

# Villas De Las Flores Homeowners Association

## December 2022 Board Report



Palm Springs Christmas tree Lighting, December 3, 2022

Well, it is beginning to feel like the good old days again! Our snowbirds are flocking back, Palm Canyon Drive is busy with holiday shoppers and we are finally getting our first real series of winter rains. It has been a year of coming out of isolation, the lifting of travel restrictions, more vaccine boosters and once again enjoying our beautiful desert home.

With the new rain over the next few weeks, we are hoping to reduce our watering significantly over the coming months. The Desert Water Agency, DWA, currently restricts watering non-recreational turf. Your Board also took action not to over seed with ryegrass this winter to avoid significant fines by DWA. We are allowed to use our drip irrigation for our desert friendly landscaping without restriction; however, during the winter months this will also be minimized.

So, on to a summary of the December 3, 2022 Board meeting.

### **Financial Report**

We continue to increase our reserves back up to early 2022 levels after paying for the renovation of pools and the recent completion of the Pool 11 and adjacent street area landscaping. The Board took action to move the management of its Reserve CD portfolio to Lynn Management Company. It also has authorized laddering several CDs with higher interest rates over the next 18 months to get a better return on investment.

The Board reviewed the five-year strategic maintenance plan and updated it with new proposed completion dates for the next several projects.

**Reminder:** Monthly HOS fees will increase to \$420/month starting January 2023. Coupon books were mailed on December 8.

## Architectural Committee

The Committee approved one application for a new awning.

## Maintenance Committee

The Committee received a request to consider lighting the South tennis courts. PPM was directed to seek a quote from our electrical contractor. A new net was installed to replace a torn net on the North tennis courts. In 2023, Committee will consider resurfacing the tennis courts as part of the five-year strategic plan.

## Rules Committee

The Committee reminds all that dog owners are required to pick-up, bag and trash their dog's poop. It is actually a Palm Springs ordinance. It is also in our Rules and Regulations, and it is just common courtesy! Do not forget to remind your renters as well.

*Palm Springs, California Municipal Code*

*Title 10 ANIMALS*

*Chapter 10.28 OFFENSES*

**10.28.025 Dog defecation to be removed by owner.**

*(a) No person owning, keeping or having in his or her care or custody any dog shall knowingly fail, refuse or neglect to clean up any feces of such dog immediately and dispose of it in a sanitary manner whenever such dog has defecated upon public or private property without the consent of the public or private owner or person in lawful possession or charge of the property.*



## Landscape Committee

The Committee recommended, and the Board approved, moving forward with the Pool 3 and adjacent street areas landscape renovation work. This work will begin during the 1<sup>st</sup> quarter of 2023 and should be completed by late spring.

Recent cleanup of the front entry and new plantings in the entry was completed in early December. The Board will consider a proposal, at a future date, to replace aging lighting in this area.

When you get a chance, please take a walk around Villas and enjoy all the winter flowering plant material: various red and orange bougainvillea, texas rangers, yellow aloe vera and multicolored lantana to name just a few of the plants that are blooming this time of year. The bright yellow tops of the barrel cactus will soon bloom with their winter flower. DWA is using photos of our community as they are very impressed with our renovation.

**Psst!!! (Coming soon from the Committee-the secret map to the best citrus on the property, exclusively for Villas homeowners)**

## Neighborhood Watch Committee

The Committee has been working on a notification system for its Committee to report any unusual/criminal activities. They are also finalizing a resident vehicle identification system to better allow homeowners to recognize unauthorized vehicles on the property.

The Committee will be doing further research on other security measures including the potential of a gate at the front entry and landscape barriers along the property line. Should the idea of a front entry gate prove financially and operationally feasible, to move forward it will require a majority approval of the homeowners since it is considered a new construction project per the Davis Sterling act. Stay tuned!

Please take their motto seriously: **If you see something, say something!** Be sure to lock up any valuable items on your patio such as bikes or propane tanks. Lock and do not leave valuables in your vehicle. When possible, park under lights. Set lights on timers in your home if you are away for long periods. Put your front and patio lights on sensors to go on at dark.

## Solar/EV Charging Station Committee

The Board has approved a new ad-hoc committee to look at various opportunities to use solar voltaic arrays to power our common area lighting needs. They are also reviewing potential options to install electric vehicle charging stations on site. The Committee has also investigating updated solar pool heating systems to reduce our dependency on expensive gas heating in the winter. The Board looks forward to the Committee's recommendations in the coming year.

## **New Business**

The Board took action to approve the annual roof system maintenance review with Roof Asset Management. The review will take place during the 1<sup>st</sup> part of 2023. Their work will include:

- removing loose debris from the flat roof areas,
- inspecting pipe and vent flashings and reseal as necessary
- repair any minor damage
- replace any broken or missing tiles
- inspect all skylights
- remove any debris at dryer vents and furnace vents
- flush all scuppers and downspouts

## **Homeowner Forums**

Thank you to all the homeowners who attended our virtual meetings. We enjoy hearing from you at both the beginning and the end of our Board meetings. We appreciate your thoughts, ideas and concerns for making Villas continue to be special place to live.

Our next Board meeting will be January 28, 2023 at 9 AM via zoom.

## **In closing...**

We wish you all a very safe and happy holidays and hoping that 2023 exceeds your expectations.



Respectfully submitted on behalf of the Board,  
Scott Gaudineer