

Villas De Las Flores Homeowners Association

October 2023 Board Report



It is hard to believe that it is almost Thanksgiving and the holidays are just around the corner. But before we celebrate, here are the highlights from our October Board meeting....

Treasurer's Report

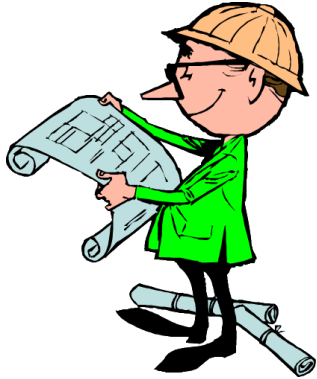


Our trusty Treasurer, John Toogood, reports that we still have a few coins in the bank. Actually more like \$785,371.82 as of the end of September. We continue to set aside \$30,600 each month into our reserves. Our reserves are used to handle the large maintenance projects that are required for our almost 50-year-old property. That is why we report fluctuations in what is held in reserves as projects are funded throughout the year. It is a balancing act to keep adequate reserves while at the same time address the long term maintenance of our property.

The Board also reviewed two options for next year's budget. One included the cost of inflation only and one included inflation plus the annual premium for earthquake insurance. It was determined that adding earthquake insurance in 2024 would require too large of a monthly fee increase so the Board approved the budget that addresses the cost of inflation. The new budget 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.

Architectural Review Committee



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

The Committee has also been working on updating the site lighting as part of the landscape changes. The current replacements are taking place along the streets by the tennis and pickle ball courts.

Getting the Clubhouse set up for in-person/virtual meetings, as required by updated requirements in the Davis Sterling Act continues as Spectrum is about ready to install the required cabling to the building. Once the cabling is in place we will have monitors, speakers, cameras installed so that 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. Thank you to Nick at PPM for heading this install.

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

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

Maintenance Committee



The Committee Chair, Kleev Guessford, indicates that the Committee will be doing a site walk in mid-November. They will be focusing 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 Villas very often

The Committee has also been exploring the idea of having an on-call handyman or service to address small maintenance projects that require a quick response. If homeowners have anyone they wish to recommend, please submit names and contact information to PPM.



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@palm Springsdisposal.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.

work. We last sought proposals about 5 years ago so it was felt that it was time to go through the process.

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.**
- **If your dog digs in the rocks, please put them back in place and pick up waste and dispose of it accordingly.**
- **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

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PERSONALIZED
 **PROPERTY**
MANAGEMENT

*The Coachella Valley's Community
Management Company*