

VILLAS DE LAS FLORES HOA

MAY 2026 BOARD REPORT



HOA Board Members

Charles Drayman

Fred Gross

Barbara Cioffi, Secretary

John Toogood, Treasurer

Kleev Guessford, Vice
President

Scott Gaudineer, President

At the May 30 Board meeting, the following items were discussed:

- Monthly Financials
- Desert Water Authority Ordinance 80
- Maintenance
 - Annual Roof Inspection
 - 3 Year Balcony Inspection
 - Patio Furniture
- Paint Project

FINANCIAL REPORT

As of April 30, 2026, our reserve account balance is \$813,425. For 2026, annual reserve contributions will total \$415,000. The Board has planned for sufficient reserves for the major projects scheduled for 2026.

Everyone can help to reduce our water bills. Desert Water Agency offers \$150 for each new low water toilet replacement.

Low flow shower heads, fixing dripping faucets and running toilets also help.

ARCHITECTURAL COMMITTEE: Any modification to the exterior of your unit requires approval

Please note that the Committee will not approve the installation of new security doors until the painting of buildings and doors has been completed.

If you have a satellite dish on your roof and no longer have satellite TV, please notify Shelly. Dishes will be removed during roof maintenance at no cost to owners.

LANDSCAPE COMMITTEE

The Board requested that palm tree trimming be done in late May/early June. It is currently scheduled for the week of June 22. The trees along the berm are on golf course property. Shelly has asked when they are scheduled but has not received a response.

Desert Water Agency (DWA) sent us detailed information regarding Assembly Bill 1572, prohibiting the watering of non-functional turf (grass) with potable water beginning January 1, 2029. Management will request an inspection of our property with the hope that our remaining turf can be justified as recreational.

MAINTENANCE COMMITTEE

The committee inspected the pool furniture. Five chairs and lounges have broken straps and are in storage. Most of the lounges and several chairs have faded straps. With the projects scheduled this year, the Board decided to only repair the broken straps. Next year, we will discuss whether to re-strap or replace the furniture.

The Board discussed the proposal from WICR to inspect and reseal one hundred and twenty-six balconies at a cost of \$30,294. Membrane, plywood and flashing are an additional cost. The Board requested that management get a 2nd estimate to be presented at the next meeting.

The Board approved the proposal from Roof Asset Management (RAM) for annual roof/skylight maintenance and flushing of down spouts at a cost of \$25,300

Owners will be notified when both of these projects begin this summer.

PAINTING COMMITTEE

Fred Gross, committee chair, shared a presentation on the work the committee has done. Four of the six building colors have been eliminated. The remaining two colors Sherwin Williams Honeyed White (SW 7106) and Casa Blanca (SW 7571) will each be painted on two walls of the clubhouse. The committee is working on color placement for the doors so that colors are evenly spaced. If you did not send your color preferences, a color will be chosen for you.

The committee researched several painters. The Board tentatively approved their recommended proposal from Moreno and Sons Painting. Areas to be painted: Exterior of buildings including patio walls, doors, railings, carports (excluding flashing), clubhouse, trash enclosures, pool wrought iron, and perimeter walls Without further modifications, the cost is \$817,599. The project is expected to begin in July and take about eleven months to complete.

If you have security bars on your windows that block access to any stucco, you will be required to remove them.

If you have a metal security door that you'd like removed at no charge, please contact Shelly.

REMINDERS

**Professionally Managed by:
Personalized Property Management**
68950 Adelina Road
Cathedral City, California 92234
Phone: 760.325.9500
Fax: 760.325.9300
Website: hoappm.com

Senior Community Manager:
Shelly Ruegsegger, CMCA
Email: sruegsegger@hoappm.com

Community Assistant Manager
(Violations and Architectural Apps)
Jessica Franz
Email: jfranz@hoappm.com

For accounting/dues questions:
accounting@hoappm.com

For Work Orders, send to:
workorders@hoappm.com and
include all your contact information,
phone number, and the issue in as
much detail as possible.

As noted in prior Board Reports, there has been an increase in sizable items being left within the trash enclosures. These items as well as anything not placed inside a dumpster or bin, will not be picked up as part of the regular trash removal. When discarding furniture or appliance items, 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 picking up as well as notifying PPM with the information related to its removal. Items should be placed outside the trash enclosures and marked as to when the removal is scheduled. There is no charge for this service.

Pool floats/toys and other personal items need to be removed from pool enclosures by end of day, or they will be discarded.

Dogs are not allowed within pool enclosures, tennis or pickle ball courts.

Respectfully submitted on behalf of the Board,

Scott Gaudineer, President