

Palm Canyon Villas Homeowners Association January 2019

I have good news and I have more good news!

We had more than the usual number of owners attend the Membership Meeting scheduled for Saturday, January 26, 2019 at Las Casuelas Nuevas restaurant. Each year our mailings give details of the meeting, include 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. I know we have commented for years about the lack of cooperation with respect to owners voting but with all the communication and request to complete the ballots, we had 121 valid ballots received, nicely over the minimum 113 required to hold the meeting. Thank you all for your participation in this year's balloting.

The board, on behalf of all owners, would again like to thank Sandra Taylor, Rose Marie Lane and Larry Ortega for their assistance in opening and tabulating the ballots that were received. We also are grateful for board member Kim Miller serving as Inspector of Elections and informing the board and the owners of the outcome. I am proud to announce that incumbents Mike Jacobs and Rolland Johnson were elected to serve on the board for another two years. An official Annual Election Tabulation will be coming from our management company.

The board noted that we had present in the membership meeting many long time owners but there were a number of new faces that are recent owners within our complex. It is always nice to see additions to our community and that always presents a challenge to speakers at an annual meeting.

Following legal necessities and introductions, I decided to speak less from an official long, fact filled prepared speech and move more into a casual Town Hall meeting. I spoke of the financial events that were important for the preceding year and mentioned we were proud that the unaudited figure for year indicated we were just over \$53,000 under budget and that would add to our substantially strong Reserve Fund with over \$1,009,700 as the current balance. We were blessed to end a year where we had few costly repair expenses and were under budget for most major line items. The board works judiciously to spend your money wisely but the incomparable Ray Hungerford continues in that endeavor, forever seeing that we get every bang possible for every buck spent on both ongoing expenses, maintenance necessities and improvement projects. We thank you Ray from the bottom of our check book.

Mike Raubolt, the owner of our landscape company MirageScape, was able to attend the meeting and spoke of the ongoing work completed by his staff. He mentioned the personal relationship maintained between the board and the on-site manager with his staff with weekly meetings and an occasional pizza party that encouraged more cooperation amongst everyone. It adds to a family atmosphere and personal pride in the work they accomplish that always adds to productivity. Mike spoke about the current landscape project he is working on along Waverly Drive in conjunction with Desert Water Agency to assure that we are following all items necessary per the \$20,000 grant received toward completion.

I shared with the attendees that we do not have any major capital expenditures planned for the next few years as we make every effort to be proactive and work with ongoing maintenance projects that extend the life expectancy of major components. Roof replacement is one of the most costly items in our Reserve Fund analysis. Although roofs have a life expectancy of about 10 years, our annual maintenance program, costing us less than \$9,000 annually, is yielding us an almost unlimited life expectancy. Our pool decks were all replaced a few years ago in each phase and we are adding to their life span with maintenance scheduled each year. It is inconvenient when we inform owners of the necessity to move out of the parking lots for a few days but the slurry coat applied also adds to extend its viability. New roofs, new decks and new parking lot paving costs all come from the reserve fund when necessary. Proactive maintenance costs come from ongoing expense accounts which allows our reserve fund to grow and allows the board to maintain monthly assessments as low as possible.

It was noted at the meeting that communication from the board has been less than stellar of recent. I mentioned that my personal time had been pulled in too many directions in 2018 and that my amount of volunteer time had been diminished. I also promised that I and the board will made every effort to keep information flowing to those owners not able to attend board meetings.

Onsite Office – Now “Maintenance and Operations”

Our on-site manager was brought on to maintain the association’s grounds and assist in daily operations. His office 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