value to you as an owner to retain this coverage??? Have you personally taken action to protect your own condo? Security coverage cost may exceed \$100,000/annually, depending on the coverage owners want. Be sure to attend the Annual Meeting so you can express your opinion.

First Phase / Desert Friendly Landscaping: Well, it's winding down for this phase. As usual, every new undertaking has its issues...and the Board and committee have been made totally aware of this! All costs incurred to date have been paid. The change is enormous...but in the long run it will be great. We'll move away from 1970s style landscaping and move on to something much more efficient and cost effective...and save water at the same time!!

Bette Alston, Treasurer



Landscape /Desert Water Conservation Committee

The first phase work for the desert water conservation project is now complete save for the maintenance period. The new plants will take a couple of years to start to mature, so please take care to avoid walking through those newly planted areas and disturbing the DG. Additionally, the Committee is identifying smaller areas that will require renovation. Going forward as plant material is replaced new desert friendly specimens, with an emphasis on providing permanent color, will be installed. Turf areas will also be addressed over time to improve the overall look and health.

The Committee is currently working toward setting expectations for the existing landscape quality given the impact of watering restrictions. This will be a challenge as the drought conditions that we have had for the last few years are not likely to be reduced in the foreseeable future. We are already mandated to reduce our landscape watering by 35% and its impact has started to show in that more of our landscape is being stressed.

The Board has hired a landscape consultant to work with the Committee. He will provide direction regarding “best” landscape maintenance practices, trimming and pruning criteria, fertilization and pest control and so on. The Committee will now be doing monthly inspections of the complex to address overall quality and recommend changes or maintenance issues.

The Board is requesting that homeowners not trim, remove or manipulate the common area landscaping. If you see or have an issue or need to get a message to one of the HOA contractors, please contact PPM to facilitate that for you.

Scott Gaudineer, Committee Chairman

Rules Committee

Please do not back into parking spaces to avoid damage to shrubs and walls.

Please keep patios neat and clean and do not allow plants, trees, etc to extend over the patio walls or grow higher than 2 feet over the top of the patio.

If unit is not being occupied for extended periods, owners might consider hiring a management company or their neighbors to check on the unit.

If you lease your unit, a copy of the Rules and Regulations should be given to your tenants.

Sean McCormick, Committee Chairman

Solar Committee

As most of you know, the price of electricity increases every year. In fact, over the past 20 years, Edison has increased its rates on an average of 4% per year, and in 2015, the rate increased over 2014 by 7%.

In an effort to stabilize our electricity costs long term, the committee looked into solar power. After screening several solar contractors, we chose to work with HotPurpleEnergy, a Palm Springs company, who developed a proposal for our community. They would install panels on 4-5 carports. The panels produce direct current (DC) which is converted to alternating current (AC) and which is then fed into the Edison system. Edison stores the solar electricity produced during the day, and makes it available to us for use at night.

The installation of the total solar system would be financed through a 20 year lease, much like you would lease a car. The panels are warranted against any breakdown, for 25 years, and the system is serviced at no cost to the Association, for 20 years. The total cost of the installation would be zero to the Association, through a long term lease. There will be costs savings to the Association starting with the first year, and the projected savings over the 20 years would be approximately \$150,000.

Your Board is seriously considering this proposal, and we look forward to your comments at the Annual Meeting in April.

John Toogood, Committee Chairman

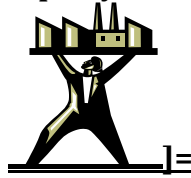
Reminders

If you would like to reserve the use of the Clubhouse, contact Shelly or Jasmine at PPM and they will schedule this for you. If you will be serving alcohol to guests while using the Clubhouse, you must get a one-day use liability insurance certificate from your insurance agent and provide copy to PPM in plenty of time before your event.

If anyone is interested in trying out Pickle Ball on one of the tennis courts, there will be temporary nets and playing lines set up shortly. Keep your eye out for that. You can contact PPM for more information.

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 at all times.

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
Community Manager
OR**

**Jasmine Meza
Assistant Community Manager
68950 Adelina Road, Cathedral City, Ca 92234
P-760-325-9500; F-760-325-9300
sruegsegger@ppminternet.com
jmeza@ppminternet.com**

For questions regarding your dues account:
Contact Jennifer Collinge in the Accounting Dept., at the number above or
jcollinge@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 hour's answering service that will contact the appropriate vendor or contact Shelly or Jasmine if necessary.

March 13, 2016

