

MOUNTAIN SHADOWS HOA ANNUAL NEWSLETTER NOVEMBER 2023



In this issue:

- * President's Letter
- * Organic Recycling
- * Landscape
- * Short Term Rentals
- * Social
- * Security
- * Treasurer's Report
- * Pools
- * Architecture

In Memoriam:

Stanley Moore

Sue Fieser

BOARD OF DIRECTORS FY 2024

President: Randy Sawyer (Insurance)

Vice President: Steve Bell

Secretary Judy Eaton

Treasurer: Lori Eaton

Director: John Miraglia (Pools)

Director: Melissa Volchok (Streets)

Director: Rafael Cardona (Landscape)

Director: Sue Green (Architecture/Bldgs)

Director: Anna Luna (Security)

CONTACTS

Office Phone: 760-328-1076

Fax: 760-883-5544

E-mail: mshomer08@yahoo.com

Website: www.mountainshadowshoa.org

Office Hours: M-F, 8AM TO 12 Noon

STAFF

JoAnn Williams—Office Manager

William Borquez—Maintenance

Alfredo Solis—Maintenance

President's Letter:

Thanks to all that attended the 2023 Annual Homeowner's Meeting. It was great to see so many of our neighbors face to face and share the things that we all love about our community. And it is great to see so many original owners and hear their stories. Many thanks to JoAnn and volunteers for making the BBQ party a resounding success! Also lets welcome John Miraglia to the board.

The board has been working on a number of projects this year. We completed repairs on our buildings, paved 5 parking lots, continued converting over to desert landscape, and re-plastered pool 5. Also, we have managed to significantly reduce water consumption.

This coming year, we hope to pave the rest of the parking lots on Arroyo. And we will be working in the spring to plan and complete Phase 5 to the desert landscape, which will probably be the last major landscape conversion.

I am looking forward to working with the board this year to continue ensuring our community is the beautiful green oasis that we love.

ORGANIC RECYCLING: Please remember to sort your trash into 3 bins, Blue for paper recycling, Green for organic material and the large bin for regular trash. Organic recycling consists of food items, plant cuttings, See signs on doors of trash areas.



Landscape Report by Rafael Cardona: I'm elated to share that over the course of one year, starting in October 2022, four desert scape upgrades have been installed with the fourth one now in process. Our landscape partner, O'Connell Landscape, has completed the removal of grass and this week will install the irrigation system. Throughout November, bender boards, weed barriers, plants and rocks will be installed, with final touches scheduled around December 15. Hence, Phase 4 is due to complete the second week of December 2023. Phase 5 should be our final round and is currently being planned and potentially scheduled to take place in Spring 2024.

To give you some perspective on the impact of the landscape upgrades initiative, approximately only 1 acre of turf has been removed out of about 7 total acres that are covered with grass throughout the entire property. Note one acre equates to roughly 43,500 square feet. So, in essence, not much turf has been removed and yet the fiscal impact has been significant.

The costs of the four-phase upgrades total \$161,834.00 of which Desert Water gave us a rebate of \$109,994.00. This makes our total investment only \$51,840.00 or 31% of the total costs. Consequently, our water usage and bills have both decreased by almost 30% in one year. Additional factors contributing to these savings are the city mandated water usage reduction, enhanced landscape management efforts and improved communication with O'Connell, as well as the repair and monitoring of our water pressure regulators. Note that all 7 water pressure regulators will be changed by the end of November 2023, which will positively impact our water use.

Should you have comments, questions or wish to be a part of our Landscape Committee, I invite you to please reach out to me via the office.

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. And remember to always lock your vehicles!

Treasurer's Report: In the past year we have worked to move our existing CD's into new higher rate CD's. We moved our First Foundation CD to Alliance Association Bank and were able to secure a rate of 5.13%. We were also able to renew our US Bank CD with a rate of 5%, as well as our Pacific Premier CD at a rate of 3.92. Our current Reserve balance as of the end of September was \$594,210.18 and our current Operating account balance as of the end of September was \$106,046.68. Our Reserve account is currently funded at 27.5% which is on the low end of being well funded.

Swimming Pools: Pool 5 was re-plastered late this summer and will have the deck resurfaced next spring. Due to high gas prices, only the main pool, spa, pool 4 and pool 6 will be heated during the season. Pools 3, 4 and the spa are scheduled to be re-plastered in the next few years. Please remember to close pool gates when leaving and putting down any umbrellas when used.

Architecture/Buildings:

Our wood exterior is almost 50 years old. Last year we started removing and replacing deteriorating wood and have finally completed removing rotted beams on several end units. Currently we are working on bids to replace several tiles on the roofs due to heavy wind storms. We will continue to make repairs as needed. If you see any repairs needed please contact the office.