



Your CasaBlanca

June 2010

NEW MANAGEMENT CO. APPEARS EFFICIENT

Our new management company, Desert Management, appeared to be very efficient in having extra copies of the meeting agenda at the meeting to be handed out to attending homeowners and having a printed sign-in sheet for all homeowners attending the meeting to sign. Board members also expressed pleasure on the quality of the Board Package they were given before

the meeting. This package contained a complete log on work orders initiated by management for the month.

Board Meeting, June 15, 2010

The Board meeting was called to order by President Gail Christiansen at 11:30 AM in the Community Room of the US Bank building. The new management team was on hand to conduct the meeting, Jim Lewis, a principle in the Desert Management firm, and his assistant manager, Rhonda Drews. Approximately 10 homeowners were present. Board Members present were Gail Christiansen, Lindsey Griffith, Dorothy Saulnier and Jim Laraby.

A member Forum started the meeting. There were not many comments but for a few of the usual landscape questions were aired.

Secretary's Report:

The Board is still trying to get the April minutes corrected from when Whitstar was the management company. It was decided to accept the minutes with the provision that the corrections that can be made, show up in the June Board meetings minutes. A few corrections were made to the May Board Meeting Minutes and were accepted as amended.

Treasurer's Report:

Lindsey Griffith reported that the association has on hand \$456,000 in Reserves. The Tennis Court Account has a negative balance as will the Swimming Pool Account when all bills are paid. The Painting Account has \$253,000 in it. Between Reserves and the Operating Accounts, we have a total of \$479,00.

Lindsey reported we have six Homeowner Assessment accounts in arrears. Gail reported that there are two of these accounts are still showing on the delinquent report that should not be on the report as they

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were losses incurred in 2009. The properties were foreclosed in 2009. These losses total \$10,375.00. We are now receiving monthly fees on both of these properties because one has sold and the other is bank owned.

We currently have 2 properties that are seriously delinquent and both of those have been sent to lien.

One of the first properties that was foreclosed in our complex (about 3 years ago), the homeowner disappeared owing us money. We got a judgement against him at that time but didn't know where he was. Gail just located him and where he is working and so now we are sending a collection company after him.

A new collection policy was made to appoint our new management company, Desert Management in charge and it was approved by the Board.

Business Review/ New Business:

The Al Miller Roofing report goes on. Rhonda was able to open the DVD disk to get color photos of the roofs that need work but still no addresses for each roof. Therefore, the issue was tabled until October. Hopefully, the needed information will be forthcoming this summer.

The Landscaping/ regrading project around pool #4 also had to be tabled because no bid for the grading has been received from Kirpatrick Landscaping Co. It will probably be put out to bid to other companies to get it accomplished.

The Board set the Board Meeting Schedule to be the third Tuesday of each month at 11:30 AM. The next meeting will be October 19.

Management Report:

Desert Management has received all of the files from Whitestar Management. We are also re-accredited as a non-profit corporation with the Secretary of State. While under the

management of Whitestar, a check was written to Southwest Pump. The Board was never made aware of any problems nor did the Board approve any repairs that were done. This was, to our knowledge at this time, repairs done on the pump that was just purchased last September and so, to our way of thinking, should have been under warranty.

Committee Reports:

The Architectural Committee reported that they had approved a few minor home alterations.

Communications Committee Meeting

The meeting was called to order at 10:00 AM, by Dorothy Saulnier, with the absence of Syd Sonneborn who was out of town. 11 homeowners attended. Four print copies of last months newsletter were handed out to attendees.

Dorothy announced that the Board meetings will now be held on the third Tuesday of each month but starting at 11:30 AM instead of 10:00 at the US Bank Community room.

She also announced that the Pool Utility Room covers have been completed on pools 1, 3, & 4. The Cool Decking at #4 is to be completed to be completed by June 11. Pool 4 would reopen after the cool deck is completed. All pool heaters have been turned off for the summer season.

Home Owner Forum:

One issue was brought up with the Billing Statement sent out and another issue that we received no "Welcome Letter", therefore, no banking institution was provided to owners. Gail will follow up with management.

