

VILLAS DE LAS FLORES HOMEOWNERS ASSOCIATION

June 2024 Board Report

HOA Board Members

Charles Drayman

Jason Kilpatrick

Joe Tretter

Barbara Cioffi, Secretary

John Toogood, Treasurer

Kleev Guessford, Vice
President

Scott Gaudineer, President

The annual summer blast furnace/heatwave is in full force! As this report is being developed, the temperatures are hovering around 120 degrees during the day. Hopefully everyone has found a way to celebrate our nation's independence despite the high temperatures.

Now on to the summary of the June Board meeting. (There was no May Board meeting.)

FLOCK CAMERAS

The Board arranged a presentation on Flock license reading cameras. The following information is a summary of the presentation by Flock's Sales Manager, Conner Christon.

Flock Safety is a private technology company based in Atlanta. Founded in 2017, Flock has created a license plate reader camera and data storage for law enforcement, schools, businesses, and even homeowner associations.

When a vehicle passes a Flock camera a photo and video is taken. Technology pulls the license plate number and categorizes the vehicle characteristics. If vehicle is on a police force "hot list" then the location data is pushed to law enforcement immediately for a response. The Flock database also feeds places like other area police departments and the National Crime Information Center.

What Is a Flock Camera?

A Flock camera is a license plate reader (LPR) that is solar-powered. They do not require a municipality to run power or data lines to the camera, which makes installing one easy and fast.

All cities throughout the Coachella Valley, including most recently Palm Springs, have begun to install Flock cameras. Nationwide there are now over 70,000 Flock Cameras installed on public and private properties.



What Information Does Flock Collect?

Flock Cameras can profile vehicles by color, type, roof rack, and even bumper stickers. In addition, they track how often a vehicle passes any camera and can even predict routes. It is important to note that they do not use facial recognition technology.

Here is a list of data Flock says they collect:

- License plate image
- Vehicle image
- Vehicle characteristics
- License plate number
- License Plate State
- Date
- Time
- Location

Are Flock Cameras Legal?

Flock cameras are legal as there is no reasonable right to privacy in public. This is no different than a photographer snapping a photo of a celebrity in a bathing suit on a beach or a journalist asking the mayor a question on the sidewalk.

Also, note that the license plate on your vehicle is not your individual property, it belongs to the government. It is issued to you and the information that you provide is logged by the government.



Flock camera in a business parking lot.

What Are the Benefits of Flock Cameras?

Flock cameras can provide needed information in a timely manner to law enforcement to help stop crime. Plate recognition has long been used by law enforcement to track criminals, make arrests, and serve warrants. Police agencies see them as a great advantage. Having a passive camera collect data about who is coming and going in their community could help reduce crime and promote safety.



Cost

Flock Safety considers themselves safety-as-a-service, so they charge their clients an annual subscription fee of \$2,500 per camera and an installation cost of \$300 per camera. This subscription fee includes ongoing maintenance and software updates.

The Board will continue to review this and other safety measures for the community.

Property Manager Contact

Personalized Property Management

68950 Adelina Road
Cathedral City, California 92334
Telephone: (760) 325-9500
Email: info@ppmineternet.com
Website: www.ppmineternet.com



FINANACIAL REPORT

The monthly update by our treasurer indicates we are continuing in the right direction to re-building our cash and reserves up to the \$1million level. The cash and reserves on hand at the end of May was \$807,538.37. A turf rebate check was deposited in the reserve account on July 3rd for \$141,016 .00 from DWA for the landscape conversion work along the streets.

We continue to put \$29,000 monthly into our reseves, so by the beginning of 2025, barring any major unplanned expenses, we will have met the goal!

The overall Revenue and Expense Report shows a positive net position when one realizes that there have been a few expenses that tend to hit the report as a large sum such as an insurance premium or a major repair that needs to be reclassified and paid from reserves. We do anticipate water expenses will increase as the area temperatures rise.

The Board has also created a Finance Committee. Its purpose is to develop the annual operating budget, review the Reserve Study and and prioritize potential projects each year and establish initial budgets and timelines for those projects for Board consideration.



ARCHITECTURAL COMMITTEE

The Committee approved one new application for sliding door and window replacement.

Please be aware that homeowners that do not submit an application and receive approval may be required to remove the unapproved elements at their own cost.

The Committee continues to work on identifying potential display options for posting notices and HOA information for future Board consideration. Additionally the Board approved some minor electrical work in the Clubhouse to address equipment requirements to allow hybrid meetings to take place.



LANDSCAPE COMMITTEE

The landscape work along the streets is complete. A new landscape maintenance company, Vintage Landscape began working on property beginning July 1. The firm has been established for 30 years and serves a number of clients such as the Andulsia, Desert Horizons and Toscana Country Club common areas, Indian Wells Tennis Gardens and public spaces in Indian Wells and La Quinta. Initially they will be focusing on general clean up of the property and making sure the irrigation systems function properly, along with the usual turf mowing and general maintenance.

California passed a new law that will go into effect January 1, 2025 requiring local water providers to establish mandated reductions in water consumption by 2040. For Desert Water Agency (DWA) the requirement will be a 31% reduction overall. Villas will continue to monitor the issue in conjunction with Vintage Landscape and DWA so that the HOA does its part to continue to conserve water. Vintage will be monitoring the meters and adjusting irrigation usage each month. Future potential upgrades to the controllers as well as regular maintenance of the irrigation systems will be considered when appropriate. Homeowners are encouraged to shift their patio landscapes to drip systems as a way to help reduce over watering.



MAINTENANCE COMMITTEE

Pools

Each year the Riverside County Department of Health (DEH) reviews our pools for safety requirements and proper maintenance. In 2022 Pools 1, 2, 8, and 10 were replastered and updated to reflect DEH requirements. This year pools 3, 6 and 7 will be replastered. The work will take a month or so and the pools as the plaster requires about a 28 day curing. All pools will be back on line this fall.

Pool Deck and Pool Furniture Cleaning

The Board approved a new vendor, Chores, Inc. to clean the pool deck, pool furniture and the trash enclosures. This is the same firm that handles the cleaning service for the clubhouse.

Sidewalks, Ramp from Parking Area

The Board approved a proposal to create an accessible ramp in Parking Lot #7. Sidewalk repairs throughout the property are in the process of being completed to eliminate tripping hazards.

SAFETY AND SECURITY

Take the time to secure your vehicle, do not leave anything of value in sight. Lock up bikes or better yet bring them into your unit.

- For absentee owners, have lights within your home on timers to go on and off at night, as if you were residing there.

- Install exterior lights at your front door and patio or balcony with sunset to sunrise sensors. The new LED bulbs cost pennies to run. Be sure to submit an architectural application if you pursue this option.
- Lock your gate when you are not there. Do not leave valuable items such as bikes out.
- Consider installing a monitored alarm system.
- Have a neighbor check your place periodically if you are away for a prolonged period.

MISCELLANEOUS

Personalized Property Management is launching a new automated program (STAN AI), providing instant access to information that will make our community more efficient, informed, and save money. Through this program Villas owners/residents will be able to secure and print documents that they previously would have mailed, right to their phone! It will also be able to provide key communication information, send urgent “push notifications” and advise of community issues. These notifications could be for advising them of an unplanned street repair, a water shut off, power outage, etc.

So that’s the highlights to the June Board meeting. The next meeting is scheduled for September 28th at 9am. It will be a hybrid in-person (at the Clubhouse) and virtual meeting.

Respectfully submitted on behalf of the Board,

Scott Gaudineer, President