

Villas de Las Flores June 2018 Newsletter



Board of Directors 2018-2019

President	Scott Gaudineer	At Large
Vice President	Joan Redwine	Pool 5 & 6
Treasurer	Bette Alston	Pool 11
Secretary	Barbara Cioffi	At Large
Director	David Ranalli	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	Aaron Ashcraft	At Large

Welcome to our new Board members. Aaron Ashcraft was elected at the annual meeting on April 7, 2018. The Board appointed David Ranalli (a full time resident living at pool 2) to fill the vacant position for Pools 1 and 2.

Message from the President



First of all thanks to all of you for your continued support of your Board, your comments and suggestions and, yes, even to occasional praise, we really appreciate all the feedback.

Summer has arrived, the heat is rising and vacations are upon us. Your Board though is working diligently none the less! We have a number of projects planned or underway (see the committee reports below) and more in the works.

If you are planning to be away during this period make sure that you have prepped your unit by turning off the water, put interior lights on timers for that “lived- in” look and lock your patio. Unfortunately we still have the occasional ransacked car, attempted break-in or homeless person taking up residence while you are away. Have a neighbor check in on your unit while you are gone and make sure PPM has your current phone numbers. If you do have a problem, and we hope you don't, make sure that PPM and the Palm Springs Police are kept informed, even if nothing is taken.

Enjoy your summer and we will see you later this year!

Schedule of Board Meeting (9am at the clubhouse)

June 30

September 29

October 27

December 1

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>

Management does not have a phone number or e-mail address for 38 homeowners so we have no way to contact you in case of an emergency. Please contact Management if you aren't sure if they have your information.

Coupon books have been mailed to all homeowners. For the next fiscal year, the Board is considering sending the books only to homeowners who request them as the majority are paying dues electronically.

The CC&Rs and By-Laws have not been updated since the 1980's. The Board will be working on a re-write over the next several months.

Barbara Cioffi, Secretary

Message from the Treasurer



Where does the time go?? June 30, 2018 is the end of the current HOA fiscal year. We will be under budget - barring any emergencies! (Best laid plans of mice and men).

The HOA recently made a major insurance down payment for the next year. Due to very few claims, our insurance increased by only a few hundred dollars! Thanks for turning off your water while you're away...it really matters!!

The Fiscal Year 2018-2019 Operating Budget has been approved. Two great events: (1) **HOA dues will NOT increase**, and (2) the automatic monthly deposit into the HOA Reserve account at Morgan Stanley / Smith

Barney will be increased for the next twelve months beginning July 1, 2018. The Board exercises prudent judgment in maintaining a healthy Reserve account to cover contingencies such as major repair and/or replacement issues.

Our HOA currently has \$760,000 in thirteen (13) Certificates of Deposit (CDs) that carefully build a CD maturity ladder through 2021. The ladder will continue to be extended.

Have a great summer...try to stay cool!!!

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, repaired or replaced. If you need touch up paint, please contact Management.

The storage units in parking lots 12,14,15,16 and 17 have been removed due to the cost of the major repairs that were needed and the few that were still being used. We will be following up regarding further work that may need to be done.

The Board has approved the removal or replacement of the freestanding signs throughout the complex as many are faded, damaged or unnecessary. New signs will be installed this month.

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

Landscape Committee



The Landscape Committee recommended and the HOA Board approved Pro Landscaping's proposals to renovate Pool 9, 1 & 2 at a budget that will not incur extra cost to the homeowners. We have also applied for a Desert Water Agency (DWA) Turf Rebate. Residents at Pools 9, 1 & 2 , including board members and the landscape consultant, were contacted by e-mail, phone and notices for a walkthrough and Q & A of their specific areas.

Pro will be breaking ground August 2018 and completing the project by November 2018. Pool 1 & 2 designs are posted in the window of the Club House. Pool 9 design was walked through with residents and posted a year ago but will be re-posted in the Clubhouse windows.

Other projects completed in June are the planting of Summer annual color, trimming of palm trees and stripping of fruit trees.

Pro Landscaping will continue regular maintenance of the property throughout the summer. They will be working towards bringing back the Bermuda grass after die off of winter rye. They will be lightly pruning plants because over trimming causes sunburn and susceptibility to disease and pests.

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

Rules Committee



The Rules Committee works closely with the Architectural and Maintenance Committee to ensure our property is compliant with the regulations set forth by the Board. We jointly inspect the property for any rule violation that is not in compliance and follow up with a resolution to the homeowner.

As a reminder, please note that you and your renters should be aware that:

1. No street parking
2. No items should be left in the dumpster enclosure. Pick up for large items can be arranged with Palm Springs Disposal Services. In addition, Revivals, Angel View or Goodwill will pick up items in good condition for no charge. This is a great way to contribute to the community.
4. When remodeling or refurbishing occurs, material, trash and other items must not be disposed of in the dumpsters and should be hauled away by homeowner, handyman or contractor. Arrangements can also be made with Palm Springs Disposal Services. Their number is 760 327-1351.
5. Bushes and trees on the back patios must be trimmed even when owners are absent. Overgrown foliage is a security issue, can damage walls and concrete and may present a fire hazard.
6. Items may not be attached to the front/entrance wall of the unit.

Thank you for your help in making sure our complex is clean, neat, manicured and in compliance.

Gail Beal, Committee Chairperson
Aaron Ashcraft, Committee Member
Solar Committee



Solar Thermal.

For the past winter season, solar panels were used to supplement the gas heaters to heat the pools. There were a few leaks during the startup period, but overall the system worked well, and resulted in a savings of 40% in our gas bill.

Solar Electric.

We have received proposals from 4 solar contractors, to install solar panels to provide a major portion of the electricity used for pumping water into the pools and to light the carports. These proposals are under consideration, and the Board will be determining how the Association can best go forward.

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**

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