

Villas de Las Flores February 2018 Newsletter



Board of Directors 2017-2018

President	Scott Gaudineer	At Large
Vice President	Joan Redwine	Pool 5 & 6
Treasurer	Bette Alston	Pool 11
Secretary	Barbara Cioffi	At Large
Director	Vacant	Pool 1 & 2
Director	John Toogood	Pool 3 & 4
Director	Joan Redwine	Pool 5 & 6
Director	Charles Drayman	Pool 7 & 8
Director	Gail Beal	Pool 9 & 10
Director	Vacant	At Large

The three Director at Large positions are up for election at the April 7, 2018 annual meeting. If you would like to be a Board member, please return the form you received in the mail.

Message from the President



Happy 2018 and a warm “welcome back” to our winter residents!

We are now six months into our fiscal year and we are happy to report that the Association is in excellent fiscal shape. Your Board has been diligent in keeping up with required maintenance around the property as well as planning for several new capital projects both large and small. Check out the new Book Nook at the Clubhouse too!

Two of our long time board members have recently “retired” from service to VDLF: Dave Batterman and Don Blackwell. Dave served as your President for the last several years. Don served as the Pool 9 &10 Rep and was involved in various committees and projects, including spearheading the Book Nook. We thank you gentlemen for your tireless efforts and leadership! Joan Redwine , as you all may know, was our Landscape Chair for many years and deserves accolades for her many contributions to making our property so beautiful. She will continue her service on the Board as your Vice-President.

The Board has developed four standing committees to address specific elements of the property: Landscape, Solar, Architectural & Maintenance and Rules (& Regulations). If you have an interest in serving please contact the chair of the committee for consideration.

As always, if you have any questions or thoughts for improvement, you are welcome to come to the monthly meetings at the Clubhouse or contact any of the Board members or our Community Manager, Personalized Property Management.

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>

A recent e-mail was sent using the addresses on file and many were returned as undeliverable. Newsletters will no longer be mailed so if you want to stay informed, please verify your e-mail address with Management.

Barbara Cioffi, Secretary

Message from the Treasurer



Once again, we are half way through the fiscal year. Time passes so quickly! Your HOA Board of Directors continues to make monthly deposits into the Reserve account at Morgan Stanley/Smith Barney. This is verified every month.

At the last board meeting, 27 January 2018, the board voted to roll over a maturing Certificate of Deposit (CD) for \$50,000 into a new CD maturing in 2020. Another \$50,000 from Money Market funds was used to purchase a second two year CD. In total, the HOA has eleven CDs. Nice to see that interest rates are improving!!

The HOA is currently running under budget for day-to-day operating expenses. Several new landscaping proposals were recently approved for much need work, so excess funding will be expended relatively soon.

The Fiscal Year 2018-2019 Operating budget is currently being formulated and will soon be ready for board review and approval. Projections become

difficult when costs for gas, water, trash removal and electricity continue to rise.

Bette Alston, Treasurer



Architectural and Maintenance Committee

Any changes to the exterior of your unit (satellite dish, security door, awning, windows, patio, compressor, etc.) require an architectural variance approval. The form is available on the MyHOA webpage or from Management. If changes are made without approval you may be fined or required to undo the work. Any approved items must be maintained: no torn awnings, rusted or faded security doors, etc.

Maintenance

The Committee is regularly inspecting the property for signs of wear and tear. We have a spreadsheet to track door/gate painting, repairs and replacement. Large chips in stucco have been repaired. If you need door (except security doors) or gate maintenance, please contact Management. Someone needs to be present in order for your front door or locked patio gate to be painted or replaced. If you want to install a security door, an architectural application is needed. If you need touch up paint, please contact Management.

The lollipop lights have been repainted (tan instead of black) and cleaned.

New block retaining walls will be installed in areas where water run-off occurs during heavy rain.

After over 40 years of heat and sun exposure, the storage units in parking lots 12,14,15,16 and 17 have deteriorated. They need new doors, hinges, locks and roofs at a cost of over \$40,000. Since only 18 units may still be in use, at the January 27, 2018 meeting, the Board has voted to remove them. Removal will be done on May 1. Owners in Phases 1 & 2 have been notified.

At the request of homeowners, tennis court #4 has been lined for pickleball.

