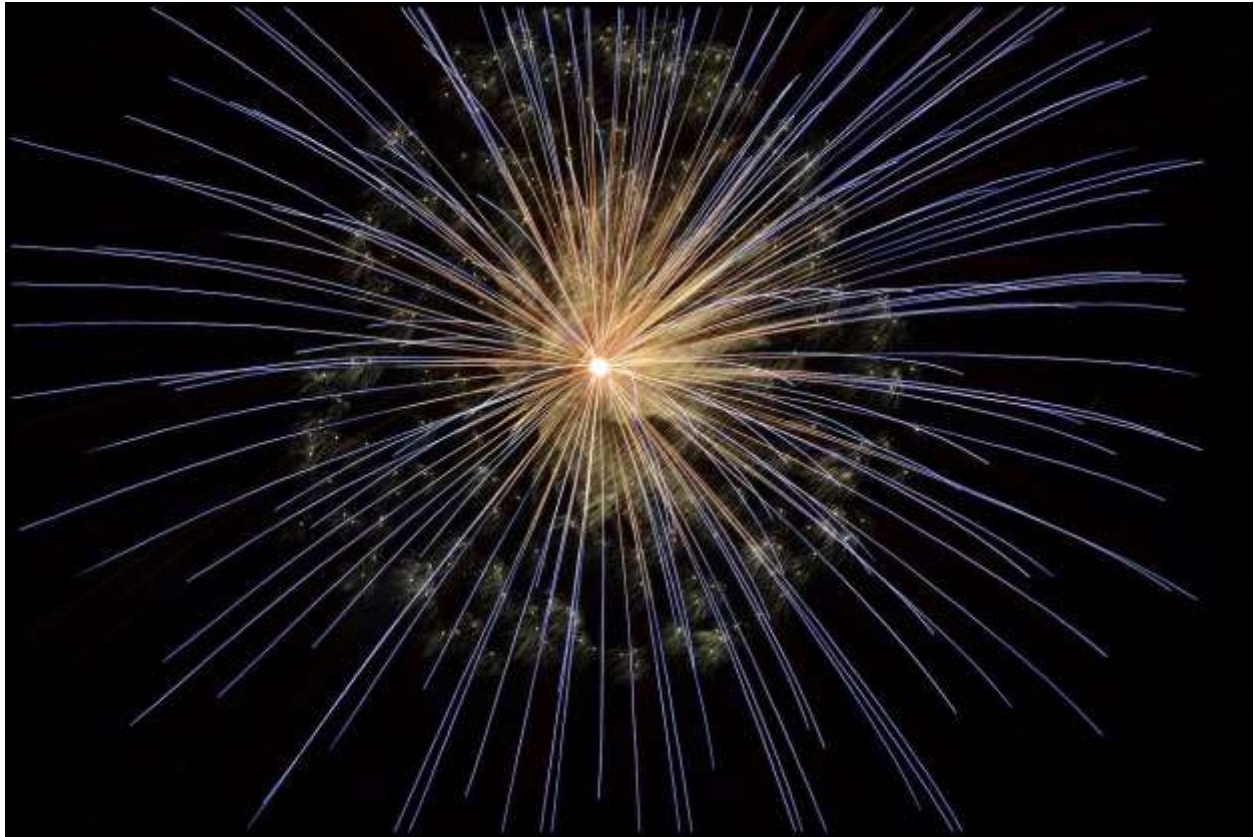


# Villas De Las Flores Homeowners Association

Early January 2023 Board Update



## Happy New Year's Everyone!

We hope that it was a safe, fun and joyous time during the holidays. Yes, Southwest Airlines had a major scheduling meltdown. Buffalo (Barbara's home town) was hit with a huge blizzard. It actually rained a little here in the desert, after we basked in 80-degree weather on Christmas. At least we have our snowbirds back.

In addition, a group of owners had a pickle ball game. Organized by VDLF resident Diane Berini (and apparently a major league pickle ball player), it looks like it was a fun affair. Diane indicates that they will be planning future games along with potlucks at the Clubhouse in 2023. If you are interested in participating, you can contact her at [vdlfpickleball@gmail.com](mailto:vdlfpickleball@gmail.com).



While we will have our regular Board Report out after the next Board meeting, January 28th via zoom, we wanted to send on a few reminders as we enter the New Year.

