



# Your CasaBlanca

July 2009

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## Last Board Meeting for This Season

**T**he June Board meeting did not run smoothly as there were inaccurate minutes from the May meeting and bids for projects that seemed incomplete. There also seems to be problems with the accountant keeping track of individual homeowner's assessment accounts.

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**T**he June Board meeting was held on the 16th at the US Bank meeting room. All board members were present except for Jerry Winer. The meeting was called to order by President, Gail Christiansen at 10 AM.

The Home Owners' Forum brought up questions on legal parking as per rules and regulations for drive ways and guest parking spaces. Some homeowners are experiencing problems with the way our Association's accountant is listing the automatic fund transfers and to whom the funds were made payable to. The Board also has the same problem on trying to keep track of these accounts. The accountant supposedly is updating his software to correct the problem. Positive comments were made on the boulders that have been placed in the flower beds along Calle Bisque.

Minutes from the May meeting seemed full of errors and numerous corrections were made

to amend them. They were then approved with the amendments.

Lindsey Griffith gave the Financial Report. We have a total of \$431,000 in reserves. \$191,000 of this is now credited to the painting reserve account. Four roofs will be replaced this year. Two CDs will come due in July and have to be renewed. We still don't have information from the Federal Government on the extension of time for the FDIC increase in the amount any one account can have in one banking institution. If it is not extended, it could effect our CDs in some of our banks. Total cash assets are \$471,000.

Committee Reports were made by Howard for Landscape and Syd for the Communications Committee.

### **Landscape Committee HOA Board Report, Tuesday, June 16, 2009**

**T**he palm trees are being trimmed and should be finished by Wednesday afternoon.

Landscape boulders have been added to the inside flower beds and our summer flowers will soon be planted.

The irrigation is being worked on and our landscaper has made a lot of improvements. Hopefully soon, dry areas will be a thing of the past.

Most citrus trees are being trimmed, some very severely. In past years, they were only tipped and obviously not properly taken care of by our previous landscape company.

Homeowners need to be aware that on the original landscape plans for this complex, there were no citrus trees planted. I have been told by one of our original homeowners that whoever the landscaper was at the time planted whatever anyone wanted and wherever anyone wanted them.

For instance, in one case, we have five citrus trees planted too close to the sidewalk. Some have been planted far too close to patio walls, too close to doorways and too close to the side of houses. Now we are all having to pay to deal with them.

We hope that the landscape issues which were brought to our attention at the last Communications meeting have been taken care of, or are being worked on.

### **Communications Committee Meeting Board Report**

The Communications meeting was held at pool # 4. The meeting was called to order by Syd Sonneborn at 10 AM. Dan Galindo, our new Association manager was present. Syd introduced him to the 23 home owners that were in attendance. Dan indicated that he was implementing new methods of responding to

home owners requests. If we call the 888-893-3776 phone number, the message is forwarded to his cell phone right away. He hopes to be able to respond with a response phone call back to you within an hour unless he happens to be in a meeting.

The meeting was opened up for members to ask Dan questions and to have him respond to their concerns on items that have been brought to management's attention. Most of the concerns members had dealt with landscaping issues. Trimming trees away from roof lines, tree trimming schedules, citrus tree trimming, grass trimming debris blown into entry way walks and garages, grass not being blown off walks in a timely manner, lack of edging of walks each week. Dirt on pool decks and furniture (using a blower instead of a hose) was also discussed. Having our gardeners wear some form of identification such as T-shirts would be helpful.

Foam roof sealing was brought up but Gail Christiansen indicated that all the foam roofs will be replaced at a rate of four units per year. Therefore, the cost of sealing them, which runs over \$4,000 each is a waste of money.

Our swimming pools will need to be shut down and drained (2 at a time) this summer to facilitate installing the new safety design drains required by Federal Law.

The palm trees will be trimmed the week of June 15.

The meeting was adjourned at 10:30 AM

Respectfully submitted by Syd Sonneborn,  
Chair, Communications Committee  
There was no report made for the Social Committee nor the Architecture Committee.

The Social Committee seems to be inactive at this point especially for the Summer. If any one would like to work on a Summer event (such as an ice cream social with brandy as an example, at one of our swimming pools, please contact Gail Christiansen at 834-9286.

