

MOUNTAIN SHADOWS HOA ANNUAL NEWSLETTER MAY 2019



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In Memoriam:

Jim McEvelly

Mauro Pappallardo

President's Letter: May is still a wonderful time to be in the Coachella Valley. Many of our seasonal guests have departed while a good many of our owners are still here enjoying the spring weather. The day time temperatures are warming with the nights still pleasant and a great opportunity to enjoy the surrounding communities and the many free outdoor concerts thru the month of May..

This spring the board has been working on efficiency projects and bench trending or meeting with other HOA's to compare operating issues and best practices. While we all know that costs will continue to increase, we are trying to leverage our available funds with rebates to reduce our overall operating expenses. This will lead to efficiency projects such as irrigation, LED pool lighting and newer pool pumps.

CC&R PROJECT; Last year we updated the Association By-Laws, this year we are updating the CC&R's. With all the changing California laws it's critical that we keep our documents current. The board has spent many personal hours and legal costs reviewing our original documents to address changes in the laws and clarify maintenance responsibilities.

The maintenance clarifications are based on the original CC&R's and are critical to keeping our costs or monthly dues from increasing dramatically. We have also considered the costs to infrastructure impacted by renters as compared to an owner that does not rent and their use is only as a second residence. If we do not approve the amendment, the association will need to dramatically increase the collection of reserve funds for many unfunded areas. In addition, know that the Association attorney has assisted us and provided guidance in enacting many HOA best practices to bring our documents in line with other HOA's within the Coachella Valley.

Please vote to approve the ballot measure as soon as practical. Ballots and mailings cost us, the association and YOU money. If we do not receive enough responses we will have to continue mailing additional ballots at additional costs to us all.

Please contact the office if you would like to schedule a time to discuss these issues with me.

See everyone on October 26th for our annual meeting and barbeque.

BOARD OF DIRECTORS

President: Ron Zahoryin

Vice President: Pat Dobremysl

Secretary: Suzan Felando

Treasurer: Celia Hart

Director: Kinga Marcinkowski (Pools)

Director: Robert Stolhand (Streets)

Director: Ed Nichols (Landscape)

Director: Ed Maiuro (Buildings)

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STAFF

JoAnn Williams—Office Manager

William Borquez—Maintenance

Alfredo Solis—Maintenance



Hello, Neighbors!

Landscaping is always a work in progress and the past few months we have been focusing on water conservation, tree removal and partnering with the Palm Springs City Council on the Lawrence Crossley landscaping project. Our current irrigation system is in desperate need of updating pipes, sprinklers and timers. We're spending a lot of money trying to repair and maintain an outdated system that is no longer servicing our landscape water requirements. Currently we are in the process of researching irrigation improvements to the community and there are several Desert Water Agency rebates that will help with the cost of the upgrades.

We realize our trees are beautiful and they are an important part of our community, but we have many trees that are close to 50 years old and are becoming a liability to our Association. If these trees or branches were to fall, homes and residents would be in jeopardy. Several dead or dying trees have been removed, citrus trees have been pruned and many of the overgrown trees were trimmed to improve the health of our trees and avoid potential damage, especially in high winds. If you have any concerns about a tree on our property, please bring it to the attention of the HOA office. We need your help in identifying these potential hazards.

A special thank you to our homeowners with a green thumb who have been taking care of the existing landscape and improving the areas around your homes. Your extra effort keeping our community beautiful is very much appreciated. Enjoy your summer!

~Pat Dobremysl & Ed Nichols



The Lawrence Crossley landscaping project started irrigation installation on May 6th. The landscape plan includes planting palm trees, palo verde, jacaranda, acacia shrubs and lantana for color. It will take time for these plantings to mature to their full beauty and it will require patience in the interim.

Insurance Report: The best thing one can say about insurance is nothing. So, here's to nothing. We are well covered by Farmers. The annual mailing to owners is coming soon and will contain our current insurance information. Please let the office know if you have any questions.

As always, remember to shut off your water and water heater when you leave. Upon your return check your water supply lines. Our desert heat and our aging plumbing love to cause problems for our owners.

Lost & Found: Located in the HOA office are numerous items that have been left behind. Please stop by and claim your mis-placed items. Lots of clothing, hats, watches, towels, keys, speakers, etc.

Treasurer's Report: Congrats to our owners for paying your HOA fees and staying current. We have no properties in lien and very few delinquencies.

We are through ten months of our fiscal year and all is well. We are currently operating under budget and expect to end the year with a surplus. Our reserves are growing in anticipation of some large expenditures for upgrades and maintenance. Our reserve study this year shows us to be 41% funded (100% funded would rebuild the entire complex). This is in line with prior studies.

Library: Inside there are books, puzzles, magazines, games, pool toys and children's furniture. Your pool key opens the door.

You will shortly receive an annual statement including the proposed budget for 2019-2020 and a summary of the reserve study. There is no planned increase of dues for the next year. Please review this material; it is your money. Contact the office if you have any questions and they will be forwarded to me to get you answers.

Swimming Pools: Please help us take care of the pool furniture. It is very expensive to repair. Using towels on top of the slings will protect them from chlorine and lotions. Also be aware that pets are not allowed in the pool areas per health department regulations. And lastly, please do not adjust the heaters. Contact the office if you have a concern.

Fire Extinguishers: There is one located in each parking area and are to be used in emergencies only. They are tested once a year and have permits and instructions on the outside of the box.

Security: Please make sure your vehicles are locked and you don't leave any valuables inside. Try to make your home not look vacant by leaving lights on timers or have motion lights. Call the police dispatch line at 760-327-1441 if you see any intruders.

Coyote Warning: Just like last year, the coyotes are abundant. Please be careful, especially at dusk and dawn, as these are the times they are on the hunt. We have an influx of rabbits also, so this attracts them too. Animal control advises carrying a loud horn and a big stick. The phone number for Palm Springs Animal Control is 760-323-8151.