**Balcony Inspections**

The Board approved an agreement at our last meeting to have the all the second floor balconies inspected. State law requires this inspection and any remedial repairs to be addressed. Here is the notification:

**WICR Waterproofing & Construction**

**Balcony Decks**

**Work will take place between Monday, January 16th – Saturday, January 28<sup>th</sup>, weather permitting.**

**PETS - Please make sure pets stay completely off the area until work is complete. ALL SURFACES MUST BE CLEAN AND FREE OF ANIMAL FECES AND URINE. WICR cannot inspect, repair, or reseal any decks where the deck is soiled from animal feces or urine.**

**WICR will notify the Owner or leave a notice on the Owner/Occupants door, should rescheduling of work be necessary and subject to rescheduling or cleaning fees.**

**The duration will take about 2 weeks depending on if your deck requires additional repairs or inspections. Please be advised we may be accessing your deck via ladder if needed. Please ensure that the deck is cleared from all personal belongings. Once your deck is complete, we ask that you allow the new surface to cure for a minimum of 48-72 hours before replacing your belongings on the deck. Please ensure that the area is completely dry before walking on it. We will not be responsible for damaged personal items if area was walked on before drying.**

A notice will be placed on your door 72 hours before the inspection date. **Please unlock your patio gate so that workers can access your back balcony.** Thank you for your cooperation!

## **Monthly HOA Fees Increase**

The monthly HOA fees have been increased to \$420/month. Homeowners will have received the mail in coupon book in December. If you pay you fees though your bank, be sure to make the adjustment to reflect the increase.

## **HVAC Maintenance**

For many of our homeowners it has probably been awhile since their unit HVAC has been serviced. To keep your unit 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.

## **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, screen doors
- awnings
- HVAC unit replacement with new condenser and power lines
- light fixtures
- “ring” door bells, security cameras
- exterior improvements to your patio,
- satellite dishes

Moving forward with changes without an approval may end up costing a homeowner, as the change may have to be removed at the owner’s expense. If you have any questions or ideas feel free to reach out to PPM for guidance or submit an application. The Architectural Committee will work with you to help you have a successful outcome.

## Earthquake Insurance Discussion



We will be holding another virtual “town hall” meeting to discuss earthquake insurance for the HOA and supplemental coverage for homeowners. Our HOA insurance broker and a representative from Motus Insurance will present information. They have also been asked to provide a PowerPoint presentation and other resources that can be shared and reviewed by homeowners after the meeting. We expect the meeting to be held later this month or early February. An announcement will be sent by email when a date is confirmed.

## Vehicle Tags

Our Neighborhood Watch Committee has been looking at various ways to address overall safety at Villas. Recent incidences have occurred where vehicles are being driven, and often parked on site by folks seeking to steal or vandalize our property. To help identify resident and guest vehicles, each homeowner will be provided with vehicle tags that can be hung off the rear view mirror. The tags will sent out with the Annual Meeting information, so look for that material in your mailbox in late February or early March.

## Board Nominations

Speaking of our annual meeting... if you are interested in serving on the Board, nominations will be due by the end of this month. As required, you will receive a notice via e-mail and our HOA web page; however you can also obtain an application by contacting PPM.

## **Here's the Scoop...**

Another friendly and neighborly reminder: All that dog owners are required to pick-up bag and trash their dog's poop. It is actually a Palm Springs ordinance. It is also in our Rules and Regulations, and it is just common courtesy! Do not forget to remind your renters as well.

*Palm Springs, California Municipal Code*

*Title 10 ANIMALS*

*Chapter 10.28 OFFENSES*

### **10.28.025 Dog defecation to be removed by owner.**

*(a) No person owning, keeping or having in his or her care or custody any dog shall knowingly fail, refuse or neglect to clean up any feces of such dog immediately and dispose of it in a sanitary manner whenever such dog has defecated upon public or private property without the consent of the public or private owner or person in lawful possession or charge of the property.*

## **Spa Usage**

Work on both spas is now complete. Please be sure to follow the spa rules including recognizing hours of usage. Please be considerate - the spa usage ends at 10pm.

## **Personal Water Usage**

There is a water meter on each building. Recently, there has been excessive usage in some buildings. 1 building used over \$400 in water in one month! Owners in these buildings are being notified. Many of the units are rentals so please speak to your tenants. This usually occurs due to leaky faucets, shower heads or toilets that are constantly running. It is easy to ignore since you don't get an individual water bill but the cost are reflected in our dues. We looked into installing individual meters but it was very expensive.

We look forward to having you join us virtually our next Board meeting, scheduled for January 28<sup>th</sup> beginning at 9am.

Respectfully submitted on behalf of the Board,

Scott Gaudineer

