

Villas de Las Flores September 2016 Newsletter

Board of Directors 2016-2017

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

Note: the position of Vice President is currently Vacant



Message from the President

Homeowners of Villas de las Flores:

I know it has been awhile since the last newsletter and a lot has been going on. First of all, I am saddened to say that Janet Long passed away last month. She was not only a Board Member and longtime Board Secretary, but she was a volunteer, planner of our popular open house pot luck and a good friend to the HOA. She will be greatly missed.

Secondly, it was very hard for me to accept the resignation from the board from Ira Andersen. Ira had been on the board for over 20 years. He was our Vice President, and the Chairman of the Architectural and Maintenance Committee. I hope that I can tap into his knowledge in the future, and that we will see him out and about the complex for a long time to come. We would also like to acknowledge Sean McCormick as contributing to the Board the past year as a Board member. He has since sold his unit in VDLF and has resigned his position. If you are interested in serving on the Board, please put your interest in writing to PPM for the Board.

I want to highlight some of our major projects that will be explained in more detail in the committee sections below:

1. First Phase of the Desert Water Conservation Project is complete, except for a few loose ends. More plantings and boulders were incorporated at the entry earlier this year.

2. We are in the process of installing solar panels on eleven carport roofs for heating the pools. These panels will significantly decrease our gas bills...which can exceed \$10,000/month during the winter months.

3. We have replaced and/or repaired gates and doors, re-roofed final units and did sunscreen of foam roofs, resurfaced two tennis courts, and painted stairs in common areas. But there's much more...read on!!

4. We had the Annual meeting in April, and did not raise the monthly dues as we planned ahead for our major projects. Don't forget the HOA Web site: VDLF-HOA.com.

Thank you from the board for all of your support!

Dave Batterman - President



Message from the Secretary

Please register on the HOA business webpage to receive updates from the Board and PPM. You can also access forms, documents and meeting minutes. The web page url/address is <http://VDLF-hoa.com>

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

- 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!

Barbara Cioffi, Secretary

Message from the Treasurer



Last Fiscal Year 1 July 2015- 30 June 2016:

We concluded the last fiscal year **\$14,304 under budget for Operating expenses**. For the entire year, \$26,038 per month was deposited in the Reserve Account (HOA savings account for major repairs and replacements).

The HOA total water bill for FY 2014-2015 was \$95,000. At the end of FY 2015-2016 (30 June 2016) the **HOA water bill had dropped to \$75,000**. The new Desert Water Agency (DWA) watering restrictions saved the HOA money, while we suffered some from less water. DWA has now increased the number of irrigation days and we can already see the improvement in the grass...as well as an increase in the water bill!

At the same time the water costs decreased, security issues arose. The Board hired Patrol Masters, a totally unbudgeted, unplanned expense to address owners' concerns. Initially, there was one guard and one patrol car. Subsequently, a second "foot patrol only" guard was added. It was expensive...\$2200 / week...but it was all paid!

At the Annual HOA Meeting last April, the cost for security was presented to those owners in attendance ...and several attended!! Only two options were available if owners desired continuing security coverage: (1) annual assessment or (2) an increase in monthly HOA fees. Owners present were not willing to pay the additional monies for either option. Coverage ended in June 2016.

New Fiscal Year 1 July 2016- 30 June 2017:

We're already one-third of the way through the current fiscal year. Currently, we are running under budget for everything covered in the day-to-day Operating Budget. The

summer time doesn't experience as much activity as we normally see during fall, spring and the "season."

The HOA Board approved the current Operating Budget with no dues increase. All owners were mailed a copy of the new budget as well as the mandatory Reserve Audit Summary required annually by the State of California, always prepared by an outside consultant.

The HOA Reserve "savings account" at Morgan Stanley / Smith Barney is solid. There are Money Market funds on hand as well as ten (10) Certificates of Deposit, maturing out through 2019. The Board has concentrated on today as well as the future.

Bette Alston, Treasurer



Architectural and Maintenance Committee

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 wall s of your patio), please call Shelly or Jasmine @ PPM and arrangements will be made to get you the paint.

If your wooden front door needs to be painted, the HOA will do that. You need to be home or have someone available to open the door. Please contact PPM for scheduling.

Any changes to the exterior of your unit (satellite dish, security door, awning, windows, light fixtures, patio, A/C compressor, etc) require an architectural variance approval. The form is available on the MyHOA webpage or from PPM. If changes are made without approval you may be fined or required to undo the work.

Maintenance

New and refoamed roofs: As of today, the oldest foam roofs are only eight years old. The Board started a major roof project in 2008. Completion date: Summer 2016: \$850,250.00 total cost. Regular roof maintenance is scheduled annually by PPM.

Fiberglass gates...longer life, less maintenance: One prototype gate was created and installed...worked really well!. Ira Anderson led the project. Three more fiberglass gates were installed in August 2016. A complete survey of gates was accomplished and reported to PPM for action. Many can be easily repaired to provide a longer life. Thank you, Ira!!!!

Patio gate painting: Over 75 gates were painted.

