

Villas de Las Flores Homeowners Association

April Board Meeting Report

May 24, 2023



Palos Verdes Trees are in full bloom at Villas! Yes, Spring has arrived with lots of our desert friendly landscape showing their colors. Light blue Texas rangers, dark red bougainvillea, orange and yellow lantana, bright red coral fountain, bright yellow bells and of course agaves with light yellow flowers. The barrel cactuses are about to bloom as well. The property is living up to its name!

The temperatures are climbing into the 90's as we head toward summer. We are now watering on a regular schedule in the early morning hours, per Desert Water Agency requirements for this time of year.

So on to the report...

Your Board met on April 29 virtually. We are working on getting the Clubhouse set up to hold meetings both virtually and in person. Stay tuned!

Here is what we did at the meeting.....

Financial Report

Our CD/money market reserves continue to hover at the \$.9million mark. We will draw the reserves down a bit as we finish up the Pool 3 landscape renovation work and a few other upcoming projects. We continue to replenish reserves by adding \$30,000 a month, so we should be around \$1million or so later in the year.

Gas expenditure for heating the pools continues to exceed the budget. The pool heaters were turned off mid-April, so there should be a corresponding drop in this line item going forward.

The Board took action to approve payment of the 2023 -2024 HOA master insurance policy.

Architectural Committee

The Committee brought forward recommendations for the tennis court refurbishment work. The Board approved converting the unlit courts to pickle ball courts and getting all the court surfaces refurbished along with new nets. The work will be done this summer.

Pool furniture was reviewed, and several pieces were picked up for replacement or repair of any damage. This review is done annually.

As always....

If you are contemplating any changes to the exterior of your unit, be sure to submit an architectural application for approval. This includes but is not limited to:

- new doors and windows
- awnings
- HVAC unit replacement with new condenser and power lines
- light fixtures
- screen doors
- "ring" doorbells,
- exterior improvements to your patio,
- satellite dishes

Maintenance Committee

No major report this month. However, ...

HVAC and Dryer Vent Maintenance

For many of our homeowners it has probably been a while since your unit HVAC has been serviced. To keep your system running efficiently filters should be replaced regularly. Make sure to have your condensate line blown out annually. Check to see that your thermostat is working properly.

Dryer vents should also be cleaned annually to prevent clogging and it can reduce the efficiency of your dryer. This is a homeowner's responsibility. This may require some effort since most vents are located behind the dryer. There are companies that offer this service as well.



This is an example of what one homeowner removed from their dryer vent!

Landscape Committee

Pool 3 and adjacent street area landscape renovation work is almost complete. Weed barriers are now in place and decorative gravel and rock are being installed. The Board took action to approve replacing the landscape and pathway lighting in this area as an initial replacement project. New pagoda style pathway fixtures were selected.



Example of the new pathway light fixtures

The new fixtures, along with the new landscape/tree spots will have LED bulbs to reduce electrical demand.

Annual tree trimming, other than the palm trees, is completed. The olive trees have been sprayed to inhibit the creation of olives. Palm tree trimming will be scheduled for later in May or early June depending on the weather and when the palm seed pods begin to mature.

The Board approved a proposal for selected plant replacements throughout the property. The work will continue through June.

The Board is considering hiring an irrigation auditor to review the recently installed irrigation systems to ensure they are operating at their maximum efficiency.

Neighborhood Watch Committee AKA “The Safety Committee”

Vehicle Tags

The tags and stickers will be sent out later this spring or early summer with instructions for your vehicles and your guests or tenants.

Front Entry Gate

The Committee continues to research ideas and costs for a front gate for the entry drive. The informational survey in the annual meeting packet received a generally positive response. The Committee will bring back conceptual designs and budgets for the Board for further review.

Entry Gates, should the Board feel that is appropriate and economically viable, will require approval of most of the homeowners since it is considered a “new” structure or element. Entry gates must meet City ordinances, be properly designed and have reliable operational systems. Regular maintenance costs must all be included in the HOA annual operating budget as well.

Solar/EV Charging Station Committee

The Committee continues their exploration of 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.

As always, if you require assistance, call our management team at 760-325-9500 – PPM or visit our website at VDLF-hoa.com. Be sure to visit PPMinternet.com to sign up for your homeowner portal.

Respectfully submitted on behalf of the Board,

Scott Gaudineer

President – VDLF