

Villas De Las Flores Home Owners Association

June Board Meeting Report

August 20, 2023



As this report is being written, Hurricane Hilary has dampened the desert. Luckily, there was no damage at Villas other than some large tree limbs coming down. Whew!

On with our summer update

But first a quick reminder to several of our Homeowners: **Please double check the amount that you are sending in for the monthly HOA fee.** A number of you haven't adjusted the amount from last year's amount of \$400/mo. to reflect the 2023 amount of \$420/mo., and you may be getting notified soon to get caught up. For those with automatic payments from your checking accounts it only takes a few seconds to reset the amount. If you have any questions or need to know the amount to get caught up, please call Personalized Property Management.

Financial Report

Our CD/money market reserves continue to hover at the \$900,000-\$1million mark. We continue to replenish reserves by adding \$30,000 a month. We will provide another update after our September Board meeting.

Our Treasurer, John Toogood, will begin working on the 2024 operating budget with our folks at Personalized Property Management. Included in the new budget will be the annual premium for an earthquake insurance to cover the common areas and exterior of buildings in the event there is significant damage done by a seismic event. Homeowners are encouraged to talk to your agent to consider a specific policy for your unit.

Architectural Committee

The added walkway and landscape lighting at the northwest corner of the property have been installed. This was done to address some dark sidewalks and also add some additional lighting at the berm.

Progress has been slowed in getting the Clubhouse set up for in-person/virtual meetings, as required by updated requirements in the Davis Stirling Act. The challenge has been the local internet provider, Spectrum, has been slow to respond to installing the required cable to the clubhouse. Once the system is set up, all meetings going forward there will be at least one Board member physically present at the Clubhouse (and hopefully more than one) as well as any homeowners who wish to attend in person. The work should still be completed in time for the September Board meeting.

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” door bells,
- exterior improvements to your patio, such as an awning,
- satellite dishes

Maintenance Committee

The tennis court/pickle ball resurfacing has been completed! Six pickle ball courts were created on the area of the unlit tennis courts. Pickle ballers.... have fun!



A recent inspection of the trash enclosures has found numerous violations of the use of the dumpsters. Furniture, electronics, appliances, construction materials, etc., are not to be put in the dumpsters or the enclosures. Homeowners and their tenants need only contact **Palm Springs Disposal (760) 327-1351 ext. 313, or email info@palmsspringsdisposal.com** and schedule a pick up. Since this continues to be a problem, if a tenant or homeowner is caught dumping material, there will be a significant fine levied, a minimum of \$500 each time.



Please do the right thing!!!!

Landscape Committee

The Pool 3 and adjacent street areas landscape renovation work is complete and the DWA turf rebate check of \$55,127.00 was received. These funds will go back into our reserve account.

The Committee is also putting forth another application for turf rebate for the remaining street landscape renovation along Los Patos and Los Coyotes Drive. This is only the first step to the process. If the application is approved the Board will need to approve funds to begin the planning and design as well as seeking bids. From previous experience, the whole process takes several months from start to finish.

Once this last major project is complete, there will be some regular adjustments made as the new landscapes mature.

Neighborhood Watch Committee AKA “The Safety Committee”

Vehicle Tags

The tags and stickers will be sent out later this summer or early fall now that they have been printed.

Front Entry Gate

The Committee continues to work on a conceptual design and cost for a front gate for the entry drive. The informational survey in the annual meeting packet received a generally positive response. There were 127 returned Gate Surveys (which is a quorum for our association). The breakdown of votes was as follows:

