



Your CasaBlanca

December 2011

Board Approves Annual Audit, Tree Trimming & Roof Maintenance Proposals

The December Board meeting was held at the US Bank building on December 20. About 11 homeowners were in attendance. All Board members were present with the exception of Dorothy Saulnier, who was absent due to medical reasons.

The Board approved proposals for the annual tree trimming submitted by Sanchez Tree Trimming Service, Annual roof maintenance contract, submitted by Miller Roofing, and the Annual Audit of the Association's books by Joel Glassman.

At the opening Forum, home owners thanked the Board and volunteers, discussed the pedestrian gate closure and locking problems.

Secretary's Report: The Minutes from the November 14 Board meeting were approved as written.

Treasurer's Report: The financial Statements and Accounts Receivable as of November 30, 2011 were approved. The reports indicated we have two accounts where a notice of default is being filed and one where a payment plan has been submitted and had been approved. Payments have already been made to the Association from this account.

The total amount in Reserves and the Operating Account are in excess of \$200,000.

Business Review: As mentioned above, the Roof Maintenance contract has been let to Miller Roofing. Work is slated to begin on January 9 and is to be completed by January 25. Included in this work will be water testing of each home's roof drains. A homeowner or someone designated by them will need to be at the residence at the time of this testing. If the testing is not done at your home; please notify Rhonda at Desert Management. The Board also approved planning for a new Monument sign to replace the deteriorating one now standing on the corner of Portola and Hovley Lane West. The new sign will consist of a large sandstone slab which will have "Casablanca" etched into the stone. The work will be done by CD Enterprises. The new sign would complement our developing Xeriscape landscape theme around our homes. A proposal for retrofitting improvements to the

outside the entryway gate fountains area was tabled.

The next Board meeting will be on Tuesday, January 17, 2012 at 10:30 AM.

Committee Reports:

Architectural Committee has presented the design for the new Monument sign for the Board's approval. The Board as mentioned above, approved to move the project forward with an engineering report.

Evelyn Ferrier, Chair of the Architectural Committee, submitted the following statement to be published in this newsletter:

Effective immediately homeowners will be required to submit their completed application request forms and supporting documentation directly to Rhonda, at Desert Management. Architectural committee members will no longer directly accept forms from homeowners for submission and/or review. All proposals must first go to our association's property management representative before they can be "officially" considered for review. This will allow the committee to maintain a consistent & organized protocol for submission. We want to make sure communication is transparent, so that we are able to track and resolve issues in a professional and organized manner.

The above statement will also apply for any requests made to the Landscape Committee for changes or alterations requested to the landscaping.

Landscape Report: The re-landscaping project is done except for a little tweaking.

Do not change or add to anything located in the Common Area without approval.

There are areas of grass that have some yellowing. According to our landscape company, this was caused by the frost we had a couple of weeks ago. These areas will green up again.

Respectfully submitted, Howard Butzer,
Landscape committee

Communications Committee Report:

The December Communications Committee meeting was held at pool #1 on December 13. The meeting was called to order by Syd Sonneborn at 10 AM. Approximately 10 homeowners were present. The weather was cold, cloudy & damp.

General announcements were made by Howard Butzer that proposals for tree trimming for this spring are being accepted. Gail Christiansen added that proposals also are being received for roof and roof drain cleaning. Hopefully, decisions will be made at next week's Board meeting.

The meeting was then turned over to the members forum. Maintenance problems were cited at pool #3. It's east gate has a rung missing. The clock at pool 3 also is not working properly. The entry way gate at the west entrance to the complex is stuck open.

The remaining discussion centered on perceived inconsistencies on how the new landscape theme has been carried out from one property to another in our complex. Examples of non-desert landscaped areas were pointed out. Rebuttal was made that owners can submit requests for changes they want to make to management. The plans and request must be in writing. If the plans are approved, then the project can proceed.

PALM DESERT 2012 COMMUNITY EMERGENCY RESPONSE TEAM (CERT) TRAINING CLASSES

TO REGISTER CALL

***College of the Desert Partnership &
Community Education (PaCE) (760)
776-7420***

Class 2

February 25, 26 and March 3, 2012
(Sat., Sun., Sat)

Location: College of the Desert Public Safety
Academy (Room TBA)

Time: Feb 25, 26 (8AM to 5PM) Mar 3 (8AM
to 3PM)

**Registration is reserved at this time for
Palm Desert residents.**

**Participants must attend all three days of
Class to receive nationally valid
certification.**

Please do not register unless you are fully
committed to attending all three days as
space is very limited and demand is high.

Participants cannot split any days over the
two classes or attend segments of each.

Each participant must personally reserve
their seat for themselves; an individual
cannot reserve seats for a group.

Parking validation for the Public Safety
Academy will be provided the day of the
class.

Meals will not be provided; a lunch break will
occur during each class day; participants
may leave for lunch and return or bring a
lunch.

All training books and materials, CERT
backpacks and equipment will be provided.

Please contact COD PaCE for further
information, directions etc.

The meeting was adjourned at 10:35 AM.

Respectfully submitted by Syd Sonneborn,
chair, Communications Committee

Concluding Owner Forum:

Gail Christiansen updated the members
present on discussions with Portofino/Family
Development. Ken Jackson and Gail have met
twice with the owners of Portofino. They have
also checked on the condition of our North
perimeter wall. Family Development seems
open to our concerns and seem amicable to
working with us. Our attorney is to work up an
agreement and present it to them. We will then
see what goes from there. Basically, we have
these issues: (1) Stabilizing the perimeter wall,
(2) building pad height & set backs, and (3)
cleaning up & stabilizing the soil once every six
months, in order that we do not get blowing
sand, until construction starts, (4) and planting
vegetation near the wall to allow us more
privacy.

Your Casablanca December 2011

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

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Howard Butzer, Landscape

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