

Palm Canyon Villas Homeowners Association

January 2018

I have good news and I have bad news!

The Bad News. . .

All owners were informed of plans for our Membership Meeting, scheduled for Saturday, January 13, 2018 at Las Casuelas Nuevas restaurant. Each year our mailing gives details of the meeting, includes information about the election for directors and encourages completion and returning of the ballot. For many years we have had challenges in obtaining the required quorum which is merely a majority of voting members. That means we need 113 ballots out of 224 to conduct a meeting.

This year 36 interested and enthusiastic owners arrived to hear information about your association presented by the five board members in attendance and two management personnel while the ballots are being counted. We waited until 9:00 AM, waiting for and hoping for additional walk in ballots. Unfortunately we only received an abysmal 99 ballots available for counting toward the 113 legal requirement. So, there could be no meeting.

Phase I - 60 units with only 35 available toward a quorum - only 58% participation
Phase II - 57 units with only 27 available toward a quorum - only 47% participation
Phase III - 54 units with only 22 available toward a quorum - only 41% participation
Phase IV - 53 units with only 15 available toward a quorum - only 28% participation

Did I forget to mention – 14 of the ballots received were not signed so not available for use toward a quorum?

My personal thought - “If you don’t vote, you have no justification to call or complain - about anything.”

36 interested owners and 7 others wasted their time because the majority of owners did not take a minute or two **to complete a ballot, insert it in an envelope, sign it and mail it in the self-addressed postage paid envelope. How much easier can we make it for you?**

A follow up Membership Meeting is scheduled for Friday, January 26th wherein we only require 25% of the voting ballots to qualify for a quorum. We have a quorum with current ballots so the meeting will be held. There will be no speeches, there will be no guest speakers, there will be no donuts or snacks, and there will be no coffee. If you enjoy watching a few volunteers open envelopes and count ballots, you are welcome to come and watch. Everyone will be notified of the voting results.

It is a costly endeavor to prepare for the annual meeting; planning, renting and paying for a venue and coordinating with guest speakers to inform those in attendance. Let’s hope next year there is a bit more

participation. If not, we may not waste the money on renting a venue and have the meeting at a gazebo at one of the pools. Why waste your money if your neighboring owners don't care enough to participate and vote?

The Good News. . .

Your investment in Palm Canyon Villas is continually increasing. The complex is in better shape as time moves on, sales prices are increasing with units for sale at a very low inventory, the unaudited Reserve Funds account was over \$850,000 at year end and we anticipate being well under budget for 2017 and will be transferring excess funds to continue to allow our Reserve Fund to grow.

We've been lucky in 2017 with few major expenses. Even the devastating floods that caused havoc with the landscape along Highway 111 and into numerous areas in two phases did not materially hinder our expenses for the year. What was anticipated to be an enormous expense to repair the tennis courts behind parking lot 4 that were turned into what looked like a new swimming or wading pool ended with great news. With the non-stop coordination and cooperation between Ray Hungerford and additional personnel pulled in by our landscape company, MirageScape, over the emergency weekend and the following week, cleanup and repairs were completed at minimal expense. We owe a debt of gratitude to all who participated in that cleanup.

Another major one-time expense we did not incur last year was some major termite repair work in Phase I. Even with attempts over a number of months, we were not able to coordinate with eight owners in one building to complete the work. Months of planning went into attempting to plan around each owner's needs, only to fall apart at the end due to lack of cooperation. The eventual repairs will cost more to the Association. This has taught us to "just do the work when needed and quit trying to be the nice guys". You live and learn.

Onsite Office – Now “Maintenance and Operations”

Apparently not everyone read or took to heart the changes we have made to the on-site office recently. Our on-site manager was hired to maintain the association's grounds and assist in operations. His office has turned into a complaint office, front desk, rules monitor, noise monitor, rental desk assistant, etc. All of this takes his time away from maintaining the complex and we all lose. We do not take care of rentals. That is the responsibility of the owner or their agent. Questions from renters or tenants need to be directed to the owners. If you have a question about rules, read the copy that is sent each year before calling the office for help. If you need help, that is fine but have your copy in front of you to explain what page and item number you need help with. If neighbors are making noise at night that bothers you, call the police. We can't help you days after the fact. Call when the problem is present.

Just the usual reminder, our on-site manager is still available by phone most weekday mornings for questions you may have regarding your unit or something having to do with the complex. **There is no need to wait for a board meeting.** Any question you have can be taken care of during the week or by leaving a message at the office telephone (760) 324-4835. He will return your call that morning or during the following business day. He is also available via e-mail at PCVCHOA@AOL.COM. Should there be any emergency and he is not available - **only something you would need to call 911 for** - you can call the Personalized Property Management at (760) 325-9500 and someone will assist you.

Respectfully,

On behalf of the Board of Directors

David J. Meyer
President and Treasurer