YES - 70 votes

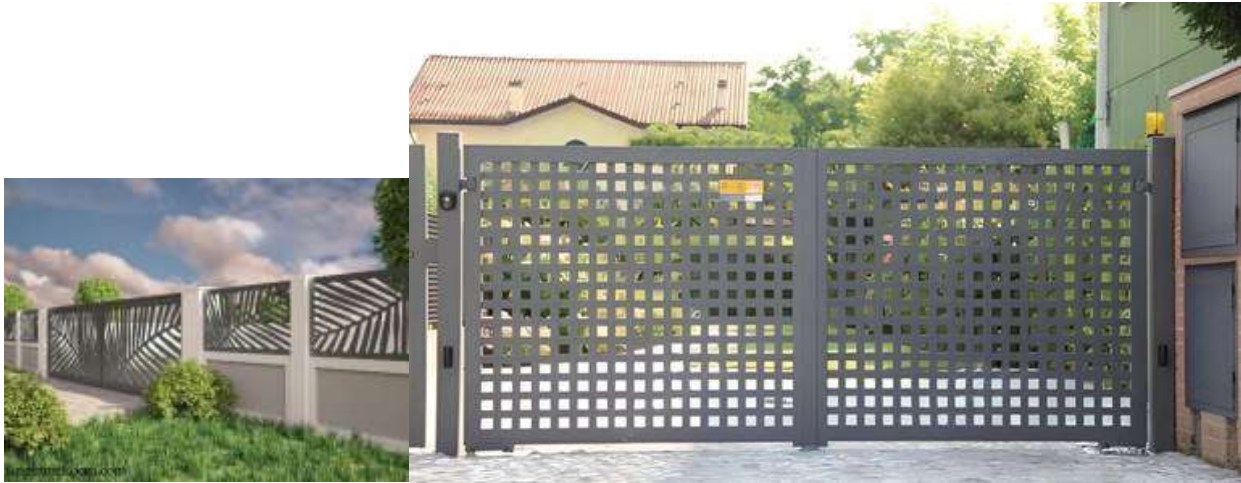
NO - 57 votes

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” component. Entry gates have to meet City ordinances, be properly designed and have reliable operational systems. Regular maintenance costs must also be included in the HOA annual operating budget as well.

Any potential design will need to be considered for setbacks from Golf Club Drive and how it affects the adjacent parking lots. A pedestrian gate needs to be located. Drainage and landscape will be affected. Controls, electrical and low voltage connections will have to be designed and specified. Gates, pillars, walls all need to be designed. There is much to consider.

Front gates will help stop some of the crimes. Yet, there is still open access from the golf course. The Landscape Committee is looking at ways to make it difficult to enter from the course.



Conceptual ideas for the front gate

Slack



Are you looking to play cards or pickle ball with other neighbors? Do you need someone to walk your dog or fix a leaky faucet? Do you have a condo to rent or have a friend looking for a rental?

You can find/post information like this on Slack, our app for neighbor to neighbor communication. This is a password protected app and access needs to be requested from Board member Alyssa Plut. Her e-mail is : alyssa@nwretro.com.

Once you obtain access, you can set up access to the topics (channels) that interest you. Current channels are: **canine corner, events, for sale full-time owners, general, neighborhood watch, pickle ball talk, pool talk, tennis talk and rentals**. You can send a message to specific people or everyone in a channel (currently 59 members). You can also pause individual channels when you are away. If you have questions, Alyssa can assist you.

Reminder: Slack is not for HOA business or information. Please visit our HOA website for documents and other official information: <http://myhoa.com/villasdelasflores>

Miscellaneous stuff...

- Lock your car doors and keep valuables out of sight.
- Turn off water to your unit if you will be gone for a long period. We had another unit flood this summer from a burst water line.
- If remodeling is being done, the contractor needs to remove anything (toilets, blinds, cabinets, water heaters, etc.) taken out of the unit. Items cannot be put in a dumpster or left in a trash enclosure, they MUST BE hauled away or scheduled to be picked up.
- If your dog digs in the rocks, please put them back in place.
- Food waste should be placed in a plastic bag before it is put in the green bins. Loose food attracts flies!

So that's all the news for now.

Respectfully submitted on behalf of the Board,

Scott Gaudineer

President - VDLF

Important contact information for our Management Team - PPM:

For Work Orders, Mark See - msee@ppminternet.com

For AR/Association Dues questions, Codi Angulo – cangulo@ppminternet.com

For Architectural and Violations, Nick Evans - nevans@ppminternet.com

For Escrow Questions, Caren Olivia - caren@ppminternet.com

For Shelly Ruegsegger, Senior Community Manager – sruegsegger@ppminternet.com

Phone - 760-325-9500