



Your CasaBlanca

September 2010

To Start Our New Season

President Gail Christiansen and our new property manager, Rhonda Drews have some reminders for all of us as we start our new Season.

We now have a maintenance contract with Al Miller Roofing. His crew will be inspecting all roofs at least once a year. **Do not do anything to your roof and don't let anyone else**

(a contractor or vendor) do anything without Association approval.

This includes installation of air conditioners, swamp coolers, electrical lines or communication cables. All violations will be reported to management by Al Miller Roofing and then **you will be responsible for the roof's maintenance, not the Association.**

Don't add, change or replace landscaping around your home without approval from the Landscape Committee.

Don't change or alter the appearance of the outside of your home without approval from the Architectural committee.

Also, because of our experience with some criminal activity in the neighborhood this summer, make sure your garage and your car within it are locked at night, don't leave the garage door open during the day more than a few inches.

Desert Management's mailing address is PO Box 799, Rancho Mirage, CA 92270. **If you**

are sending you monthly assessment to a different address, please change it. We do have some online payments still being sent to WhiteStar Management Co. Make the correction!

When you call in a problem to Desert Management, ask for Veronica, not Rhonda. Veronica writes all of the work orders. Your request should be handled more efficiently and quicker this way.

A reminder that Desert Management will no longer be mailing out Monthly Assessment Statements.

SUMMER EVENTS

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| June 17 | Purchased Emergency UHF-FM Radio |
| June 21 | Neighborhood watch sign went up at main entry gate |
| June 22-25 | Palm Tree trimming started |

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June 22 Lights repaired on East side of Tennis Courts

July 13-16 A total of 5 garages broken into

July 15 Received first test broadcast on our radio from the P.D. EOC. It works!
CVWD finally fixes water main leak on Colada Ct.

July 23 Desert Landscape behind pool #4 completed. Work starts on installing a new entry gate system.

August 6 New enclosed bulletin Boards installed at exit gates,

It seems an elderly couple who live in Portofino were driving home in the evening on about July 13. A couple men got them to stop and told them their car was smoking. They offered to help them get home. In the process of accepting the offer, the thieves got possession of their house key. They got into the gated community, robbed them and possibly got away by jumping over our perimeter wall near Navarre Ct. A couple of garages on the north end of the street were rummaged through.

Please be cautious with strangers offering help when you really don't need it and take precautions in protecting your personal property by locking up even in this hot weather.

The Board voted to pay the yearly fee to lease transmission use of the emergency frequency transmission tower in the Indio Hills and accepted Syd Sonneborn's offer to purchase the Emergency UHF-FM radio at its June meeting. Syd has purchased the radio and donated it to the Association. The radio operates on two channels. One, through the transmission tower, allows for radio coverage to emergency operating centers across the whole Coachella Valley. The other channel is for back-up in case the tower itself becomes a victim of a disaster and connects with the Palm Desert EOC. The radio will be in the possession of a member of our Emergency Preparedness Committee at all times.

Over the last few days of the above incident, (July 13-16) we had a number (about 5) break-ins into residents' garages. The robberies seem to be happening in the early morning hours. The big problem for us now is that a "Clicker" or remote control for the main gates has been stolen out of a car on Armanac Ct. That means, until we replace our gate opener system, it has been compromised. The thief's can get into here any time, even in the daylight hours with a moving van if they choose to do so. Please be vigilant and call the Palm Desert police if you even suspect criminal activity.

The NON- EMERGENCY DISPATCH # is 760-836-3215.

Neighborhood Watch

The long promised "warning sign" indicating that we have an active Neighborhood Watch Program within our gated community was erected by the City on June 22 near our main gate entrance.

Criminal activity has been reported in Portofino and in our community on the North end of Navarre Ct. and Calle Bisque.

Mid July CVWD finally fixed water main leak on Colada Ct., approximately three weeks after it was detected and reported.

The week of July 18, Kirpatrick Landscape started a re-landscape project behind pool #4 to redirect irrigation run off and put in desert plants. The project was completed about July 23.

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The phone Co. studied how to install a phone line at the West gate on July 23. This will allow for the installation of a new gate opener system with the rolling code system to be installed at both gates (new one needed due to clicker theft). It was originally projected to take take about 3 weeks to finish installation.

One roof will be repaired in August on Navarre (4 leaks in it). Four other roofs will be voted upon by the board to possibly be repaired in the fall by Al Miller.

August 6. Plexiglass enclosed bulletin boards were installed at both exit gates for the posting of Association news and notices for homeowners.