Outdoor water heater closet doors: Surveyed in August 2016. Six doors were identified for total replacement. Many others can be repaired. Survey results were reported to PPM for action.

Front doors : Surveyed and reported to PPM for action. The problem with working on front doors is that they need to be open for repair and/or painting...so summer is surely not a productive time for doors. Many doors have been replaced. Many others have had maintenance and painting, but there are more to be scheduled.

Stairways/steps throughout the community: Eight separate stairways and/or steps were in need of iridescent paint for safety. Painting was accomplished in less than one week. Thank you PPM / Shelly!

Carport lights: The installation of the new energy efficient carport lighting was completed over the summer. Touch up painting was also completed on the carports where past fixtures were removed permanently.

Tennis courts 1 and 2: Resurfaced. Three courts got new nets.

Pools: Some decks are in need of repair. Pool maintenance is also needed and due to the expense involved, multiple bids will be obtained. We plan for this work to be done before the end of the year. Umbrellas were powder coated and one was replaced. Furniture was repaired over the summer. Thanks to Ira for working with Patio Furniture Doctors (company has recently closed) for timely repairs, saving the cost of replacing the furniture.

Clubhouse: The air conditioner in the exercise room was replaced. The men's restroom has a new door and the clubhouse has a new hot water heater.

**Bette Alston and Barbara Cioffi, Committee Members
Ira Andersen, Honorary Chairman**



Landscape /Desert Water Conservation Committee

The lifting of the restrictive watering conditions by the State and local water agency has allowed our landscape maintenance team to start to bring our landscape back to pre-drought conditions. One of our focuses has been on rehabilitating the turf throughout the property, and most will agree that it is looking a lot better than it did a year ago. As we look forward, the landscape committee will be seeking Board approval to over seed the turf for the winter season.

We are working on the next phase of our landscape renovation with some preliminary designs for the area around Pool 10. We've also received some initial comments from homeowners around Pool 9 that need to be incorporated into its renovation.

The First Phase landscaping is starting to fill in nicely although it will be a two-year cycle before we see the true vision of the design. We will be replacing plants that died during the summer in the very near future.

As we look to the fall and winter, the landscape committee is working with its consultant to find appropriate locations for perennial color that will help brighten the areas around trees and at the edges of the landscape. We will be reviewing proposed materials with the landscape maintenance contractor in the coming weeks. We have a limited budget but we are trying to stretch it as far as we can.

The landscape committee has received a number of requests to replant bare areas where dead plants have been removed. We are hoping to address these areas with the pool area renovations but recognize that it will be sometime before we get to all of the pools so we are attempting come up with some interim solutions that won't require replacement in the future.

Please continue to notify PPM of any irrigation breaks that you see. We hope to be installing pressure regulators for the old irrigation system so that we don't have as many blowouts.

Just a reminder that our watering schedule will change yet again come November 1 as required by the Desert Water Agency to Monday, Wednesday and Friday from 7pm - 7am.

Scott Gaudineer, Committee Chair

Joan Redwine, Charles Drayman, Bette Alston & Lianne Miller, Committee Members

Rules Committee



Rules are in place to keep our community as attractive and safe as possible. Enforcing the rules is not a pleasant task for the committee or owners who receive violation letters.

The 2' maximum height for bushes inside patios is needed because some owners allow plants to become so overgrown that they damage walls and are a safety issue when a back gate can't be opened.

A uniform appearance on the front of building is very important to the overall aesthetics of our community: front lights must be black with a frosted bulb, new security doors also need to be black and require architectural variance approval.

No decorations are allowed on front walls. A wreath or similar item may be hung on the front door.

If you lease your unit, a copy of the Rules and Regulations should be given to your tenants. Please make sure they are aware of their assigned carport and that street parking is not allowed.

Barbara Cioffi and Don Blackwell, Committee Members



Solar Project#####

The Project, recently approved by the Board, consists of installing piping running from the pool pump housings to the carport roofs, where the water is heated by the sun in panels installed on the carport roofs.

Each of our 11 pools has its own system. For the most part, the plastic water pipes are buried underground. Where the pipes approach to carports, large plantings and tree root systems have made it necessary to run the pipes at the base of the back patio walls.

The system is noiseless, and the pipes when painted, blend into the background. Many of the pipes then run vertically to the carport roofs. The solar panels themselves are mounted 2 inches above the surface of the roofs, with the middles raised to 6 inches, so that the panels drain when not in use. They can hardly be seen from the ground.

The system at Pool #11 is fully installed, has been signed off by the City, and is fully operational. At Pools #1,2,4,5,6,7 all the piping has been installed, and a couple of carports have the panels installed but not yet connected.

The installations have been approved by several Board members, but at a recent walk through, the President called a halt to the progress until all the Board members could view the completed work.

All the pools are heated by gas, and the installed solar system will cut our costs in half, and save the Association hundreds of thousands of dollars over the life of the system.

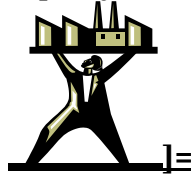
John Toogood, Solar Committee Chairman

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.

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
Senior 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 Johanna Paisi in the accounting department at the number above or
jpaisi@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.