



ANNUAL MEETING

The Casablanca Home Owners Association annual meeting will be held at the Hope Lutheran Church, 45900 Portola Ave., in Palm Desert on Saturday, March 22. The meeting will start at 10:00 AM. Please plan to attend. You will get caught up on your associations business and financial status

Windrow Trees Removed

Most of you I'm sure are aware that the trees and shrubs lining the outside of our North Perimeter wall (the Villa Portofino side) have been removed. The trees were ripped out the second half of January.

Periodically over the years, our Association has had to pressure the developers of Villa Portofino to maintain the vegetation next to our wall. In general, it tended to become an unsightly tangle of overgrown vegetation. Again, this past year we were requesting the developer to trim the trees and maintain the area. It appears they made a decision that was the most expedient by eliminating the problem all together and removing the trees at this time. A phone call to them revealed that they are in the early stages of a new phase of construction. Forty new units are planned to be constructed

This may be a decision that may come back to haunt them if the new phase does not progress in an efficient time line.. Villa Portofino has developed very slowly and the whole complex is not landscaped, allowing sand and dirt to blow on windy days. The trees were a windrow for us, minimizing the amount of dirt blowing over the wall into our complex. It may turn out that more complaints will be coming in to the City and County agencies for air quality control. These could cause fines to be levied against them. Time will tell. **If you see blowing sand coming over our wall from Villa Portofino, call the**

county air quality control toll free 1-800 phone number at 1-800-288-7664. A better response from the agency is assured if more than seven people make phone calls about the same incident. The City contact is a Mr. Michael Adkins at 346-0611, extension 477.

In the process of removing the trees, a piece of their equipment hit our wall, removing about eight feet of coping from the top of the wall. They will be responsible for replacing the missing blocks.

Rest Room Facility

The newly constructed rest room in the pool #2 area is complete. The City is requested that a ramp be placed at the bottom of the entryway door to comply with the requirements that it be handicapped accessible and the sewer line needed to be upgraded.

Neighborhood Crime Watch Report

By Syd Sonneborn

Deputy Chris Brown of the Palm Desert Police Department provided interesting crime analysis of our specific area to Syd Sonneborn of the Communications Committee. The City is divided up into 5 main reporting districts. We are in district 36 and our sub-district is G6. This area covers Country Club to the North, Portola to

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the East, Hovley Lane W. to the South and extends West to Via Fonda (the next street West of Armanac Ct).

The latest report we have is for the last six months covering July 2007 through December 2007. There were 68 calls for service in our district 36G6. There is a seasonal variation with fall and winter having most of the calls peaking out in November, which had 18 calls for service. Traffic incidents were the most common calls for service. There were no violent crimes reported. 8 disturbance calls were reported and only 1 theft.

Crime Statistics for the whole City

The United States Department of Justice (DOJ), Federal Bureau Investigation (FBI), post annual crime statistics in the Uniform Crime Report (UCR). Crime statistics are based on the police department's reporting of specific Part I crimes. Part I crimes are defined as homicide, forcible rape, robbery, aggravated assault, burglary, vehicle theft, larceny-theft, and arson. The official Annual Crime Statistics are posted once a year in late October for the previous year. Therefore; the last year we have complete information on is 2006.

In that year, our population was estimated to be 49,539. We had 3 homicides, 18 forcible rapes, 66 robberies, 82 aggravated assaults, 730 burglaries, 233 vehicle thefts, 1,792 larceny thefts, 4 arsons, for a total of 2,928 crimes. That averages out to 59.10 crimes per 1000 residents in Palm Desert. The average number of crimes in Palm Desert over the last 10 years has been 60.73 * Note: Total Crimes is percentage of crimes per 1000 residents.

Note: One should be cautioned against comparing statistical data of individual reporting units from cities, metropolitan areas, states, or colleges or universities solely on the basis of their population coverage or student enrollment. Valid assessments are possible only with careful study and analysis of the range of unique conditions affecting each local law enforcement jurisdiction. (1)

2006 Palm Desert Police Department Annual Report

Home care key as many begin to leave to escape heat

Edited by Syd Sonneborn

As temperatures begin the inevitable climb toward triple digits, seasonal residents are beginning to migrate to cooler environs to wait out the Coachella Valley summer. And that leaves dozens of homes vacant and untended for weeks, if not months. Leaving is more than just flipping a few switches and locking the doors,

Whether you are leaving your desert home for a few weeks during the peak of summer or you will not be returning from your permanent residence until next fall, planing for the care of your home is as important as finding the right child or pet sitter for your children or pets.

THINGS TO LOOK FOR

Whether you choose to prep your home for the summer shutdown on your own, or enlist an agency or friend to do the work and periodically checkup on your residence, there are a variety of problems that can crop up. Water damage issues are a critical source of potential problems. Water leaks and floods can be a result of broken pipes that are either above ground or under the slab, or from any number of other sources. I am aware of three incidents here in Casablanca, of copper hot water pipes bursting due to electrolysis. All happened in the summer months.

Unplugging ice machines, turning off the hot and cold water to the washer, and unplugging hot water circulating pumps will reduce the likelihood of flooding.

