



# Your CasaBlanca

September 13, 2010

## Sept. Board Meeting Called

**A** special “Summer Season” board meeting was held on Monday, September 13 in order to take care of some business and needed repairs that required the board’s formal action before regular meetings start again in October.

**T**he meeting started with a proposal from Mr. Larry Layton, of Kirpatrick Landscape, outlining a plan to eliminate irrigation water from hitting patio fences, sides of homes, and windows. The work would be accomplished before the Association repaints the exteriors of our homes next year. The proposal would move the sprinkles out away from our structures and use pressure compensating bubblers. Grass would be removed for about a foot next to walls and patio fences. The current concept is to try and get the work done before the re-seeding is done this fall. It would take four or five workers about a month to a month and a half to accomplish the work.

The Home owners’ forum was next and the seven attending homeowners did not have any issues to bring up at that time.

### Secretary’s Report

**T**he minutes of the June board meeting were accepted with minor corrections being made.

**O**ver the summer, there have been a few “Actions Without a Meeting” procedure. These included the replacement of the gate opener transponders, the erection of the bulletin boards and a roof repair to a home on Armanac. All of these actions were formally approved at this meeting.

### Treasurer’s Report

The Treasurer’s Report was not made because the information just became available and the Board had not had time to review the information before the meeting.

The Board gave Management the Authorization to record Notice of Default on two properties. They also approved an Authorization to lien on one account. The Annual Reserve Study has been received, a requirement made by State Law, and was approved by the Board. Copies of the report will be sent out to owners.

## **New Business**

**T**he landscape proposal mentioned above, was tabled until more discussion can be had and definite costs of possible revisions be made to Larry's proposal.

Pool repair proposals were on the agenda. Pool #3 needs a new filter, the old one is worn out, at a cost of \$1150. The Pump on the filter at pool #2 needs replacement. The cost is \$800. Both proposals were approved.

A Check Valve in the recycled water irrigation system has been making noises that is keeping neighbors awake. It needs replacing. The current one has lasted just a few months. The cost would be \$678. This proposal was also approved.

We have a proposal from Al Miller Roofing to work on replacing five roofs. One of which has already been approved to be replaced as mentioned above. The other four were approved by the Board with the understanding a time table for the repairs can be established with the vendor.

The Fascia board below roof tile and the top of the stucco wall at 41-725 Navarre Court has rotted out and needs replacing. A proposal calls for a cost of \$400 to \$600 to remove and replace roof tile and a bid of just \$150 for Daniel to replace the Fascia board. The Board was wondering if the board could be replaced without removing the tiles. More information is needed, therefore; it was tabled for now.

**C**orrespondence covered a garage door being open all day. Another issue involved some follow-up on the letter that was sent to the City in respect to grade levels at Portofino. It seems Silver Sands also has problems with the conditions and is joining us in appealing to the City.

## **Management Report**

Rhonda briefly reported on the gate transponder, bulletin boards, and new signs at the swimming pools. she also mentioned that she had received 89 surveys on the installation of earthquake gas shut-off valves. 54 of these showed interest in installing them. The Association intends to install them at the swimming pools. Our Association will not be responsible to do the work on individual homes, but maybe a deal can be worked out to give homeowners a discount on the cost if all the work is done at once.

## **Committee Reports**

The Architectural Committee reported on approving a patio awning on Armanac and new replacement windows for a home on Colada. All had been approved.

Syd gave a report on the Communications Committee. The minutes of the July and August meetings are posted on our web site. This month's meeting is September 14, and will have a presentation by Clay Behm, of Well Fargo home Management. He is a Reverse Mortgage specialist. He will present the pros and cons on the Reverse Mortgage concept for people over 62 years old.

**H**oward gave the Landscape report. We have had a couple of homeowners requesting to convert some of the common property around their homes to desertcape at their own expense. The plans they have submitted have been approved.

Individual homeowners planting annual flowers to add color around their homes require no Landscape committee permission to do so. However, the removal or addition of shrubbery does require approval.

Some new growth on the shrubbery around our homes tends to show evidence of burning from the summer heat. In most cases, these shrubs

are not dead and will be looking healthy again when the temperature drops. Be patient. This happens every year. If our resident water-watchers noticed, we recently had no irrigation water for two to three days. We had a main waterline break under the new cool deck at pool #4 and the water was off while the line was being re-routed and repaired.

**S**omeone is placing grocery bags of dried leaves in the parking area on Calle Bisque by Colada Court. This has happened several times in the past months. Please put those in your own garbage can. Our landscaper is not contracted to remove homeowners' debris.

Respectfully submitted,  
Howard Butzer, Landscape Committee

Because Howard is on the Landscape Committee, he requested approval from the Board to allow for desert landscape around the mail boxes between two drive ways for his home and the neighbors. The Board approved.

**A** final Owner forum was held and a few questions asked. The meeting was adjourned at 10:56 AM.

## **What's Been And Is Going On**

**O**n August 31 and September 1, new gate opener transponders were issued to homeowners. If you feel you need additional gate openers, they can be purchased from Desert Management for \$25 each. Our seasonal residents can pick up their new transponders from Desert Management when they return, at 42-427 Rancho Mirage Lane in Rancho Mirage. If you have the

credit-card type of gate opener, they will still work with the new system.

Our Manager, Rhonda Drews, and President Gail Christiansen met with the pool maintenance contractor, Kirk Ainsworth on **S**eptember 9. They reviewed the condition of our four swimming pools and decided to heat pools # 1 and 4 this winter season. Work will then be done over the winter on pools 2 and 3. All of the Jacuzzi's at all four sites will be heated. The spa at pool #2 has just been acid washed as of the 9th of September. All four pool utility structures were painted this summer when the roof structures were replaced with alumna-wood. We also have new safety/warning signs that comply with State and City regulations at all four pool sites. Rhonda is also ordering two new signs stating "THIS POOL NOT HEATED THIS YEAR."

On September 8, a large irrigation leak was discovered in front of pool #4. diagnosis revealed the leak was occurring from a pipe buried beneath the deck of the pool area. The expedient way to correct the problem was to reroute the irrigation pipe around the deck area. Repairing this damage is the reason we did not have irrigation water going for the whole community on Thursday and Friday.

The next Communications Committee meeting is scheduled for October 12 at pool #1. Remember that our participation in the State wide Earthquake drill, The Great California ShakeOut, is scheduled for 10:21 AM on October 21. Drop, Cover. and Hold On at this time of day on the 21st. Then check on your neighbors, and head to the tennis courts for a social to meet your old and new neighbors and share in some champagne and snacks provided by the Association.

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

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**Casablanca Management**

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