

Villas De Las Flores Homeowners Association

Board Report

October 8, 2022



Well, we made it through another summer, and boy was it a hot one! Thankfully, the triple digit days are (almost) behind us and the nights are cooler. The record shattering heat wave that hit Southern California at the start of September did nothing to alleviate the already record drought conditions. Climate experts are saying that we will continue to experience warmer and drier than average conditions; it is our “new climate reality” according to California’s Department of Water Resources Director Karla Nemeth.

The good news is that the efforts that Villas has made with the landscape renovation work has reduced our overall water consumption. At the risk of sounding like a broken record, you can help us achieve even more water use savings by changing your patio landscaping irrigation to drip irrigation, install low flow toilets and shower heads and replace old washing machines with new water efficient ones. Desert Water Agency is offering a \$250 incentive if you purchase an approved washer. Please give this request to save water strong consideration- we are all in this together!

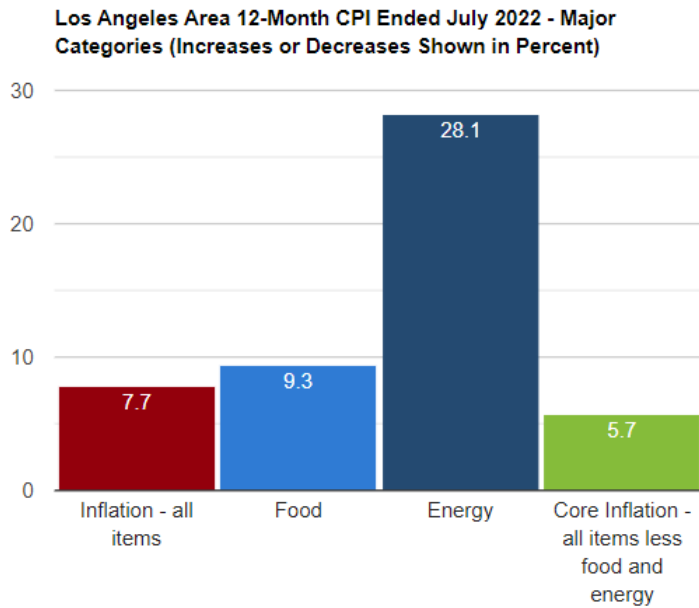
Now on to a recap of our September Board meeting and Homeowner Forums.

Financial Report

Our Treasurer has been hard at work! She presented an update on our current expenditures against budget. We are a bit out of alignment primarily due to the unbudgeted expenditure for security patrols (which were terminated in July), and some increased costs for utilities. We also chose to pay our annual property insurance premium in one lump sum rather than incurring additional costs by paying in phases.

We expect some other minor adjustments for the remainder of the year but should be on budget with few exceptions by the end of the year.

We have also been busy putting together the 2023 budget for Villas. We spent some time during the meeting discussing some items that we plan to move into the operating budget (annual tree trimming costs) as well as anticipated increases due to overall economic inflation and rising labor costs. The chart below was shared at the recent Desert Cities HOA Council meeting. It depicts the Consumer Price Index for our general area. I think it is safe to say we have all been subjected to the rise in costs, whether at the gas pump or the grocery store, so this should not be surprising information.



We have been looking at the fiscal impact of adding earthquake insurance to our annual budget. At this point and based on comments made by homeowners during the forums, we do not have enough information on costs for various coverages to consider including it in the 2023 budget. We plan to have a homeowner “town hall” meeting to dive deeper into this issue. We are looking at a date TBD during the first quarter of 2023. We want to have our insurance brokers present and provide additional information to share with you all about basic coverages and add-on individual homeowner coverage options. It is important that we, as your Board, take the time to do our due diligence given the potential impacts if we do or do not provide earthquake insurance for the HOA property.