Communications Committee Meeting 7/13/ 2010

The meeting was held at pool #4. Approximately 11 homeowners attended the meeting. Syd called the meeting to order at 10:00 AM.

Syd started the meeting out by showing all in attendance the Association's Emergency UHF-FM mobil radio and illustrating how it works. Gail responded that she had just recently been at a Community Institute Association meeting and that Gary Rosenblum, Palm Desert's Risk Management Director, gave a program related to earthquake Prep. He indicated that the cities would be first responding to calls for help as they were logged in from radio calls into the emergency operating centers.

Gail also reported that 39 homeowners had responded to the survey on who would be interested in adding earthquake shut-off valves to their gas lines. The Association will probably be having the 4 swimming pools outfitted with the valves in October.

Syd passed around a form for people to write the names of their neighbors who might need to be checked up on after an earthquake due to disabilities or being frail. The idea was proposed by Gail following the July 7 earthquake. Syd gathered a total of seven names.

Gail informed us that Time Warner Cable is increasing it's monthly fee for service by one dollar per house per month. The roof cleaning this coming fall will be done by Al Miller Roofing. Roof inspection and maintenance will then be coordinated with the gutter clean-out. She reminded everyone that if you do any alterations to your roof without association approval, "you own the roof" as far as maintenance and repair costs are concerned.

The member forum brought up 1.) The usual grass brown out problems. 2.) A water main leak on Colada Court that CVWD has not gotten around to repairing for at least three weeks. 3.) Trimming of low branches of trees by our gardeners. 4.) Answering some questions dealing with responsibilities, who to contact and how to get things done by a couple who are new homeowners on Navarre Ct.

Communications Committee Meeting Aug. 10, 2010

The meeting was called to order by Syd Sonneborn, in the pool area of pool #1 at 10:00 AM. Nine Owners were in attendance.

Syd started by reminding the attendees that the next earthquake practice drill called The Great California Shake Out, is scheduled for Thursday, October 21 at 10:21 in the morning. Did anyone have any ideas on how they would like to participate in the exercise? A good suggestion was to have the home owners check on their neighbors and then head down

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to the tennis courts and report in. The Association would then provide refreshments as we used to do at our Socials, providing snacks and champagne to participants.

Gail also wanted to poll the attendees to see if they were interested in having a program at the next meeting on Reverse Mortgages. It would give our homeowners a chance to hear if the idea would be of any benefit to them in a "neutral atmosphere". The people attending thought it was a very good idea.

The meeting was then turned over to the home owners attending. A comment was made on rusting patio gates needing repair. Who was responsible for getting the work done. Gail said the Association takes care of the repairs and to call it in to Veronica, at our Management Company.

Questions were raised on the new remote control gate openers we will be receiving once the new gate opening system is installed. Most likely, Rhonda and a technician, will spend a few days handing out the new gate opening transmitters "clickers" at a designated pool area in exchange for old ones. Management will be mailing out a flyer to everyone that will contain more information on the system and when and where the new remote transmitters will be available.

The steps leading into pool #4 have been painted and can give an illusion of being a ramp not steps, when the sun is South of the pool area. We need white strips painted on the edge of the steps to correct the problem. There have been two accidents reported to date. The shower at pool 4 also can not be turned off completely. It drips all the time. Wes Clark Plumbing has ordered the parts. By Aug. 12 the shower had been repaired and red tape placed on the leading edges of the pool steps Speaking of pools, pool #s 1 and 3 will be heated this winter.

Howard reported on landscaping. We still have problems even in the summer months of people not picking up after their dogs. We also have problem areas that are in shade under trees etc. where neither the summer grass nor the rye grass seems to grow. In response to a question, no new desert landscape projects are planned at this time. The City did have a plan where it paid for sod removal along the curb area and side walks. If that is funded again, we would look at it.

Gail reported she is still complaining to the City about the conditions to our north in Portofino. She feels if the City can assist the Palm Desert Country Club in landscape maintenance, the same should or could apply to Portofino. She has not had a response from the City yet.

For those of you who are gone for the season. here are a few views of the improvements made this summer.



This photo is a view of the new landscape and retaining wall behind pool #4 looking north. It is designed to make the irrigation drainage drain away from the pool deck averting water damage to it's surface. The plants form a Xeriscape - a method of landscaping to save water while enhancing our surroundings.

The photo following on the next page is of the same area looking north toward the pool area and Calle Bisque.

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One Bulletin board is installed at each exit gate. Each is positioned at a slight angle to the roadway to make it easier to read from the driver's side of the car as you wait for the gate to open. The street light positioned on the opposite side of the street should make items be legible even at night.

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