

# MOUNTAIN SHADOWS HOA ANNUAL NEWSLETTER MARCH 2023



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### In Memoriam:

Harry Stoinoff

Scott Ellsworth

## President's Letter:

Greetings Homeowners, I hope you are all having a great 2023 so far. The Board has been working hard to address some of the maintenance issues and I would like to thank you homeowners for your patience as EmpireWorks has been repairing and replacing damaged siding and trim. We have some additional work that has been approved but will not be started until late April. We also found that the lighting in the pavilion needs to be replaced so that work has been approved.

The board will also be working on the next phase of the street paving. The board is getting an updated bid from AMS Paving and will be reviewing it at the March budget planning meeting. Then we will be deciding on which areas will be paved this summer.

We are continuing to work with DWA to ensure we comply with water restrictions. We have received our first rebate from DWA for the first phase of our desertscape and got approved for a rebate for the second phase which is in the works. Many thanks to Rafael and the newly reconstituted landscape committee for their help. We have also been battling our irrigation system with breaks in the supply lines. We have been working with O'Connell to find solutions and will be having an independent contractor come to review the issues and provide some recommendations to the board.

The board is also having a budget planning meeting March 25 to review the proposed budget for FY 2024. We are constantly working to keep our operating costs down, however, Desert Water has increased their rates, electricity and gas rates are climbing, labor and material costs have increased and the mandatory requirement to have the organic waste service has driven our garbage bill up considerably. We will also be contracting with the company that does our annual reserve study and will be keeping the community informed of their review.

We are a working board here in Mountain Shadows. We can always use some help on the Landscape Committee and possibly creating an Architecture Committee. Please drop a note to the HOA office if you are interested in joining in to help us.

Our New Organic Waste System is up and running. Please see the acceptable items posted by the garbage areas. Unfortunately several plastic grocery bags are not compostable, so please do not use them. Compostable bags may be purchased online or in stores.

## 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)

## CONTACTS

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## STAFF

JoAnn Williams—Office Manager

William Borquez—Maintenance

Alfredo Solis—Maintenance



**Landscape Report by Rafael Cardona:** I'm excited to share that Phase II of our desert-scape upgrade will be completed in the next two weeks. We had to place the project on hold for about 10 days for the designer to complete the final layout map - which arrived tonight and will be sent to the Landscape Committee for evaluation. Note the installation of the needed irrigation system is almost complete.

Over the next few days, the Landscape Committee will help me review the layout map and make appropriate changes as needed. Then I will approve the project for O'Connell Landscaping to begin planting and laying the rocks and boulders. Our expected completion date for Phase II is the end of next week - March 10.

The Board is considering filing a Phase III desert scape upgrade application this summer for execution in the fall. The other option suggested is to wait until early 2024 to file the application and upgrade a larger physical area than in phases 1 and II. Note: we received the refund from DWA for Phase I and will receive the rebate for Phase II as soon as the project is completed next week.

The result of our Phase I desert scape upgrade has already saved us thousands of dollars in water expenses.

The use of Smart Controllers has been tabled until we consult with the main pipes specialist. It appears the root of our irrigation/water pressure issues stems from our 50-year-old pipes.



**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 if you rent under 30 days.

**Social Committee:** Angus is still 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.

**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. There will be a charge for this service if they come out. And remember to always lock your vehicles!

**Treasurer's Report:** Due to our expanding cost for building repairs of over \$130,000 plus the cost of paving Arroyo and Montecito you will see a large decrease in the Reserve Funds. It does seem like a large amount, however the state requires every HOA to have funds available for upcoming repairs and replacements of our buildings, pools, roads etc. Each month a portion (\$85.21) of your monthly HOA payment of (\$410.00) is allocated to the Reserve Fund account, these funds are used for this type of repair work.

**Swimming Pools:** The cold and windy weather we are experiencing in the last couple of months did not help our residents and guests to fully enjoy our beautiful pools and spa. This will change in a few weeks and more people will be able to use our sparkling pools.

Currently, the main pool #1, spa, pool #2 and #5 are heated. The Board decided to keep only these three pools heated this winter due to unexpected, huge rise in the cost of gas. We appreciate your understanding and thank you for your cooperation.

As some of you have probably noticed, a few weeks ago our beautiful fountain has been vandalized. Fortunately, we were able to repurchase the broken pieces and in the next couple of weeks the fountain will be restored and running again.

**Architecture/Buildings:** Empire Works has been busy replacing and painting worn out siding and wood trim in various buildings in the past few months. We will continue with our repairs with the upper end caps on the large 4x12 beams in a few months as well as other repairs throughout the summer. The Pavilion will be getting new electrical upgrades in the next month. The tennis courts will be having three new posts. We will be replacing roof tiles as needed. If your condo needs exterior repairs, please contact the office.

As homeowners we all would like our community to look in good repair. We have noticed there are several window screens and patio covers that are torn, damaged, or need painting, wires hanging out windows and unapproved sun covers attached to the exterior of the buildings. Please take time to look at all of these areas and replace or repair them in the next sixty days. If you have any questions, please contact the office.