

Villas De Las Flores Home Owners Association

April 2022 Board Report



It was nice to see 12th edition of the Stagecoach Festival back in full swing after a two-year hiatus. Would you believe that the attendance was pushing 80,000? It feels like we are getting to the end of this dreaded pandemic. Let us hope that this summer does not have another resurgence.

April was a busy month here at Villas. Most of the pool work is now complete. Pool 11 landscape conversion is well underway. We expect that the project will be complete in late May or early June. The good news is we were approved for an almost \$50,000 rebate from Desert Water Agency. Given that the State is now putting forth a mandatory watering restrictions, having more of our landscape converted to water wise will serve us well as the Great Drought of continues.

On to the Board meeting...

The Board welcomed its newest elected member, John Marshall. John lives by Pool 10 with his partner Jim. He was originally from Texas and he is a retired teacher. John is enthusiastically leading our Neighborhood Watch program. You will see him walking around Villas most mornings around 7 am, so be sure to introduce yourself to him.

About 15 homeowners attended the virtual meeting this month.

Financial Report

Treasurer Barbara Cioffi gave the monthly financial report. As of March 31, we had \$122,070.87 in the checking account, \$859,441.80 in Reserves and \$5165.00 in accounts receivables. Barbara reviewed the expenditures relative to the budget and noted that while there were some costs, such as gas and water that were greater than budgeted, overall we are running a modest surplus versus planned expenditures.

Architectural Committee

Two applications were approved. One was for installing a new front entry light per the Villas standards. The other was for replacement of sliding doors and windows with new double paned, energy efficient ones. As a reminder, if you are contemplating any changes to the exterior appearance of your residence, including your patio area, or adding a satellite dish, you are required to submit an application to the Architectural Committee for review and approval.

Maintenance Committee

The Committee identified concrete sidewalks that were causing trip hazards due to tree roots pushing the walkways up. The Board approved a proposal to have the walkways replaced to eliminate the trip hazard.

As part of an ongoing effort to prevent pool heaters from being stolen, the Committee recommended that the pool heater at Pool 11 be placed on a concrete pad and secured with a steel bar system similar to what was installed at Pool 9. The Board approved the proposal to have this work done while the landscape area was being renovated.

At the Clubhouse, the Board approved the replacement of the non-functioning air conditioning condenser and coil with a new energy efficient unit. They also approved a proposal from our electrical contractor to update and modernize the exterior lighting for security purposes.

With new lighting in place by the lawn area near Pool 9 and Parking Lot 4, The Committee recommended adding an additional light source to provide better illuminate to the end of the parking lot. The Board approved the proposal submitted.

Landscape Committee

The Landscape Committee reported out on the progress of the Pool 11 Landscape conversation. New plant material has been delivered and installation is underway. Weed barriers are being installed along with drip irrigation systems. Completion is expected in late May or early June.

The Committee brought forth a proposal for the annual trimming of the palm trees and treating the landscaped areas for nutsedge (an unsightly and invasive grass that, if not treated, displaces Bermuda grass and creeps into all planted areas). The Board approved both proposals.

Neighborhood Watch

The Committee has met a few times in the last month. They have a number of pool area representatives and the Committee is working on adding additional members. The Board approved having several Neighborhood Watch signs installed around the property to support their efforts.

The Committee reminds everyone to watch out for strangers or vehicles that are cruising through the property. They are asking homeowners to embrace their motto: "If you see something, say something". Take precautions such as locking your vehicle, leave entry and patio lights on at night, add timers to lamps in your residence if you will be away for a length of time. Consider having a security system installed. Make sure that you close all gates to the spas and tennis courts properly to thwart use by outsiders. Report any break-ins or vandalism to the Palm Springs Police Department so that they can track criminal activity better. Be aware of your surroundings when you walk around, especially at night. Above all, be safe.

Old Business

The Board received copies of the security consultant's property assessment. The Board will review the various recommendations and consider potential implementation of appropriate elements of the report over the next several months.

The continuation of having Patrol Masters on site each evening was discussed. It was agreed to continue their services for another month and bring the matter back for review at the next Board meeting.

New Business

The annual renewal of the Villas insurance coverage was approved by the Board. Additionally, the Board received a proposal for earthquake insurance for the property. The Board will continue to explore and evaluate over the next several months how best to address protection from damage by a significant seismic event. It was suggested that a separate meeting with homeowners to help educate all on this subject should be scheduled for later this year.

A proposal to develop a new website for the HOA was reviewed. Further consideration and direction will be made at the next Board meeting.

Due to availability of Board members and the Memorial Day holiday, the May and June Board meetings will be combined. That meeting will occur on Saturday, June 18 via Zoom.

So that's the happenings for this month. Thank you to those homeowners that joined our meeting. The board always appreciates seeing you, even virtually, and hearing your comments, ideas and feedback.

Respectfully submitted on behalf of your Board of Directors,

Scott Gaudineer