Dan made the Management Report. It was primarily concerned with violation reports and work orders and the necessary pool/spa repairs. It is stressed that persons with violations to report, write the management company to document the problem. Owner's can have numerous neighbors also sign the letter similar to a petition if they wish not to be singled out as a loan "complainer".

We need to comply with the Federal standards on safety drains in the bottom of pools and spas. The law is about to be enforced and fines will be given for violations. Two bids have been received for this work but insufficient information on what actually would be done made it impossible to pick a vendor. More work will have to be done to get specifics before a contract can be approved. There was still no more information on replacing the backup irrigation pump. That issue too had to be tabled. The same was the case with getting the wrought iron fences and gates at the swimming pools repaired. The exact methods and work that was proposed to be done did not seem to be spelled out in sufficient detail. The only old business to be approved was the Reserve Study that needs to be completed by State law. It was approved at a cost of \$1250.

New Business had the renewal of our insurance premiums for the Association. The amount charged has dropped a bit and the Board approved renewing our account with the current company.

The meeting was adjourned at about 11:10. The next Board meeting will not be until October 13.

## Emergency Response Team News

*by Syd Sonneborn*

Just a heads up so you can mark your calendar, I am planning to hold a follow-up disaster drill in our complex this next November. We will have it on November 14 (one year after last year's drill). Most of our homeowner's should be back from their summer homes by then.

More refresher information will be sent to members of the Emergency Response Team members via e-mail through out the summer. If you are aware of any one interested in assisting in this drill, please give them this information and forward their name and e-mail address to me if you know it. Those without a computer or internet, we will print out & give the information to them. My internet address is: [sydsanson@aol.com](mailto:sydsanson@aol.com). The phone # is 776-5711.

## Information For Neighborhood Watch

*by Syd Sonneborn*

For those of you interested in information related to Public Safety in our city and community, the City of Palm Desert has published it's Annual Report for the year 2008. The report can be accessed on the city's web cite at <http://www.cityofpalmdesert.org>. When the home page opens, click on the "Residents" radio button at the upper left of the page. Then scroll down and click "public safety". The downloadable file selections will then appear on the right side of your page.

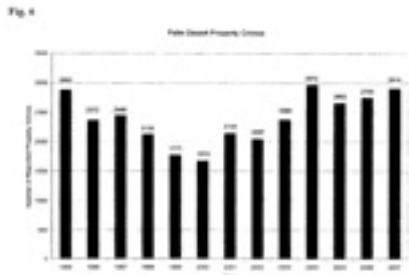
The Annual Report is a 23 page document in PDF format. It contains a lot of

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interesting information. For instance the economic Recession shows up in the fact that property crimes have increased over the last year. Service calls were up dramatically this past year. Traffic accidents are down and surprisingly, so are violent crimes. The following are a couple of the graphs I copied from the report.

Current police activity reports can be seen on the police web site [www.palmdesertpolice.org](http://www.palmdesertpolice.org)

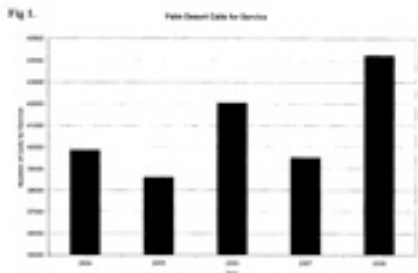
Property crime increased from 2,755 reported property crimes in 2006 to 2,914 reported in 2007. The rate of property crime has increased steadily since 2000. Figure 6 represents property crimes reported to the FBI from 1997 to 2007 for comparison.



Latest Uniform Crime Report (UCR) for 2007 indicated a decrease in violent crime. In contrast, the UCR data suggested an increase in property crime.

#### Calls for Service

The Palm Desert Police Department responded to 44,227 calls for service during the 2008 reporting period, an increase of 4,719 calls from 2007. This was the highest rate of calls for service in the last five years.



#### Calls for Service by Priority

Total Priority 1 Calls	39
Total Priority 1A Calls	349
Total Priority 2 Calls	33614
Total Priority 3 Calls	7,666
Total Priority 4 Calls	6,214
Total Priority 5 Calls	4
Cancelled Calls	1,860

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

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For our "Snowbirds", here is a look at the remodeled entryway kiosk.

**This issue of the newsletter will be the last one until after the October Board meeting.**