

Your CasaBlanca



December 2009

POOL DRAINS & TREE TRIMMING ABOUT DONE

The December Board meeting was held at the US Bank Community room at 10:00 AM on December 15. All board members were present except for Jerry Winer.

The Open Forum with the owners brought forth comments about a mail box that has become loose from its mounting on the wood post and an irrigation pipe that seems to be leaking.

The minutes from the November board meeting were approved as written.

Committee Reports:

The Financial Report was given by Lindsey Griffith. She reported that our total assets were \$463,000. Of that amount \$412,000 is in our Reserves account. All accounts within the reserves are currently fully funded. This includes almost \$200,000 in the painting account. The recent roof cleaning and tree trimming expenses are yet to come out of the account next month.

We have seven homeowner accounts that are in arrears. Three out of the seven are for small amounts at this time. One will have a lien placed upon the property, one will go to

small claims court and the other is in foreclosure.

We will have two CD's to roll over in January and the interest rates just keep getting worse.

Collection Policy Resolution:

It seems that our Collection Policy time period for a owner to pay late fees interest free was changed by J&W Management from 15 days to 30 days. The Board voted to reinstate the original 15 day grace period.

Syd Sonneborn reported on the **Communications Meeting** of December 8, 2009.

The meeting was called to order by Syd Sonneborn at the pool #4 complex at 10:04 AM. We had five homeowners attend.

We had mostly good comments on the appearance of the landscape since Kirpatrick Landscape has taken over. The grass came up with few weeds and the gardeners are good

Your Casablanca December 2009

workers who seem to know what they are doing. The only problem reported was the grass growing in the seams of the sidewalks. Howard replied that there are plans to use Roundup to clean up this problem. Howard also reported that some homeowners are "impatient" from the time plant material is removed and new plants are planted. He reminds us that Kirpatrick tries to determine what should be planted at a particular site that will thrive best there, and then the plant needs to be purchased.

If homeowners wish to replace the entire foundation plantings around their homes and pay for it themselves, after getting approval from the Landscape Committee, the association will pay for the removal of the old plants.

Sanchez Tree Service will start to trim all of the Carob trees and some other selected trees in our complex starting on December 9.

The permits have finally been approved by the County for the drain updates and spa re-plastering. Work has started on pool #1 and pool #4 will be next in line to be worked on. Daniel Anbartoumian, a handyman contractor used by our association, put up the holiday decorations over the Thanksgiving week end. The few old original garage doors remaining in our complex came up for discussion. Some felt owners somehow should be encouraged to replace them. This topic should be discussed as part of the agenda of a Board Meeting.

President, Gail Christiansen did comment in response to this request. According to her, under our CC&R's there is no way to "force" a homeowner to replace the wooden garage door on their unit.

Landscape Report HOA Board Meeting December 15, 2009

The tree trimming began on December 9th. All carobs are being trimmed and a number of eucalyptus, ash, bottle, jacaranda and various other trees which were deemed necessary to trim this year. Two eucalyptus trees will also be removed which complies with the Board's plan to remove two each year. The trees you see in our complex with yellow "Caution" tape around the trunks are the trees that will be trimmed.

We are continuing to remove and replace dying shrubs around homes. We are also continuing work on various landscape projects.

We thank you for your patience in this process.

Respectfully submitted, Howard Butzer,
Landscape Committee

There was no report from the **Architectural Committee**.

Management Report

Patrick reported that the City is scheduled to inspect the pool drains today. They should be approved. The spas in pools 1 & 4 have been re-plastered. It will be December 23 before we can turn the heat back on in order to give the plaster time to cure properly. The roof cleaning has been completed by Al Miller Roofing.

The board has a proposal to replace the wind screens at the tennis courts with a professional grade of material that is guaranteed by the installer for 5 years but it should last for about 15 years. The irrigation sprinklers should be moved away from the courts to keep the new screen from getting stained. The wind screen would be 6 feet high and cost \$3,700.

A motion was made and passed to accept the proposal but delay the project until the landscaping around the tennis courts is remodeled to a desert landscape to remove

Your Casablanca December 2009

the irrigation sprinklers from being a problem to the wind screens.

Correspondence:

A letter containing a number of issues from a home owner had been received. No various or specific forms of resolution were suggested. Therefore, no action by the board was requested.

There was **no new business**.

The meeting was adjourned at 10:45 AM. The next meeting will be on January 19.

This issue of your Casablanca was produced by:

Syd Sonneborn, Editor/Publisher

Gail Christiansen, President

Howard Butzer, Landscape

Casablanca Management

Board of Directors

Gail Christiansen, President

Jerry Winer, Vice President

Lindsey Griffith, Treasurer

Dorothy Saulnier, Secretary

Jim Laraby, Director

Whitestar Management, Inc.

Patrick Belous Manager, 760-773-2444

72171 Highway 111, Ste. 110, Palm Desert CA 92260
