

Villas De las Flores Homeowners Association February 2022 President's Report



The recent American Express Golf Tournament last month (formerly the Bob Hope Desert Classic) must have made folks living in snow country envious of our winter climate. Clear skies, comfortable temperatures and not a cloud in sight. Pretty nice – and that is why we enjoy Villas...

While December brought much needed rain to the West and a little over 1/2inch to Palm Springs, January was the exact opposite with zero precipitation. The drought continues...

Meanwhile our year is off to the races! On January 22nd, the Board held a study session to update the 5- year maintenance plan. We reviewed the accomplishments of 2021 as follows:

- Roof repair/maintenance work
- Desert friendly landscape renovation
- Concrete repairs
- Pool repairs (some work is on-going in 2022)

For 2022, we plan to:

- Inspect balconies for structural safety as required by a recent State law
- Resurface two of the tennis courts
- Convert the landscapes at Pools 3 & 11 to the desert friendly plant and irrigation theme (this will complete all the pool areas)
- Update the HVAC system at the Clubhouse
- Improve security at the main spa

As you can see, we have plenty of work to do to keep the property up.

On January 24th Shelly Ruegsegger, our Senior Community Manager, and I met, virtually, with a representative of Southern California Edison to hear about the Utility's electric vehicle charging program for multi-family housing. The Utility is offering properties, such as ours, to assist in establishing on-site charging stations. The meeting was very informative and we will be looking further at the feasibility for Villas.

Now on to the Monthly Board meeting.

The Board met on January 29, via our now usual Zoom platform. Here are the highlights.

Financial Report

Our Treasure gave an update on our operating budget for 2021. We ended the year slightly under budget. Our reserves (CDs) and cash on hand was just under \$900, 000. We spent approximately \$500,000 on various projects last year. Going forward, we want to keep reserves around \$1million and overall reserve expenditures around \$350,000-\$400,000 so that we build up the reserves. It is a balancing act to be sure, as we often have unforeseen expenses due to the aging of our facilities.

Architectural Committee

There were no applications that required Board ratification. The Committee reminds homeowners that any planned improvements such as new exterior doors and windows, screen doors, gas BBQs, installing tile of your patio, satellite dishes, etc., require an architectural application. When submitting, make sure that the materials, colors and quality are clearly identified. Include brochures with photos, when possible, to allow for a more complete review.

Landscape Committee

The Landscape Committee has been hard at work already this year! The Board reviewed bids for the Pools 3 & 11 landscape renovations. The Board approved moving forward with both projects, with Pool 11 work to begin within the next 30 days. Pool 3 work will begin in the 4th quarter of 2022. The reasoning for this approach was twofold:

1. Doing one area this spring would allow the contractor to complete all work during the spring and allows the new plant material to become established before the hot summer. The second project would begin after the heat of the summer has passed.
2. By staggering the projects, the financial impact of the second pool would be deferred until 2023. This will help to maintain our overall reserve balances.

The Board also approved the annual tree-trimming (and stripping) bid for all trees other than the palm trees. With over 600 mature trees at Villas, this is quite a large expense. A small number of dying trees are to be removed as part of this work and will be replaced when it is appropriate. Work notices have been posted.

Maintenance Committee

The Committee will be doing its review of the property in the coming weeks. They welcome any who wish to be a part of the Committee. Typically, the Committee is inspecting for any elements that may need repair or replacement such as broken patio gates, stucco or concrete repairs, etc.

Rules Committee

No report.

Neighborhood Watch

With the recent rash of vehicle vandalism and trash dumping, use of the spas by non-residents and so on, work has begun to re-establish our Neighborhood Watch group. Several of our homeowners have already volunteered and we would welcome even our renters to be a part of the group. The more the merrier! Barbara Cioffi has been collecting names until a captain is selected. Please consider helping to make Villas safer.

As always, we held two Homeowner Forums to allow homeowners to provide feedback, concerns, ideas and suggestions to the Board's attention. Thank you, we appreciate hearing from you!

So, that is the news on what is happening here at Villas. We will have our next Board meeting on February 26, virtually. Our annual meeting is coming up on April 2, 2022. Annual meeting materials and candidates for Board election will be sent out shortly. We also plan to have an updated presentation on earthquake insurance at that meeting so circle your calendars!

Until next time...

Respectfully submitted,

Scott Gaudineer