

Villas De Las Flores Homeowners Association

December 2023 Board Report



So here we are at the end of another year! It seems like just yesterday we were having one rainstorm after another. Then we had some very intense temperatures come summer. Let's hope things even out in the coming year...enough rain and a cooler summer. One can wish!

To kick off the holidays, we had a wonderful turnout for the Villas holiday luncheon after our December meeting.

So on with the report.

Let's start off by giving you a brief highlight of what the Board and their committees accomplished this year.

1. We added some new Board members this year: Joe Tretter, Alyssa Plutt and John Toogood. All have been taking on various projects and are adding their voices (and ears) for our homeowners. Great to have them on board!
2. We are now on track to completing the final major portion of the landscape renovation. This has been a 7-year project. The final work will transform all the remaining areas along Los Patos and Los Coyotes Drives. The best part is the recent work by the tennis courts and the current work has allowed Villas to be approved for about \$180,000 in rebates from the City of Palm Springs and Desert Agency. Woohoo!
3. Our Safety/Neighborhood Watch Committee has our vehicle parking stickers ready to distribute in early 2024. Yea!
4. Our Solar Committee has begun evaluating our solar pool heating options with a beta test currently being done with Pool 10. Nice!
5. The Architectural Committee has been working on replacing the aging site lighting. Several areas have already had lights replaced and this will continue in phases over the next few years. The new fixtures are LED which helps to reduce our electric bill. Brilliant!
6. We now have some new pickle ball courts and the tennis courts have been resurfaced! Party on!

7. The Clubhouse internet project is moving along. We should be able to hold hybrid meetings (in person and virtual together) early next year. Thank you to Nick at PPM for working with Spectrum to get that done. Amazing!
8. Our HOA communications got a boost with the introduction of the Slack app. Now that it is up and running, we'd love to get more folks on the platform as we do think it's a great communication tool. So cool!
9. The Board continues to look at ways to better secure our property. We continue to explore adding cameras, augmenting the perimeter landscaping with plant material that is less than optimal to walkthrough, adding more security lighting and considering installing security entry gates at Lawrence Crossley/ Golf Club Drive. Rock on!

Treasurer's Report



Our Treasurer reports that we are pretty much on budget for 2023. Plus, even with all the projects undertaken this year, we still have \$750,000-800,000 in checking and reserve accounts. We continue to set aside \$30,600 each month into our reserves.

The Board approved a new budget that anticipates increases in utility costs and various services such as landscape maintenance. The set aside for reserves was lowered just a bit to \$29,000 per month. The budget anticipates approximately \$1million in operating expenses for 2024. **The monthly HOA fees will rise from \$420 to \$452 beginning January 2024. Please make sure to adjust your monthly payment if you have this set up in your checking account.** Several homeowners haven't done so with this year's monthly fees, and they are a bit behind.

Architectural Review Committee



The Committee approved another homeowner's request to install new sliding doors and windows with new energy efficient double-glazed units.

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, such as an awning,
- satellite dishes

When submitting an application make sure to include brochures/drawings/photos indicating materials, sizes, location in as much detail as possible. Having all the pertinent information submitted as a package will allow quicker reviews.

Front Entry Security Gates

The Committee, as well as a number of Board members, continue to revise the design and budgeting for security gates at the entry from Lawrence Crossley/Golf Club Drive. As the Board moves forward with this planning, the next steps will be to select a contractor to take on the conceptual design and develop plans and supporting documents for City of Palm Springs review. The plans will include required setbacks from Lawrence Crossley/Golf Club Drive and how it affects the adjacent parking lots. A pedestrian gate will be required. Drainage and landscape must be adjusted to address the posts, walls and turnarounds Metal gates, pillars, lighting, controls, electrical and low voltage connections will be designed and specified in greater detail by the contractor.

Approval of this project ultimately rests with the homeowners and will require approval of a majority of the homeowners since it is considered a “new” structure or element. Homeowners that have followed this issue have had generally positive comments. Some have expressed concern that it will not prevent unwanted vehicles or bad actors from entering the property. No gate system is fool proof. It will make it harder to steal large items, such as pool pumps and heaters, automobile catalytic converters, patio furniture, all of which have happened in the last year to our homeowners.

It is expected that a formal ballot for the approval by homeowners will be included in the Annual meeting package that will be sent to homeowners in early February 2024.

Maintenance Committee



The Committee did a site walk in mid-November. They focused on patio gates and walls to determine if any repairs are needed. The Committee also checks to make sure that homeowner patios are not

overgrown. If a patio is overgrown, a notice is sent out by PPM to the homeowner. This is not an uncommon occurrence given that some folks live out of the area and may not come to Villas very often.

A continuing problem continues to come to the Committee's attention. The trash enclosures continue to be misused with folks dumping everything from furniture, mattresses electronics, appliances, sinks, toilets, construction materials, etc., in the dumpsters or just leaving stuff within the enclosures.

Homeowners, please make sure your tenants are aware that this is not acceptable. There are signs on each enclosure clearly pointing out what is not acceptable. Homeowners and tenants need only contact **Palm Springs Disposal (760) 327-1351 ext. 313, or email info@palmspringsdisposal.com** and schedule a pickup. 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.

Another item that has come up is the need for homeowners to periodically inspect and if need be, clean out their dryer vent duct. Several homeowners have found a large accumulation of lint that hinders the dryer's capability.

Landscape Committee



The Committee, as reported, is overseeing the last major portion of the landscape renovation work. Also, they have been working on getting plants replaced that have died or are severely damaged.

Miscellaneous stuff...

- Lock your car doors and keeping 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.
- 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!
- If you are renting your unit out, make sure you adhere to the HOA requirement of a minimum two-week rental period. No weekend rentals are allowed. Also, be aware of any City of Palm Springs requirements and/or permits. Make sure your tenant is given a copy of the HOA Rules and Regulations and adheres to them.

So that is it for 2023. Wishing you all the Best in 2024!

Respectfully submitted on behalf of the Board,

Scott Gaudineer

President - VDLF

Important contact information for our Management Team - PPM:

For Work Orders, through your homeowner portal or you can contact 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

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Management Company*