

VILLAS DE LAS FLORES HOMEOWNERS ASSOCIATION

OCTOBER 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 last heat waves of Summer are now behind us and the Fall's cooler weather is bringing our many snowbirds back to our beautiful HOA – VDLF - Welcome Back!



The holidays are coming fast. Make your plans for Thanksgiving soon. And to continue the holiday spirit, The Palm Springs Festival of Lights Parade is planned for December 7th.

Here is a recap of the Board Meeting held on October 25th:

First of all, thank you to all the homeowners who joined us virtually. It was a last minute switch to this format and we look forward to having our next meeting in person at the Clubhouse and virtually for those who prefer to Zoom in to listen in to the meeting. We hope that the dual formats will encourage more homeowners to join us.



FINANCIAL REPORT

For the period through the end of September, our reserves and cash on hand was \$787,121. For 2024, \$29,000 is added to reserves. It was noted that there will be some additional bills forthcoming for the pool repair work (approximately \$65,000) and other miscellaneous items that crop up.

In reviewing the operations budget, water costs were up-not unexpected given the high summer temperatures. There are also some line items that were not contemplated at the time the budget was set back in late 2023, however, overall the budget is showing a \$20,000 positive total income.

As stated in last month's Board Report, the Finance Committee had developed a number of operations budget options as well as set asides for reserves. Each budget option anticipated some inflation, the addition of earthquake insurance for the common areas and building exteriors, internet and security costs for the Clubhouse, custodial costs and monitoring costs for security cameras at the front entrance (Flock Cameras).

After further reflection over the last month and through a discussion by all Board members at the meeting a motion to

approve the 2025 operating budget, with a monthly HOA fee of \$520, was approved. The new monthly fee will go into effect beginning January 2025. The Board also committed to holding the monthly fee at this amount for the years 2025 and 2026 unless there was any highly unanticipated/emergency needs to be addressed.

The amount set aside for reserves and future capital maintenance will be \$40,000 per month. The Board felt strongly that it is important to have adequate reserves in place to plan for some major projects such as exterior painting of all the buildings (\$600,000 was an early estimate and repaving of the streets and parking areas (\$350,000+ based on a 2022 estimate). It also addresses the goal of ultimately having an adequate level of reserves.



ARCHITECTURAL COMMITTEE

An application for replacing a retractable awning was received and approved.

Work continues on pools 3, 6, and 7 to address Riverside County Health Department updated code requirements and deferred maintenance. The work should be completed by November 18th and pools 3 and 7 will be heated. Pools 1, 5, 9 and 11 are currently being heated to approximately 86 degrees.

Pool 10 will continue to be heated by the solar system as part of an ongoing evaluation as to the effectiveness of using the pool solar systems to augment the winter gas heating costs. The Board approved a proposal to relocate the temperature gauge to allow for a more efficiency of the system.



MAINTENANCE COMMITTEE

The Committee did a site walk through to review various maintenance needs. Currently the gates at the dumpsters are in the process of being repaired. Patio back gates have also been assessed and a proposal for fixing those that require work is being developed for Board consideration



LANDSCAPE COMMITTEE

The Board reviewed two landscape maintenance items. They approved both which were an extensive plant replacement and tree replacement list. Tree replacement will begin the week of November 18, with plant replacement commencing November 25.

Our new landscape maintenance company continues to work throughout the property tending to some long overdue clean up and selective pruning. Many homeowners have noticed the difference and commented that they noticed positive changes. As a reminder direct any landscape

issues or items back to PPM via the maintenance portal or workorders@ppminternet.com. They will relay the request, if appropriate, to the company. Please, do not make direct inquiries or ask for “special” work to the landscape personnel unless it is an emergency such as a broken irrigation line or an immediate safety issue. By all means make sure to contact PPM regardless.

This is also a reminder to all homeowners to check the sprinklers in your patio and adjust the flow if your patio area is connected to the common area irrigation systems. The common areas are now on a drip system and as such run for long period as of time due to the nature of a slow amount of water being provided at each plant. The simple adjustment is to reduce the flow from the bubblers or spray heads to a trickle. This requires nothing more than screwing down the head adjuster.

Alternatively, home owners are strongly encouraged to convert their patios to drip systems. It is relatively in expensive and can be done as a DIY project or homeowners can hire a landscape firm to make the conversion



SOLAR/EV COMMITTEE

As stated previously, the Solar /EV Committee is monitoring the use of solar heating at Pool 10 this winter to see how well the system functions without the benefit of the gas pool heater.

Research continues on the costs to install an EV charging station in Parking Lot 13 near the stairs that lead to the Clubhouse.



SECURITY

The Flock Cameras have been installed at the front entry to Villas. The purpose is to aid in vehicle identification in the event of a crime on the property. In the event of crime that might use a vehicle to do so, the Palm Springs Police Department will be able to review the Flock camera data base in an effort to identify the vehicle and may be able to track down the criminals.

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's important to note that they do not use facial recognition technology.

Here's a list of data Flock cameras collect:

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



Property Management Contact

Personalized Property Management

68950 Adelina Road
Cathedral City, California 92334

Telephone: (760) 325-9500

Email: info@ppminternet.com

Website: www.ppminternet.com

Accounting@ppminternet.com

Workorders@ppminternet.com

This is also a reminder for all homeowners to help protect yourself and fellow homeowners by:

- Converting your exterior lights to LED ones with a daylight sensor (it costs pennies a day to keep lit at night with the new LED bulbs)
- Lock you back gates when you are gone for long periods of time
- Have deliveries put on you back patio to discourage porch pirates
- Install time clocks on a few light fixtures within your unit to provide a “lived in look”, even when you are gone for a long period
- Lock your vehicles and don’t leave anything of value in sight
- Lock your bikes or e-bikes if you leave them on your patio.

Finally...Thanksgiving is the time of year where we can reflect on all the good in our lives. Let’s remember to treat each other with civility and respect. Offer to help those less fortunate. Be kind to yourself.

We wish all a Happy Thanksgiving!

So there you have it until next time. The next Board meeting will take place on December 7 at 9am via Zoom and in person at the Clubhouse.

Respectfully submitted on behalf of the Board,

Scott Gaudineer, President