We're in a hostile environment. The intense heat can wreck havoc on an absentee homeowner's plumbing

Left unattended, toilet water can dry up in 45 to 60 days. Periodic flushing can eliminate the threat of an unpleasant homecoming for the homeowner.

Doors, wood furnishings, oil paintings and decorative items are also sensitive to the desert environment.

It's important that proper interior humidity is maintained to prevent doors, decorative pieces and furniture from becoming too dry and developing cracks."

WATER HELPS

Filling buckets of water and putting them on hard surfaces around the house adds moisture to the air. This moisture keeps artwork and wood items from drying and cracking.

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Bugs are another concern. It's important for absentee owners to maintain their pest control service while they are out of town.

Additionally, patio furniture and other presumably resilient outdoor items are no match for the hot desert summers. If there's a place to put it inside, put it inside. It will be in better condition when you come back in the fall.

TIPS TO GO

mechanical shutdown

Things to turn off disconnect, unplug or drain:

- Turn off all gas pilots
- Turn off water main to house if home will be left unattended for extended periods
- Turn off hot and cold water to washer
- Drain, flush and refill water heaters to remove sediment
- Unplug hot water circulating pumps
- Disconnect insta-hot units
- Disconnect golf cart battery
- Put car battery on trickle charger or disconnect car battery
- If you have plants growing on your patio while away, please contract with a gardener to maintain the area for the time you are gone

ALSO REMEMBER TO

- Remove all perishables from refrigerator
- Remove all open flour products (cereals, crackers, flour, etc.)
- Clean and store trash containers
- Place brown paper on(in exposed windows to block direct sunlight
- Place brown paper under edges of window coverings to protect carpet
- Drape plastic over hanging clothes
- Cover upholstered furniture Cover oil paintings with sheets of linen or coverings
- Fill buckets of water and set out for humidity control
- Clean and store patio furniture and cushions
- In case of an earthquake, move breakables or valuables, such as lamps, vases and artwork from high shelves and walls to floor level
- Use museum putty to secure items in place
- Leave a key with a trusted friend who summers here to assist in opening the house in case of an emergency while you are away. Have him or her check in the house periodically.

Action Items from Board Meeting 2/19/08

Jim Laraby and Al Castner will be joining the Social Committee and coordinating our next event. It will be a St. Patrick's day brunch on Saturday, March 15, held at pool # 4. The Committee will be providing the corn beef and cabbage, beer, wine and soft drinks. Participants are requested to bring hore d'oeuvres, salad, a side dish or dessert. the party will start at noon. Call Al or Jim at 773-3931 to R.S.V.P.

The Architectural Committee had two requests this past month. One for an alumnia wood patio cover which was approved and another for a remodeling of an entryway door. The board held a closed session meeting on this request following the regular board meeting.

The Communication Committee held its meeting at pool # 4 on Tuesday, February 12. The interesting issue brought up by a member was if most people were satisfied with the Time Warner Cable in our complex. They wished to have a pool taken of the members. Having just one company control TV access used to be a leverage device for the Board to get tardy members to bring their monthly assessment accounts into being current. That tactic no longer works if home owners subscribe to more than the basic TV service from Time Warner. They will not disconnect the service if the owner

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subscribes to more than the basic TV service. It may be time for the Board to reassess this policy based on the outcome of owners wishes.

The board approved three projects relating the the grounds irrigation pump. Installing dual "siamese" irrigation pumps and associated pipes & valves to facilitate switching from one pump to the other if one goes down, without having significant down time. The new pump will cost \$6283.59 and the by pass plumbing will cost \$1951.73. So Cal Pump will do the work. The other project is to place stone on the ground in the pump enclosure area and extend the wall of this area to block the Landscape's staging/ storage area adjacent to the pump area. The wall will be 8' long and 6' high. The cost for this project is \$ 4,500.

The Board also approved in the removal of two Eucalyptus trees that are encroaching on the owner's patio and possibly causing cracks in the patio wall and floor. The owner will assist in covering \$500 of the cost of removal.

The Board will cover the cost of copying the revised Earthquake Preparedness Manual and have it available for distribution to members at the Annual Meeting on March 22.

\$500 was allocated to the Landscape Committee to purchase replacement plants for those that died and have been removed.

Landscape Committee Report for HOA Board Meeting, Tuesday, February 19, 2008

The Landscape Committee has been working with homeowners who have made written requests for landscape changes through Management and also some verbal requests.

We will be replacing the shrubs we have removed as soon as we get approval for funds from the Board.

Many homeowners have expressed how good the landscaping throughout the complex looks, and we agree.

Many homeowners have commented about the annual flowers growing so slowly around their homes and also those which we have planted and the

answer to their questions is: extreme cool nights and not enough warm sunshine during the day. Now that the weather is beginning to get warmer, the annual flowers will begin to achieve their potential.

The gardeners have expressed their sincere appreciation for our providing them an on-the-grounds-inside-the-wall restroom.

Respectfully submitted,
Howard Butzer, Landscape Committee chair