For those of us who still prefer to read a “real” book, the Book Nook at the clubhouse is packed with over 200 books.

Barbara Cioffi, Committee Chairperson
Bette Alston and Dick Schiel, Committee Members

Landscape Committee



In late December, the Landscape Committee met with Pro Landscaping, Inc., our new landscape maintenance contractor to discuss operational and general needs for the property going forward.

Some of the topics discussed:

- Analyzing and developing a plan to properly segregate irrigation lines for turf, plants and trees versus desert landscaping. A report will be forthcoming.
- Tree trimming and general health of bushes and trees. Pro’s arborist has taken clippings of our bushes and trees to have them analyzed. Also, a walk through was accomplished to identify those trees in our community (we have over 600!) that required trimming in 2018. Pro’s proposal for tree trimming was approved at the January 27 board meeting. Select trees will be trimmed in February. A few diseased or dying trees and the queen palms have been scheduled for removal. Also fertilizing and treatments for pests have been scheduled. The palm trees will be addressed later in the season.
- Analyzing grading issues and options for walls or landscape remedies for long time erosion problems specifically along the berm and Golf Club Drive. Grading issues for condo foundations were also addressed. This is an engineering problem, however Pro has the capability for handling these issues.
- Analyzing Carolina Cherries at NW corner at Golf Club Drive and providing a proposal for the work required as well as addressing those trees located too close to condo windows and doors.

The Committee also requested data and estimates from Pro regarding problems they have identified needing attention including irrigation systems and watering.

A collective plant replacement list and landscaping problem list has been established. The list includes our landscaping consultant's recommendations for plants that have died or are diseased. An estimate broken down by unit cost has been requested for next month's Board meeting.

With the completed and successful landscaping change at Pool 10, the board has sought designs for Pool 1, 2 and 3 from the HOA consultant. Knowing designs and projected costs for landscaping changes better enable the Board to plan ahead for the future. As the designs are developed homeowners will have an opportunity to view and comment on the proposed changes.

Once designs are completed and approved later this spring, final costs for the work will be requested and provided to the Board for review and consideration.

So far Pro's work has been well organized, refreshing, including a positive and productive work ethic while listening to HOA needs. All questions are addressed immediately. Estimates and invoices have been handled in a timely, professional fashion. Both over and under watering are being addressed as well as possible within the current irrigation limitations.

Charles Drayman, Committee Chairperson
Bette Alston, Brett Smith & Lianne Miller, Committee Members

Rules Committee



I think we can agree that our complex looks amazing!! Thank you for taking the time to ensure that we can continue to be proud of all that's been done.

You all have received copies of the new Rules and Regulations that were updated this past year. If you've not already done so, please take the time to familiarize yourselves with them as well as providing to your guests or renters. Also make sure guests or renters are aware of their assigned carport and that street parking is not allowed.

The Committee continues regular inspections of the entire property to confirm that the R & R's are being adhered to. I'm very pleased to say that the list of violations has shrunk significantly. At times, we have to send out reminders when violations are documented, but those notices are less frequent. Thank you all for your compliance and recognizing the positive effect it has on our community.

We look forward to updating you regularly as we move forward into the new year. Thank you again!!

Gail Beal, Committee Chairperson

Solar Committee



Solar Thermal: In an effort to curb our rising gas costs of heating the pools, in late 2016, Solar Thermal Panel systems were installed on selected carport roofs for each of the pools. For the current winter season, the first 3 months showed a reduction in gas usage of 34% compared to the same period average for 2014/2015: We are currently reviewing proposals from 3 major installers of

Solar Electric Panels in the Valley, for consideration by the Board. Again, the intent is to curb the steadily increasing cost of electricity as supplied by Edison. These panels would also be installed on our carport roofs, are silent operating, and would lie almost flat on the roof surface.

If you see water coming off a carport roof with solar thermal panels, please call Management.

John Toogood, 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, CMCA
Community Manager
OR
Lettie Teran
Assistant Community Manager
68950 Adelina Road, Cathedral City, Ca 92234
P-760-325-9500; F-760-325-9300
sruegsegger@ppminternet.com
lettie@ppminternet.com**

For questions regarding your dues account:

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 Lettie 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 at all times.