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Howard said the palm tree trimming has been delayed a bit but it is scheduled to be done soon.

The meeting was adjourned at 10:20 AM

Respectfully submitted by Dorothy Saulnier

Following this report, the board acted upon the proposal by Syd Sonneborn to purchase an emergency UHF FM Radio for the Association if the Board would pay the yearly Communications Tower rental fee of \$162.00 on a yearly basis. The proposal was approved.

Landscape Committee Report:

With the summer heat, the rye grass is dying and the Bermuda grass is beginning to fill in. There will be dry grass areas noticeable throughout the property until this annual occurrence is complete. The grass will be fertilized to promote the Bermuda growth.

As a result of the combination of heat and water at this time of year, the weeds grow fast, not only in the common areas, but also on our patios. Our landscapers take care of the common areas, but it is up to us as homeowners to take care of our patios.

The palm trees are scheduled to be trimmed on June 30.

If you have any landscape concerns or notice any problems, please contact Rhonda at Desert Management [760-862-1202].

Respectfully submitted,

Howard Butzer, Landscape committee

Homeowner Forum:

A homeowner brought up a problem with overgrown Bougainvillea on a neighbor's patio and another brought up the importance of

getting the grading of land next to pool #4 done and done right to limit future damage.

The Automatic earthquake gas shut-off valves was brought up again. Management was directed to send out letters to all owners to see how many people were interested and to see if a contractor would then extend a discount to each owner if the work was done all at once. The idea of placing a bulletin board next to the exit gates was proposed. Gail indicated she would research the concept.

A Little "Bio" on our New Association Manager

Rhonda Drews has approximately 13 years in the on-site and portfolio Community Association industry. She holds a "Professional Community Association Manager" (PCAM) designation from the Community Associations Institute (CAI). The PCAM designation is a nationally recognized certification through CAI. CAI is a national organization "dedicated to fostering vibrant, competent, harmonious community associations."

In June, she will receive her "Certified Community Association Manager" (CCAM) certification from California Association of Community Managers (CACM). CACM is a statewide organization that "enables a network of management professionals to share and apply California's most effective community management practices."

Rhonda and Desert Management are excited to be working with Casablanca and look forward to a long term relationship and providing timely customer service and efficient management.

What's Going On

Daniel will start the tear down of the pool #2 utility room cover by Friday, June 18, and the new pool shade cover should be completed the next week. Daniel still has to dispose of the metal sheets that were left at pools 1 & 3 after the old covers were removed. We will still be working towards the landscaping conversion at pool #4 and of course trying to get a handle on the roofing report and then make the necessary repairs that need to be done.

News for our "Snowbirds"

This spring has been a cool one for us in the Coachella Valley. We generally ran from 5 to 10 degrees below our normal high temperatures for the most of May. With these low pressure systems, we did also have a lot of wind too. We still could see snow on top of the mountains into the first week of June!

As you may know, we experienced a major earthquake (about 7.3 on the Ricktor scale) South of the US Mexican boarder on Easter Sunday. There have been many "after shocks" since then in the same general area with a lot of them on this side of the boarder too. The last one before we published this newsletter occurred on Monday night, June 7 and was a 5.7 near Anza. The movement experienced with these shakers feel similar to being seated in an car inner-tube in a swimming pool, when someone else makes a cannon ball dive into the pool! This helps explain the current interest in automatic gas shut off valves.

The End of The Season

This newsletter will be the last one for this season. The next Newsletter will come out sometime after the next Board meeting

scheduled for October 19. **Have a great Summer!**

Casablanca Management

Board of Directors

Gail Christiansen, President
Jerry Winer, Vice President
Lindsey Griffith, Treasurer
Dorothy Saulnier, Secretary
Jim Laraby, Director

Desert Management

Rhonda Drews Manager, 760-862-1202

PO Box 799, Rancho Mirage CA 92270
rdrews@desertmangement.com

**This issue of your Casablanca was
produced by:**

Syd Sonneborn, Editor/Publisher

Gail Christiansen, President

Howard Butzer, Landscape