

# Villas De las Flores Homeowners Association

## December 31, 2021 President's Report



Here we are at the end of another crazy year! As I write this report, Palm Springs, and most of California for that matter, is receiving much needed rainfall. The next few weeks will see a series of storms that will add to the High Sierra and Rocky Mountain snow packs, which is vital to help offset the drought that has engulfed the western U.S. for the last few years.

As we begin the New Year, I remind all that the Board has approved a \$20 increase in the monthly HOA fees effective January 1, 2022. We want to assure you that a great deal of effort and analysis went into the budget process, and we take the responsibility of considering any fee increase very seriously. Villas continues to practice sound financial stewardship while providing for our current and future needs. This year's inflationary fiscal climate, like none other in many years, has affected Villas' operational costs. Additionally, there are major capital improvement projects on the horizon as we continue to maintain a now almost 50-year-old property. It is our intent to avoid any one-time assessments to accomplish these capital improvements, but rather choose to spread out the fiscal burden with this monthly increase.

On to this month's update of our December Board meeting.

First, I want to extend a big **"THANK YOU"** to all of our homeowners that have attended our virtual Board meetings over the past year. It is great to hear from you all during the Homeowner Forums at the beginning and end of each meeting. All the Board members and our community management team appreciate your thoughts, ideas, concerns and feedback.

## Financial

Our Treasurer gave an update on how we are performing relative to our budget. The good news is that we have had a few of the monthly line items come in under budget, including our water bills. We have continued to add \$25,000 a month to our reserves. Our current total of reserve savings (CDs), checking accounts and accounts receivables stand at just shy of \$1,000,000.

The Board reviewed recommendations from our investments advisor. No changes were made in our current ladder of CDs.

## Architectural

The Board reviewed a homeowner request to install heaters at their patio overhang. The application was pended and will be reviewed again once the owners meet the conditions presented to them.

## Landscape

The Committee Chair gave a brief update on the status of the plant replacement work. Work continues, as plant material is made available. The landscape management company has also reduced the watering cycles significantly based on the upcoming rain forecasted.

Planning for work at Pools 3 and 11 to convert to desert friendly landscape continued with a walk through with the landscape management company to refine the design and cost estimates. While the Committee has received input previously from various homeowners at earlier stages of the planning effort, the Committee plans to invite Homeowners to a final review on Saturday, January 15, 2022. The Pool 3 walk through will meet at 10am poolside; Pool 11 will meet poolside at 11 am, weather permitting. A separate notice will be posted the week before.

The Committee also welcomed two new members to its ranks:

**Ben Fieman** is a licensed Landscape Architect, with a degree in landscape architecture from the University of Massachusetts. He was the assistant administrator during the restoration of Central Park in New York City. He also was the lead Landscape Architect for the Metropolitan Museum of Art's gardens for many years. Ben also has some desert roots and appreciation for desert landscapes, having lived in Tucson, Arizona.

**Bill Wiemeyer** has a graduate degree in landscape architecture from Cal Poly Pomona. He spent a good deal of his career in environmental planning in Northern California, including the ongoing development and maintenance of Sea Ranch, the well-known coastal community in Sonoma County, California.

These two individuals bring a great deal of experience and expertise to our community and Landscape Committee - we are very fortunate!

## Old Business

### Earthquake Insurance

The Board discussed having another earthquake insurance webinar as part of the Annual Meeting in April. Material will be sent out to homeowners prior to the Annual meeting outlining options for homeowner review and discussion.

### 5-Year Capital Maintenance Projects Study Update

The Board plans to hold a planning session on Saturday, January 22, 2022 to update its 5-year capital maintenance projects study and priorities. The meeting will be held virtually and homeowners are encouraged to attend. A reminder notice will be sent out in early January.

### Doggie Doo Doo (what else am I going to call it?)

It is really, really important for homeowners, their guests and renters to make sure that they clean up after their dogs. Do not leave it for others to discover the offending waste on the bottoms of their shoes, or worse (bare feet) ok? (Yuck!)

### Boxes, Appliances and Furniture, Oh My! (Hey, I'm on a roll)

Please make sure you breakdown any boxes from new flat screen TVs, appliances, furniture, etc., that you throw away so that they fit in our recycling bins or the larger waste bins. It is not fair to your neighbors to have to deal with your lack of consideration and the trash company will not take it away if it is in a container. If containers are blocked, they will not be emptied. The same goes for old furniture and appliances. Call a waste or junk hauler to take these items away. Thank You!

## New Business

### Security

There has been an increase in vehicle and clubhouse break-ins, thefts of equipment, people dropping off furniture in our dumpsters, etc., in recent months. From discussions with Palm Springs Police and other groups, much is attributed to gang activity and a burgeoning homeless population in the area.

The Board approved moving forward with hiring Patrol Masters to have roving foot and vehicle patrols of the property at random times throughout the night, beginning on December 24th (a special announcement was sent via email to homeowners earlier this week). We are also meeting with an electrical contractor to consider changing out some of the "lollipop" area lights around the perimeter of the property to a more powerful series of floodlights that will shine out along the property edges (and not into homeowner windows). Upgrades to the lighting around the Clubhouse are anticipated as well. The Board also agreed to work to reinstate the on-site Neighbor Watch program. Our community manager is contacting the Police Department for assistance. We need to have several volunteers (and we thank those that have already stepped up) willing to be a part of this important program. If you wish to volunteer please feel free to contact me or Barbara Cioffi directly. We would like to launch this in January. We will continue to discuss additional security options.

In the meantime:

1. **Make sure you lock your vehicles and do not leave valuables inside.**
2. **Turn on your outside lights at night.**
3. **Place interior lights on a timer if you do not live here full time.**
4. **Consider installing a security alarm (remember to get an alarm permit from the City)**
5. **If you see something, say something!**
6. **Report any break-ins, vandalism or thefts to the Police Department.** By doing so the police can better monitor hot spots and patrol when they see crime patterns develop. Reports can be submitted on line.

Note: Secure your propane canisters and lock your gates as at least 3 canisters have been taken from unlocked back patios.

The next Board meeting is scheduled for January 29, 2022. Be there or be square!

These are interesting times, to say the least! As we enter 2022, let us take a moment to reflect on all that is good in our lives. Wish your neighbors a happy and healthy New Year. Enjoy the beautiful view of our snowcapped mountains. Be kind to all!

Respectfully submitted,  
Scott Gaudineer