

Villas De Las Flores Homeowners Association

June Board Meeting Report

June 28, 2023



Wow, we are half way through the year and the 4th of July is next week. Hopefully you get a chance to gather with family and friends to celebrate and reflect on this most important day.

The temperatures are rising here in Valley, let's hope it stays in the low 100's for awhile...

So on to the report...

Your Board met on June 24, virtually. Here is what we did at the meeting. But first a quick reminder to several of our Homeowners:

Please double check the amount that you are sending in for the monthly HOA dues by signing up for your Homeowner Portal through <https://www.ppminternet.com/>

Several of you haven't adjusted the monthly dues 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 Karina Villasenor at PPM at 760-325-9500.

Financial Report

Our Operating account & CD/money market reserves continue to hover at the \$900,000 mark. We continue to replenish reserves by adding \$30,000 a month, so we should be around \$1million or so later in the year.

The gas expenditure for heating the pools continues to exceed the budget. The Board discussed ideas to reduce the cost of heating the pools in the future including:

- Repairing or replacing the non-functioning solar water heating system
- Reducing the number of pools to be heated
- Heating the pools later in the season

No final decision was made.

Architectural Committee

The Committee brought forward recommendations to add walkway and landscape lighting at the northwest corner of the property. This was done to address some dark sidewalks and add some additional lighting at the berm. The Board approved the proposal and work will start in July. The Committee also approved two awning applications and two door and window applications.

There was a general discussion regarding the wrought iron security screens that several homeowners have installed over the years. Many are rusting and should be repainted, at the owner's expense. One idea that was discussed was to consider having the screen doors removed at the time of sale of the property. Another idea discussed was to only approve the newer style screen doors that have a cut proof screen material, such as the Wynstan or Majestic screen doors. Board members mentioned that homeowners appreciated the ability to have a screen door that would allow additional ventilation while still maintaining security.

Progress is being made on getting the Clubhouse set up hybrid for in-person/virtual meetings, as required by updated requirements in the Davis Sterling Act. The Board is moving forward with installing internet/WIFI capability along with monitors and cameras, speakers, etc., so that homeowners and board members can attend remotely if they choose. 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 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” doorbells
- exterior improvements to your patio, such as an awning
- satellite dishes

Maintenance Committee

The Maintenance Committee did a walk through on June 20th and identified several common area and homeowner maintenance items. Notices will be sent out to homeowners to take corrective action. The Committee also identified several gate and stucco repairs that will be done and paid for by the HOA. The tennis court/pickle board resurfacing and re-purposing will begin in mid-July.

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 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 occurrence.



Please do the right thing!!!!

Landscape Committee

The Pool 3 and adjacent street areas landscape renovation work is now complete! We received notice that the turf rebate check of \$55,127.00 will be sent by August, woohoo! This will go back into our reserve accounts.

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 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 once they are printed.

Front Entry Gate

The Committee is working 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. The Committee will bring back conceptual designs and budgets for the Board’s 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 must meet City ordinances, be properly designed and have reliable operational systems. Regular maintenance costs must also be included in the HOA annual operating & reserve budgets as well.

Any potential design, we will need to think about required 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. So, there is much to consider.





A few of the many examples of front entry gates being explored...

In addition to adding front gates, the Committee is looking at ways to better secure the perimeter of the property. The use of landscape that is hard to walk through (think thorny or spiky plants) has been added at various locations along the golf course. The berm may require another solution such as a fence. All ideas are being explored.

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.

Slack

The Board is moving toward additional ways to communicate with homeowners. We have now added Slack as one such method. Slack is a digital app that allows messaging and information sharing to various groups, be it homeowners, committees, or the Board. Alyssa Plut is the contact if you wish to be added. Her email is alyssa@nwretro.com, just reach out to her!

So that's all the news for now.

Respectfully submitted on behalf of the Board,
Scott Gaudineer