

MOUNTAIN SHADOWS HOA ANNUAL NEWSLETTER NOVEMBER 2022



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In Memoriam:

Jeanne Rynn

Bill Oakland

Johnnie Broadfoot

Frank Briguglio

BOARD OF DIRECTORS

President: Randy Sawyer (Insurance)

Vice President: Steve Bell

Secretary Judy Eaton

Treasurer: Lori Eaton

Director: Kinga Marcinkowski (Pools)

Director: Melissa Volchok (Streets)

Director: Rafael Cardona (Landscape)

Director: Sue Green (Architecture/Bldgs)

Director: Anna Luna (Security)

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STAFF

JoAnn Williams—Office Manager

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President's Letter: Thanks to everyone that attended our 2022 Annual Homeowners Meeting. It was great to see everyone in person for the first time since Covid19!! My apologies to the Zoom attendees as we have some bugs to work out to make that more successful. Our three new directors are Steve Bell, Rafael Cardona and Anna Luna. Welcome, and I am so excited to work with you and our continuing directors.

We have had a challenging year in the community with the theft of our pool equipment. The board has worked to fortify our equipment structures and continue to look at further measures. We have also hired a new security company, O'Linn, that is patrolling our property three times a night and we have seen a significant reduction in nighttime visitors.

Part of the increase in dues this year was to get our reserve contributions up to the recommendation of our Reserve Study. This will allow the board to work on the next phase of the street paving. The plan is to pave Arroyo and do some patching of the potholes in the parking areas. We will also begin the repair and replacement of some wood of the exteriors of our buildings

The continuing drought has caused DWA to enact water restrictions. We were able to work with DWA and O'Connell to convert the landscaping along Golf Club to Desert Scape and got approved for a rebate from DWA that will almost completely pay for the conversion. This will help us reduce our annual water bill and has freshened the curb appeal of our community. Palm Springs has just announced a matching program with DWA for Desert Scape conversion that will double the dollar amount available, so we are going to be moving forward with additional conversions. This will allow us to further reduce our water bill and allow us to focus our resources on keeping our beautiful, common areas of grass that define our community.

We are a working board here in Mountain Shadows. In order to make sure we are doing the best job to manage our community, the board has been exploring management companies. The new board is going to continue discussions and look at hiring a consultant that would be able to assist us with improving our internal documents and processes. In addition, we could use some help on a Landscape Committee and an Architecture Committee. Please drop a note to JoAnn if you are interested in joining in to help us.



Landscape Report by Rafael Cardona: As you know from my report at the yearly meeting, the upgrading of the irrigation sprinkler systems came to a halt after the completion of the second of seven sections. We are going to stop the irrigation upgrades at this time and focus on the desert scape improvements as the savings on water usage will be more significant. Also, note that we are currently looking into weather- based Smart Controllers.

The 12,000 square feet desert scape upgrade on Golf Club Drive was completed last week and looks good. The costs of the project will be roughly \$39,500 but approximately 75% of this expenditure will be refunded by Desert Water. Given this incentive, we are in the process of arranging for another 10,000 square feet area to be upgraded. The significance of this vital upgrade translates to yearly water use savings of roughly 670,000 gallons of water. We are all concerned about water use and expenditures, so these desert scape upgrades will give us significant savings.

The summer pruning of our 200 plus palm trees was carried out successfully. Spring pruning of our 75 citrus trees and 18 olive trees was also completed timely and in accord with ISA regulations. Winter grass was not seeded this fall due to the new water use restrictions. Hence, we will see some brown patches around the property this winter. But this will allow us to be compliant and save some money on water use. Summer grass is dormant and in good shape. Lastly, I'd like to gently remind everyone to report all landscaping/water waste issues to JoAnn. Doing so will allow her to expeditiously manage your concerns and enable O'Connell Landscaping to act as timely and efficiently as possible. Note that due to budgetary reasons we only have two fulltime O'Connell employees on the premises. I appreciate your continued patience and support of our landscaping work.

Short Term Rentals: If anyone sees or hears problems with short term renters, please call the Palm Springs City Vacation Rental Hotline at (760) 833-7988. Also if you are an owner who rents, please post the Rules and Regulations in your home and your rental sign in the window, and be sure to register with the City of you rent under 30 days.

Social Committee: Angus is looking to form a social committee to bring activities to the HOA, such as tennis and pickleball games, lawn activities, pool exercises, bike rides, golf games, group walking, etc. If you are interested in joining him please let the HOA office know. Also, there will be coffee and donuts served on Friday mornings at 9am during January, February & March. Come meet your neighbors and friends in the library.



Treasurer's Report: Fiscal Year 2022 ending in June gave us a -\$34,184.49 expense over income. This was mostly due to the pool pump/heater theft's as well as increased cost for Waste Disposal, Electricity, Gas and Water. Our monthly dues went up by \$55.00/month July 1st to a total of \$410.00 per month. This will allow additional money to be added to the Reserve Account for future projects. Currently our Reserve Account is funded at 45.9% which falls in the 'Fairly Funded' category.'

Swimming Pools: As most of you know, this year was very tough for our Mountain Shadows' "pool department". Our complex was one among many in Coachella Valley which was victimized by the thieves.

Our pools' pumps and heaters have been stolen despite all the security measures we could provide. Since then we have installed iron grates on all pool equipment areas, bolted all equipment down and installed security lights around. The pools are back to their past beautiful glory. Pools 1, 2 and 5 are being heated for the near future.

Security: We currently have 3 roving patrols per evening at various times. If you are witness to any security issues, please call O'Linn Security at 760-320-5303. And remember to always lock your vehicles!

Architecture/Buildings: Several requests were made this year for patios, windows, doors, and repairs. They all look terrific and are now completed. We have been working on Solar Guidelines, Electric car charging options, repairs for roofs and exterior wood replacements, bids for painting and completed a Reserve Study. The Reserve Study includes streets, roofs, recreational facilities, and many other items that estimates the costs of common area long and short-term repairs and replacement expenses over a 30-year period. Each component is given a useful life, remaining life, and estimated cost. A reserve study then calculates the funds necessary to cover these expenses by creating funding plans for the Board of Directors to review and plan.