

Villas De Las Flores Home Owners Association

March Board Report and April Annual Meeting Report

April 24, 2023



View of the Mountains to the southwest from Villas taken 4/1/2023

March in Palm Springs came in like a lion (more rain) and out like a lamb with sunny skies and warmer weather at the beginning of April. According to desertweather.com, we had 1.09 inches of rain in March, bringing the total for the season, that started in October 2022, of 2.45 inches. The average rainfall in our area is about 5 inches. While the western half of the U.S. has enjoyed record snowpack and reservoirs are filling back up, there is still on-going concern that our mega drought is far from over.

Recent negotiations and proposals by various states regarding allocations for Colorado River water have not been successful and now the federal authorities will make a determination. The outcome has a direct effect on the Coachella Valley and will likely involve further reductions to our local water supply. Your Board continues to monitor this issue with Desert Water Agency. Our continued efforts to reduce our irrigation needs by moving to water wise landscaping is a direct result of being proactive to the issue. In addition to having converted all the landscaping at all 11 pools and adjacent areas, we have received over \$250,000 in turf, and irrigation

controller rebates. The next phase of landscape renovation being planned is the remaining “nonfunctional” * turf along the streets. The Board will consider action to proceed in the Fall.

So on to the report...

For the sake of brevity this report will cover both the March Board meeting and the Annual meeting.

Let’s start with the results of our Annual meeting.

Election Results

A quorum was met with 136 valid ballots out of 153 submitted. Several of the ballots were unsigned thereby rendering them invalid.

Incumbent Board members Charles Drayman and Cleveland “Kleev” Guessford were reelected. Two new members were elected: John Toogood and Joe Tretter. Congratulations and thank you for serving your Community!

The Board positions for the 2023-2024 were approved as follows:

President-Scott Gaudineer
Vice President-Kleev Guessford
Treasurer-John Toogood
Secretary-John Marshall

The Board reluctantly accepted Barbara Cioffi’s resignation from the Board. Barbara served Villas for the better part of 13 years, the last several as Treasurer. She was active on the Architectural and Maintenance Committees as well as posting the newsletters on line, attending various City and area HOA meetings on behalf of Villas, reviewing our bills and responding to many homeowner needs. Barbara will be missed however we wish her well as she pursues other interests and continues her volunteer work in our City.

HOA Gathering Resumes

For the first time in 4 years there was a post Annual Meeting soiree! Some 50 plus residents enjoyed pizza and refreshments at the Clubhouse. One of our homeowners brought delicious brownies to share as well. It was great to see such a nice turnout!



Clubhouse use is open to all homeowners. The HVAC system was recently upgraded and we will soon have WIFI installed so that we can hold meetings in person and virtually simultaneously.

Financial Report

We continue to maintain cash on hand and CD/money market reserves approaching \$900,000. Our annual operating budget is reviewed each month for expenditures vs. budget to ensure that we remain positive overall. Gas expenditures for heating the pools exceeded budget, due in part to the colder winter. As the weather warms up we anticipate that the pool heaters will be turned off by mid-April.

Architectural Committee

The Committee has reviewed applications for:

- New doors and windows

Architectural Applications

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” door bells,
- exterior improvements to your patio,
- satellite dishes

The Committee also provided an update on new parking lot signage. The design of the signs is still being finalized to be an etched stone and is anticipated that they will also be lit so that they can be seen at night. We expect that the work will be completed by mid-year. Final proposals will be reviewed at the April Board meeting

Maintenance Committee

The Maintenance Committee recently completed a site walk. There were a few items that will require individual homeowner's attention and they will be notified accordingly.

HVAC and Dryer Vent Maintenance

For many of our homeowners it has probably been awhile 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 or reduced efficiency of your dryer. This is a homeowner 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

The Committee announced that the Pool 3 and adjacent street areas landscape renovation work should be completed by the end of April. The Board will also be looking at potential new lighting for landscape and pathway lights, starting with Pool 3. Proposals will be reviewed at the April meeting.

The front entry new plantings and landscape lighting have improved the “front door” of our property quite a bit.

Annual tree trimming, other than the palm trees, is just about completed. The olive trees will be sprayed to inhibit the creation of olives this month. 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.

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Neighborhood Watch Committee

Vehicle Tags

Our Neighborhood Watch Committee has finalized the resident vehicle stickers. As previously reported, to identify guest vehicles, each homeowner shall be provided with vehicle tags that can be hung off the rear view mirror for their guests. The stickers will be for their own vehicles. The tags and stickers will be sent out later this spring.

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 Board to further review.

Entry Gates, should the Board feel that is appropriate and economically viable, will require approval of a majority of the homeowners since it is considered a “new “structure or element. Entry gates have to 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.

So now you have the latest and greatest...until next month!

Respectfully submitted on behalf of the Board,

Scott Gaudineer