

VILLAS DE LAS FLORES HOMEOWNERS ASSOCIATION

SEPTEMBER 2024 BOARD REPORT

HOA Board Members

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The summer of 2024 brought about some record temperatures. There were close to 30 days where the temperature was at or above 110 degrees. July 5th saw a new record high of 124 degrees. While we have converted much of our landscape to be more water wise, we still had to increase watering times to keep from losing plant material. The desert is a tough environment, to say the least. Despite those harsh temperatures the Villas landscape had numerous plants in bloom and some bright color throughout.





As we enter the 4th quarter of 2024 it's time to start planning for 2025 and beyond. Your Board took several steps in preparation to meet the on-going property operations and capital maintenance projects that are on the horizon. The Board has also had the opportunity to review various goals for the current year.

One of the Board's goals for 2024 was to seek a new landscape management company. Vintage Landscape began on July 1. Vintage has been working throughout the summer on several challenges including irrigations systems that were turned off prior to their commencing work, many irrigation repairs, and some general clean up. They have also provided a written planning report for the coming month. The reports are posted on the Villas website.

<http://myhoa.com/villasdelasflores/>

Another goal established was to build the reserve funds back up to the \$1 million mark, which is about 20% of the capital maintenance costs shown in the Annual Reserve Study of which all homeowners receive a summary annually. While we are moving in that direction, the funds in reserve should be in the 40-50% range to be able to better address the ongoing needs of the property.

This year, as part of a response to the Reserve Study, the Board authorized major repairs on pools 3, 6 and 7. In 2023 pools 1, 2 and 10 were renovated. We are anticipating renovating pools 4, 5 and 11 in 2025. Each planned project completed allows the Board to update the Reserve Study and prioritize future projects and plan for the required funding.

In addition, several sidewalks were replaced due to tripping hazards. It may not sound exciting or even noticeable to most

homeowners, however the Board has an obligation to make sure the property areas remain safe.

The amount set aside for reserves and future capital maintenance revolves around the need 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.

There is always a challenge to keep the property in good shape and have a sound fiscal base. This introduction now leads to the Financial Report and budget planning.



FINANCIAL REPORT

For the period through the end of August, our reserves and cash on hand was \$756,622. For 2024, \$29,000 is added monthly 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. Overall, the budget is showing a \$15,000 positive total income. There are a few items that will offset that surplus going forward as they were not in the original 2024 budget, notably internet and security at the Clubhouse and increased custodial costs for the pool and dumpster areas. By the end of the year the budget should be at a break-even base.

The Finance Committee has developed several operation budget options as well as setting aside for reserves. Each budget option anticipated some inflation, the addition of

earthquake insurance (with an option for individual owners to buy in for interior protection) 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). The monthly HOA fees reflected in the options ranged from \$475/month up to the maximum allowed increase to \$540/month, with corresponding monthly reserve set asides ranging from \$29,000 up to \$45,000. The Board listened and commented on each of the options. All agreed that there will have to be an increase just to keep up with inflation and the added major projects noted.

The Board will continue the discussion and decide as to which option will be approved for next year's budget at the October meeting.



ARCHITECTURAL COMMITTEE

The Board took action to approve another \$40,000 for site lighting replacement. This expenditure responds to a long-term maintenance issue as the older lights continue to fail as well as having better and more energy efficient lighting along pathways and in the landscape. More work will be planned in the next year.

An application to replace a retractable awning was received. The Committee requested additional color choices, which has yet to be submitted, for the cloth material.



MAINTENANCE COMMITTEE

As stated, the work continues to include pools 3, 6, and 7 to address Riverside County Health Department updated code requirements and deferred maintenance.

The Committee also reviewed the completed sidewalk replacement work. Next on the list is to review any patio gates and dumpster doors that require replacement or repairs.

The gym treadmill had a broken tread belt that has now been replaced.

Finally, the Committee recommended and the Board approved heating Pools 1, 3, 5, 7, 9, and 11 beginning October 11.



LANDSCAPE COMMITTEE

The Board reviewed several landscape maintenance items. They approved replacing the berm DG cover with heavier gravel to repair erosion. The Board approved the removal of several trees that were dead or dying and posed a potential safety issue. A discussion took place regarding an extensive plant replacement list. It will be further reviewed at the October meeting as there

may be some cost reductions. Of note, there was unanimous agreement to replace the dead citrus trees with new ones, including a couple varieties of orange, as well as Meyer lemons and limes. Eventually a map should be developed or tags placed on the trees to let homeowners know the type of citrus tree and where to find them.

The Board discussed whether it was worth overseeding turf areas this year and the consensus was to not spend funds to do so as it would cost \$7000 and require extensive watering to obtain germination and keep it properly irrigated during its growing season.

It was reported that Vintage will begin pruning plant material back as the temperatures begin to drop.



SOLAR/EV COMMITTEE

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

Security

The Board approved moving forward with plans to install Flock license plate reading cameras at the entrance to the property, with access to review being the responsibility of the Palm Springs Police Department should criminal or unwanted activity using a vehicle take place. Several private communities as well several Coachella Valley cities have or are installing these solar powered cameras to read license plates and allow law



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enforcement to track vehicles by having photos of the rear of a vehicle.

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 says they collect:

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

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 your back gates when you are gone for long periods of time
- Have deliveries put on your 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

The next Board meeting will take place on October 26 at 9am via Zoom and in person at the Clubhouse.

Until next time, respectfully submitted on behalf of the Board,

Scott Gaudineer

President – VDLF HOA