

MOUNTAIN SHADOWS HOA NEWSLETTER MAY 30, 2014



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Alfredo Solis—Maintenance

President's Message:

We are happy in our Mountain Shadows Paradise. Looking forward to summer, new color, beautiful lawns, sparkling pools and sunshine.

There has been a lot of wind every month in 2014, as it has been the last three years. Palm trees are swaying and old trees breaking. It requires an on-going maintenance program to keep Mountain Shadows looking great.

JoAnn will be maintaining office hours 8:00am - 12:00pm during the summer.

Most of the dog problems will be resolved by June 1st. That means pet owners are committed to making changes which are compatible to our complex.

Many thanks to everyone who has helped in this effort.

The Pool Lock key will be replaced. More later.

Security cameras and monitors have been installed in various areas.

Bids are out for painting the complex, with different time tables considered.

And much, much more.

My best wishes to you for the very best in your life.

Wanda Elmore, 2013-14 HOA President
Original Homeowner (1972) still loving Mountain Shadows

Treasurer's Message:

In our last Board Meeting on April 25, we worked on the budget for 2014-2015. It took several hours, but the results were very good.

Most of us homeowners pay our monthly dues on time (yes, I said most!). So when projects come up like street slurring, painting, water valve repairs, etc. it all comes out of 'Reserves.' We don't have to 'assess' homeowners on these special projects.

Our monthly dues will stay the same for our budget year 2014-2015. So thank you for your promptness in paying your dues on time.

Stone Fetterly, Treasurer

P.S We all pay on time - keeps me happy.





Take a look at our beautiful spring flowers and our palm trees in bloom! (photos courtesy of Gail Pischak).

Hello Mountain Shadows. I am John Glatz and I am one of the members of the Board of Directors who are responsible for the landscape at Mountain Shadows. First, I want to applaud the men who do all of the landscape work. They have been and are doing a fantastic job of keeping Mountain Shadows clean and beautiful.

Second, I would like to ask for your help. Please mention it to William, Alfredo or Jo Ann or put a message in the box outside of the office when you see problem(s). Examples of these types of problems include damaged sprinkler heads, branches fallen on the ground, areas that have been dug up by small animals, or areas where dogs have damaged the grass, etc. Small maps of Mountain Shadows are available at the office that can be used to show exactly where the problem is located. This would be very helpful to keep Mountain Shadows beautiful.

Third, there is a need to reduce water usage in the Palm Springs in general and the Mountain Shadows area in particular. We have modified a lot of areas on the property by changing to a desert scape. We are in the process of using individual plant sprinklers to optimize the usage of water and minimize waste. This helps Palm Springs conserve water. It also helps Mountain Shadows save money in our budget since the price of water per gallon that we pay is increasing 20% in July of this year.

The Mountain Shadows HOA website is up and running. Many of you have registered and hopefully found the important information you needed. If you have not yet registered, please log in to the website at: <http://mountainshadowshoa.org>. There is a place on the first page for you to register. Once you have filled out and sent the form you will receive an e-mail when your registration is approved.

The week of May 19th our Mountain Shadows' streets were re-paved and restriped. Asphalt MD's did a great job. Also, the rose garden was completed with new irrigation and desert rock in April.



Southern California Edison shut down the power to our complex for a few hours on May 7 as a part of their proactive program to keep our system healthy. They used special equipment to check both for electrical leakage and deterioration in our main underground conduit system. Aside from a couple of corroded elbows into junction boxes (which they replaced), they found our lines trouble-free. Good news that comes with a ten-year warranty.

INSURANCE REPORT

On April 8, 2014 I had the pleasure of walking through our complex with Lewis Cohen, our insurance agent. Loss control representatives come through periodically and do an assessment of our insurability so Lewis and I thought we would get a jump on it. It was great news, but really no surprise, to hear that we take excellent care of our property from an insurance standpoint. William is very good about correcting any small issue before it becomes a safety concern.

Any minor fixes have already been taken care of. The one that you, as an owner, might find noticeable is the abundance of growing things up against walls and on roofs. John Glatz, Andres Garcia (our landscape contractor), and I outlined all areas that need some trimming. The few of you that have overgrown plants on your patios that may contribute to safety issues, structural deterioration, or pest problems need to get your trimming done as soon as possible. You will be receiving notice from the office if you are unaware of a concern; Andres will make his crew available at a fair labor rate if the responsibility is yours and you want some help. Andres and his crew will be working to shear up the overgrowth in the common areas during the summer.

We are very fortunate to have an experienced agent who works with us on premium costs. As a result of this and of course our great loss history, we rarely see an increase in premiums year to year. Let's work together to keep it that way. If you have any insurance questions or questions on the above, I am always available by phone at 206-669-2256. Celia Hart, MSHOA Board, Insurance Committee