



Mail Box Desert Landscape progressing

The mail box replacement work should be completed by the 18th of February for the whole complex. A bit more revamping of the irrigation system to drip bubblers to accommodate the new plants will follow. Most of the plants are on site and stored in a parking space on Coloda Court. Our landscape company will start to plant them very shortly. When the planting is done, decomposed (DG) granite will top off each mail box area.

The Board has emphasized our CC&Rs will be followed. Once the project is complete, homeowners will be instructed that they will not be allowed to make any revisions of the planting area or the mail boxes themselves. These mail box areas are common areas, not private property.

The February Board Meeting

The meeting was called to order by Gail Christiansen at 11:30 AM. About 10 homeowners were present as were all the board members. The initial homeowner forum went quickly with no issues brought up. The minutes for the January meeting were approved as written.

Treasurers Report

Lindsey Griffith, Treasurer, gave the financial report. The Operating Fund and Reserve accounts remain about the same. The

Reserve Account is a little less than last month due to the expenses being paid out for the mail box replacement and landscape project. A home that recently has been foreclosed upon is now for sale and that is a good sign for us.

Business/ New Business:

The board had two proposals for replacement of a damaged tennis court net. The board accepted a bid from Court Masters for a new net with a one year guarantee.

The ESSI Engineering report dealing with the cracks in the perimeter wall abutting the Portofino development has been reviewed by a couple civil engineers in our complex. They both agreed that a lack of drainage work that was to be completed by the developer on the Portofino side of the wall was one of the main problems. We need to make sure that the next developer to take over finishes the work that needs to be done and that the City enforces its codes dealing with this aspect.

Your Casablanca February, 2011

The board approved a proposal to spray the 18 or so olive trees we have to prevent them from developing fruit. This procedure normally needs to be done twice a year. The board approved a proposal from our landscape firm. The board tabled another proposal for trimming these trees until a count can be made on how many of them are over 15 feet high to obtain an accurate number that will be trimmed.

A proposal on scraping and repainting numerous wrought iron gates now exposed by the new landscape project and patio gates was approved. Some of the patio gates will need replacing.

The next Board Meeting will be held on March 15 at the US Bank, at 11:30 AM. The Annual Meeting will be held on April 16 at the Hope Lutheran Church at 10 AM.

Committee Reports:

Evelyn Ferrier, Chair of the Architectural Committee, presented some ideas for dressing up the now exposed wrought iron gates that will soon be painted. The gates will be maintained by the Association, but any "privacy" work by the homeowners affected, will be the responsibility of the homeowner. The Architectural Committee is working on several different solutions that these homeowners can opt to use in order to maintain a unified appearance from the street. All are said to be "low cost" and can be purchased from Lowes. The Committee hopes to have the options finalized by our next Board Meeting in March. They include such items as clear, or light bronze plexiglas and desert tan sun shades. All of this is now at "the proposal level" and anyone with good ideas is welcome to have "input" at this point.

Casablanca Communications
Committee Meeting 2/8/2011

The meeting was held in the pool #1 deck area. Approximately 17 homeowners attended.

The meeting was called to order by Syd Sonneborn at 10 AM. He started out the meeting by giving a presentation on reporting crime based on materials available from the Neighborhood Watch Program for the City of Palm Desert. He had handouts to give everyone who attended.

Much of the Owners Forum that followed continued discussion on crime prevention in our community. It was suggested that the handout Syd had made be given to Management (Rhonda) and that it be sent out to all homeowners in the Annual Meeting materials that will be mailed soon. If you suspect a crime is being committed, call the non-emergency police # of 836-3215 or call our Management company at 862-1202. If it is an emergency, call 911!

Howard remarked that if you see evidence of rat activity around citrus trees, call that into the Management company. Portofino is also having a rat infestation problem.

The meeting was adjourned at 10:45 AM

Respectfully submitted by Syd Sonneborn,
Chair, Communications Committee

Landscape HOA Board Report, Tuesday,
February 15, 2011

The mailbox landscape conversion is progressing well. The turf, plants and shrubs have all been removed. The irrigation has now been converted to a drip system for individual plants. The plants are beginning to arrive today and our landscape company will begin planting them.

After this has been completed, we will order the decomposed granite for the ground cover.

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When the entire project is finished, all the mailbox areas will look uniform in desert landscape. This means much less water usage and far less gardener maintenance.

Since all of this project involves common area throughout the complex, homeowners will not be permitted to make any changes to the desertscape.

The Board and Landscape committee thank you all sincerely for your patience as this project nears its completion.

Again, reminding everyone of the abundance of citrus available to all homeowners. Please help yourselves.

Respectfully submitted,

Howard Butzer, Landscape committee

Casablanca Neighborhood Watch

With all of the past emphasis this last year on the virtual Earthquake drill “The Great Southern California Shake Out” we have not mentioned much on the Neighborhood Watch side of emergency preparedness. We have experienced a couple attempted break-ins and a successful break-in over the past year. The Communications Committee addressed this at this months meeting.

In practice, every resident in Casablanca should be part of our Neighborhood Watch program. Keeping an eye out for anything happening in your cul-de-sac that may seem unusual and establishing a relationship with your neighbors at a minimum, to the extent that you at least know their names and how many people live in each home. The rest is simple, if you feel something is amiss, call the Palm Desert police department and explain what is alerting you to a potential

problem. An example would be someone loading a truck with personal belongings without the owners present. To assist our homeowners in being more aware of their surroundings and reporting possible crime, look for information to be put out in the mailing for our Annual Meeting.

For your information it is very easy for you to keep up with what is going on crime wise in our “neck of the woods.” The Palm Desert Police Department maintains a web site (www.palmdesertpolice.org) On the home page in the upper right corner is a radio button titled “Police Bulletin”. Click on this area and the current police blotter will be displayed and you can see instantly when, where, and how incidents have occurred. You can also find out the name of the police officer assigned to our neighborhood. Click on the palm Desert map in Beat # 36 and you will have it.

Your Casablanca February, 2011

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