It is also important that we maintain adequate reserves for unforeseen maintenance or repairs as well as our planned projects such as painting, road and parking lot work and landscape renovation. Each month we put \$28,500 from the monthly HOA fees into our reserve account. We typically want to have \$1 million available so that we do not have to resort to an assessment to the homeowners to cover project costs. FYI: it has been over 20 years, if memory serves me, since Villas had an assessment. By saving and planning, we do not foresee the need to do so anytime soon.

Creating a balanced operating budget and planning for big projects takes a bit of effort. We want to make sure your monthly fees cover the day-to-day needs while keeping our almost 50-year-old facilities and landscape looking good.

The Board will review and finalize next year’s budget at the October meeting.

Architectural Committee

The Committee received a couple of applications for sliding door and window replacements and another application for installing a new HVAC condenser. **Remember...** everything on the exterior of your unit- including your patio, doors and windows, satellite dishes, electrical, plumbing or coolant lines, even an exterior light replacement- are all required to be approved **before** any work begins. A few homeowners have learned that lesson the hard way by having to re-do work that was not approved. Please reach out to PPM or go to our website to obtain an application form. The Architectural Committee will work with you to make sure the planned work meets the HOA standards.

Landscape Committee

Now that the heat of the summer is past, the Landscape Committee is working on some plant replacement throughout. This includes pulling out dead plants or poorly performing stock and installing new healthy specimens. The work should be completed over the next month. The Committee is working with our landscape contractor to freshen up the entry drive as well.

The Committee made a recommendation to the Board to forgo over seeding the Bermuda grass this year considering the current watering restrictions due to the drought. Desert Water Agency's recent letter regarding financial penalties for watering during daylight hours was also a factor in the Board's acceptance of the Committee's recommendation. Over seeding would require multiple water cycles during the day to ensure proper germination of the winter rye. You would probably agree that wasting homeowner funds on penalties does not make much sense. Moreover, we all have an obligation to be water wise given the severity of the drought. Thank you for your understanding.

Maintenance Committee

The Maintenance Committee provided information regarding compliance with the new State law, SB 1383 on green waste/ food waste disposal. New green waste bins will be arriving this month and located in each trash enclosure. There will be signage installed to help homeowners better sort out what can be placed in the bins. We have also included the following information that was provided by Palm Springs Disposal Services.

COMING OCTOBER 2022

Mandatory Organics Recycling Collections California SB 1383

GREEN CART ORGANICS



Clear Plastic Liners or Paper Bags Allowed

Green Waste Cart Available in Different Sizes

DON'T CONTAMINATE

These Items DO NOT Belong:

Visit our website or contact our office to preselect desired cart size

PSDS will begin delivering carts in September



760-327-1351 • PalmSpringsDisposal.com



On another note... Please do not dispose of construction materials, furniture, mattresses or appliances in the large trash bins. There have been several recent incidences where a contractor or homeowner has done so only to have to remove the material and have it hauled away properly. Just call Palm Springs Disposal, 760-327-1351, to make arrangements. The costs are minimal, and your neighbors will appreciate the gesture.

Neighborhood Watch Committee

The Committee met recently at the clubhouse. New Neighborhood Watch signs have been made and the Committee will finalize the locations where they will be installed. The Committee is looking for additional members, including renters.

The Committee continues to bring ideas to the Board improve site safety and security. The recent changes at the main spa are an example. New wrought iron fencing was added to the top of the wall along with landscaping that will make it harder to climb over the wall. New security lighting was installed at the clubhouse based on the Committee's recommendation. Keep up the good work!

And remember... if you see something say something.

Miscellaneous Stuff

Mid-October is when we fire up the pool heaters. The temperature will be set at 82 degrees. Enjoy!

During the Homeowners Forum there was a discussion regarding researching solar arrays to offset the power needs for the community site lighting and facilities. Installing electric vehicle charging stations was also brought up. The Board has done some initial investigation on charging stations and potential assistance by Southern California Edison. If anyone wishes to volunteer to do some further research please contact either Barbara Cioffi or yours truly.

So there you have it. Our next Board meeting will be on October 29th. See you then!



Respectfully , on behalf of the Board,

Scott Gaudineer