

Palm Canyon Villas Homeowners Association

April 2018

All The News That's Fit to Print . . .

I would like to take this opportunity to announce that David J. Schuknecht, CMCA, is our new representative with Personalized Property Management. We began with PPM over two years ago and are continually utilizing more of their offerings that our owners can take advantage of. Recently there have been changes internally within PPM regarding accounting and other administrative areas that allowed this representative change to take place. Mr. Schuknecht has met with management, understands the uniqueness of our complex and is dedicated to working with our on-site manager and your board to make life as smooth and easy as possible whenever dealing with our owners. Please recall that our on-site office is always the initial contact regarding operations and maintenance items for the complex. A call to Ray's office is the most efficient way to get things done. Should he not be in at the time of your call and so long as it is not an emergency, please leave a message and your call will be returned. We all welcome David to our team and look forward to working with him well into the future. He may be contacted at david@PPMInternet.com or at (760) 325-9500.

Safety, Safety, Safety.

Our last memo relayed information about our Annual Meeting, or lack thereof. I and other board members have received numerous comments on the cancellation of the meeting due to a lack of receiving a quorum. We all agree it was truly unfortunate, for the annual meeting is the best occasion and venue to share news about your Association. One of the most important topics planned for discussion at the meeting was SAFETY. Probably going unnoticed, the Association is continually making repairs, changes and improvements around the complex to assure it is as safe as possible for both owners and their guests. No matter how safe the area may be, there is always the potential for an injury. In order to combat that, we have vendors, personnel with our landscape company and our on-site manager continually inspecting the grounds. Any item noticed that might be a problem is responded to immediately. Please take this into consideration should you hear from us following our upcoming annual grounds inspection that includes all of the common areas around your individual units. Personal items intruding into the common area are not allowed per governing documents but more importantly need to be eliminated for overall safety of the complex. Hallways, walkways and entrances from parking lots must always be completely clear of any personal items. The last thing we need is to have to defend ourselves against frivolous injury claims. They can present problems such as increased insurance premiums to say nothing about wasted time and effort for many people in research and defensive measures.

Pets and Pools

While speaking of Safety, we need to remind everyone that all gates around the four pool areas are to be kept closed **At All Times**. This is for everyone's safety. We have the luxury of having beautiful and welcoming open pool areas only because of the gates located at all pool entries. Gates also keep out unauthorized people

from coming on to the grounds and remind everyone that pets are not allowed within the gated areas. It has been reported a few times recently that owners and guests are bringing pets into the pool areas or walking them from the parking lots to inside patios. We have also heard many comments about owners walking their dogs in common areas or near the complex without being on a leash. Remember that leashes are required at all times by PCV but more importantly by Riverside County. Please help protect PCV. Please follow rules and don't put your neighbors in an awkward position in having to report your indiscretions.

Some Good News. . .

We are happy to share the news that your investment in Palm Canyon Villas is continually increasing. The number of units listed for sale are few. Units that are up for sale are moving quickly, sometimes even before the listing is advertised. Sale prices are increasing partly due to the excellent condition of the grounds and our substantially strong financial position. With excess funds recently transferred from our operating account to the Reserve Fund following the year-end audit, that account balance now exceeds \$1 Million Dollars. Please know that each and every decision management and the board decide upon is geared toward safety, keeping the complex up to date and in a first class condition. We always strive to make sure we get the most bang from the buck we spend from your monthly assessments.

Onsite Office – Now “Maintenance and Operations”

Just another reminder. . . . 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 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