

VILLAS DE LAS FLORES HOMEOWNERS ASSOCIATION

JANUARY 2025 BOARD REPORT

HOA Board Members

Charles Drayman

Jason Kilpatrick

Joe Tretter

Barbara Cioffi, Secretary

John Toogood, Treasurer

Klev Guessford, Vice
President

Scott Gaudineer, President

January 2025 is off to a scary start! The LA area has just experienced catastrophic wild fires that have destroyed 16,400 structures, killing 27 people and wiped out parts of various communities. After two weeks the fires are mostly out or fully contained due to some rain that finally occurred on January 26. The extremely dry conditions, with only .03" of rain since June of last year, combined with 80-100mph winds created an unimaginable fire storm that has caused billions of dollars of damage.



Hopefully Southern California will see more rain in the near future.

Our January meeting agenda was pretty full; here is a brief recap.

Before we report on the Board meeting, the following actions occurred.

The Board held two violation hearings prior to the regular meeting that resulted in a \$500 fine for one homeowner. The hearings involved violations of the minimum rental periods, which is 14 days. The City of Palm Springs also requires homeowners who choose to rent less than 28 days to be registered with the City. Failure to follow these requirements can and will result in fines and potential license revocation.

Short term rentals have been a problem within the City and neighborhoods have suffered due to loud parties, parking issues and general nuisance to the surrounding properties.

We don't want these issues here at VDLF! Thank you!



FINANCIAL REPORT

For the period through the end of December, our reserves and cash on hand was \$776,828. For 2024, \$29,000 was added to reserves each month to cover larger maintenance projects. In 2025, with the HOA fees set at \$520 per month, \$40,000 will be transferred to reserves to continue to build up funding for some anticipated major projects such as the exterior painting of the buildings and repaving the parking areas and streets.

In reviewing the operations budget, water costs continued to be above budget while gas was pretty much as budgeted. There was a larger than expected cost for tree removal due to several trees either having died or had been poorly trimmed causing damage over time. There were also some electrical repairs with the old site lighting. Overall the budget is showing a modest positive total income for the year.

The Board had a presentation from Keystone Private Wealth regarding management of the HOA reserves. The Board will be moving forward with engaging the firm to handle reserve fund management.



ARCHITECTURAL COMMITTEE The Board approved the replacement of the remaining old site lighting systems with the new pagoda style pathway lights and modern LED landscape lights.

The Board reviewed an update to the Clubhouse Use form. Some final edits will be made.



MAINTENANCE COMMITTEE The Committee has recommended that the roadway speed bumps be repainted with a white reflective paint for better visibility at night. A proposal will be coming forth at the next meeting.

As previously noted in prior Board Reports, there has been an increase in large items being left within the trash enclosures. When removing larger furniture or appliance items to be discarded or taken away, it is important that homeowners make sure to make proper arrangements with the ***Palm Springs Disposal Services (800) 973-3873 Toll-free or (760) 327-1351*** for pick up as well as notifying PPM

with the information related to its removal. Items placed near the trash carts or the large bin are to be clearly marked as to when the removal is scheduled.

If a homeowner, tenant or a contractor working on behalf of a homeowner is identified leaving large furniture, appliances or building materials in the trash enclosure without making arrangements for their removal as noted above, the homeowner will be in violation of the CC&R's and a fine of a *minimum* of \$250 will be issued.

It costs the HOA approximately \$300 to have these items hauled away. Please be considerate and help keep the enclosures clear of large items!

The Committee is also in the process of updating the Maintenance Matrix and will submit back to the Board for the next meeting.

On another note...make sure renters and guests install the parking hangers on their vehicles. Have a copy of the Rules and Regulations given to each renter so that they are made aware.

For everyone's sake please pick up your dog's poop! No one wants a surprise on the bottom of their shoes.



LANDSCAPE COMMITTEE

Bruce Brown, Project Manager for Vintage Landscape Maintenance Company, provided an update on the extensive plant replacement and tree replacement project that was begun last year. The work is nearly complete except for a few remaining plants still being sourced.

They continue to work throughout the property tending to general winter time maintenance. Each month a report is posted on our website for the coming month's activities. In February, as example the olive trees will be sprayed with a systemic fruit inhibitor to eliminate the formation of olives.

Later in the spring, there will be selective tree trimming. Citrus trees will have their fruit picked on or about April 1 and left for homeowners at the base of the tree for a few days. In late spring the palm trees will receive their annual pruning. All of these items were approved by the Board at this meeting

As a reminder:

- Direct any landscape issues or items back to PPM via the maintenance portal. HOAPPM.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.
- The same goes for weekend issues. If it is a leaking irrigation line or sprinklers running for long periods of time it is best to call PPM’s phone number, (760) 325-9500. They have an answering service that can relay issues that need immediate attention. When making a maintenance service request, whether through the portal or a phone call, be as specific as possible as to location, source of the issue, etc. This will help ensure a better response.

The Committee also reminds 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, homeowners are strongly encouraged to convert their patios to drip systems. It is relatively inexpensive and can be done as a DIY project or homeowners can hire a landscape firm to make the conversion. For firms that convert your system, contact PPM.



SOLAR/EV COMMITTEE

The Solar /EV Committee has been monitoring the use of solar heating at Pool 10. Unfortunately, the system has developed yet another leak that will require a new panel and potentially additional repairs. The Board will look at repair proposals at the next Board meeting.

The Committee has been working to coordinate an application to install an EV charging station in Parking Lot 13 near the stairs that lead to the Clubhouse. At this date it involves coordinating with Southern California Edison as well as an EV charging unit supplier. The Board will receive an update at the next meeting.



SECURITY

For the month of January there have been no incidences of theft at VDLF- hooray. Homeowners can help make it less enticing for criminals 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
- Store your bikes or e-bikes indoors or lock them up if you leave them on your patio.

Property Manager Contact

Personalized Property Management

68950 Adelina Road
Cathedral City, California 92334

Telephone: (760) 325-9500

Email: info@ppminternet.com

Website: HOAPPM.com

Maintenance Requests:

workorders@ppminternet.com



The Board took time to prioritize the maintenance projects for the next few years. The major projects include:

- Painting the exterior of all the buildings, trash enclosures, patio and landscape walls and fencing
- Repaving roads, driveways and parking areas

Other projects include:

- Adding message boards at various locations
- Updating parking lot identification
- Replacing the wind screens at the tennis and pickle ball courts
 - Addressing water-wise landscaping along the southern property line
 - Upgrading irrigation controllers
 - EV charging stations
 - Addressing the acoustics at the Clubhouse
 - Solar voltaic arrays to offset common area power needs

The next Board meeting will take place on February 15, 2025 at 9am via Zoom and in person at the Clubhouse.

Also, four Board positions are up for election at the Annual meeting in April. If you are interested in being a candidate, please submit your application bio to Shelly at PPM by end of business day on February 5.

Respectfully submitted on behalf of the Board,

Scott Gaudineer, President