

IPCC HOA 14

Bird's Eye View



Volume 6, Issue 1

April 2022

What Has Been Going On

- We have experienced smoother times than in past years during Coachella Festival. Your guests have been respectful and the music a bit farther away.
- Many new owners joined our HOA since January. Property values are way up and condos changed ownership. Pickle ball at the Lifestyle Center became a popular activity for newcomers.
- On a Saturday in December we held a Town Hall Meeting with the Board engaged in conversation with homeowners. New people asked about pool and spa temperatures, solar heating, lake water levels, pots in landscaping and mowing.
- We have a new full-time landscaper. Roberta is well-trained and is a quick worker you will appreciate. She has been a Desert Concepts employee for 4 years. Call out "Hola!" (Hello) to greet her!
- The IPCC Master Association news: Desert Management is out and PPM is in. The IPCC Community Association, to which you pay your \$33 a month dues, hired PPM. Shelly Ruegsegger and Nicolas Evans are their assigned Property Managers. They make arrangements for the entrance and guard shack entrance facelift, the Lifestyle Center operation, and more. It can only be helpful to our HOA to have this team serve as our HOA Property Managers as well as managing 5 other HOAs and what will soon be referred to as The IPCC Master Association.
- The front gate security staff is directed to allow no entrance into IPCC for anyone not approved on the owner list of guests. This is strictly enforced now. Go to indianpalmscommunityassociation.com, use your password and add names to your guest list. If YOU are unregistered, call Nick Evans at PPM for a one-time password to get registered. Next summer, license plate recognition will make entrance into IPCC easier. A security guard will record any overnight parking on the street and report same to each HOA for fines to be processed. Also, if you see/hear an incident, you will call the front gate to dispatch a security employee to come intervene or call the police for you. Security will be better for us all.

2022-23 Board of Directors

President: Melaine Timko
Vice President: Carmentina Lozano
Secretary: Milan Timko
Treasurer: Kary Harger
Director: Mark French

We thanked Vicki Pein for her service as she ended her term. Thank you goes out to owners who voted in the February, 2022 election.

Meet Our New Treasurer

Kary Harger had just retired from a 3-decade career as a high school Social Studies teacher in the greater L.A. area. She was recovering from knee surgery. 7 months after the purchase on Cochran, she became our HOA Treasurer. Kary would like to get to know neighbors and has volunteered to help create a welcome packet for newcomers. She is outside checking our lighting for outages twice a month. Kary enjoys live theater, and games. You'll like making her one of your friends, too.

Condo Painting Project

While we had hoped for an April start for condo painting, several barriers made it more reasonable for the job to be done in the fall. Then more owners will be available to unlock gates and clear the work areas for the painters (Festivals and snowbirds leaving early were two big stumbling blocks now).

Our paint selection workgroup is now being scheduled to meet within the next two weeks with two paint vendors. Michelle Galles, Amber Listenberger, Don Gibbings and Vicki Pein are leading this part of preparation. Obtaining the estimates for fascia board repairs is in process. We are holding up on stucco repairs that will be done by painters at no extra cost as building prep for painting.

We expect the updating of our color scheme and building facelift will enhance both the appearance and value of your investment in HOA 14. It's full speed ahead for this property-wide improvement.

Paying for Our Piece of Paradise

- All Americans are experiencing inflation impacting their purchasing power. For our HOA, service contracts come with annual rather than weekly increases consumers find in stores. I wouldn't say consumer cost increases are gradual. However, when the contracts are renewed, the sticker shock is a bigger percentage of increase to face at one time. For example, we had a two year lock on our cost of landscaping service, but on January 1 that contract is up for renewal, and will bring an increased cost. We have many contracts for services. Our next year's budget will have to reflect the reality of operational inflationary cost increases, just as your wallet has to stretch to pay your other living costs.
- Utilities are a major expense. Residential bills reflect new energy recovery charges, accelerated tiered rates and more. If your residential bills went up, imagine what the HOA incurs with lights on all night and heating pools during cold days and nights.
- Unseasonable high heat arrived with water consumption increasing. High winds are a climate change reality, making irrigation water blow every which way. We no longer have sundowner winds. We have all day and all night winds way more often. Our water bills have exceeded the budget. So in the second half of April, water timers were reduced by 20%. Our landscaper reported other IPCC HOAs were doing the same thing as a cost accommodation. We will see some browning areas on the grass. Know that the scalping to allow growth of Bermuda grass will take place in May.
- The cost of pool heating (natural gas) nearly doubled compared with last year, but we have maintained the pool temperature at 82 degrees and spa temperature at 102 degrees. That is the temperature our professionals monitor and report is consistent. These temperatures have been the same for 11 years. In addition we are looking into the aging of the pool/spa equipment.
- The landscape company tells us both grass sprinklers and plant emitters are on the same irrigation valves in each property area. That means if the grass needs 15 minutes of water, the emitters run for 15 minutes too. The two cannot be separated out. To change this condition would require installing separate valves property-wide. It appears to be the result of historically doing work on landscaping in a piece by piece fashion rather than all at once as one project. Moving forward, we are also having numerous mainline breaks in irrigation flexible piping installed in 1984. Those pipes, they say, should also be replaced sometime in the future. We are facing the landscape future in a more informed way than ever before.
- We will keep looking for affordable solutions to our thorny situations.
- On the bright side, we have only to go outside to appreciate the blue lakes, surrounding wildlife, and beautiful sunsets to bring the mind peace from the worries of the day. Keep your spirits up and keep yourself in good health.

Head's Up for Owners

- Sometimes our mow day varies. Our contract is for a mow each week, but not on a specific day. We anticipate mows on Tuesdays will become most frequent in the future.
- We struggle with cases of someone interfering with equipment settings. Please do not try to "fix" floats, valve settings, light sensors, placement of pest bait boxes and other equipment adjustments. Instead, please call Mark See at PPM to obtain solutions for maintenance problems. Thank you.
- Aspire condos on Cochran are scheduled for occupancy in September-October 2022. The ones on Garland follow. Aspire parking rules on the Aspire side of the streets will be enforced by their HOA. You can expect no overnight parking on their side of the street to be their rule, just like our rule. So be aware and plan for other parking options for any vehicles you have been parking on their side of the streets.
- Keeping all dogs on a leash is required by City of Indio and our governing documents. Recently, two bolted from one of our condo patios, knocked down a 79-year old in the street and bit her and her dog. We enforce this rule to protect our HOA liability from charges of negligence.
- The fierce winds can blow dirt into our pools and spas. The Bergman pool enclosure is most affected from dirt from the lot. We have budgeted for contract service to clean pools once a week (usually Monday mornings). Any call out for extra cleaning comes at an unbudgeted charge. Between cleanings, if owners using a pool would be willing to use a brush to do some pool cleaning, please let Shelly know and we'd consider providing one for volunteers to use.

Summer Pools/Spas Schedule

Pools: May 1 both Garland and Bergman pool heaters will be turned off.

Spas: Starting May 1 the Bergman spa heater will be turned off and the Garland spa heater will remain on.

Starting July 31 the Garland spa heater will be turned off and the Bergman spa heater will be turned on.

Sometime between 10/15 and 11/1, all pool and spa heaters will be turned back on.

This is a cost saving measure used for many years here.

Your Personalized Property Management Team (PPM)

All available at 760 325-9500

Shelly Ruegsegger, Senior Community Manager, ext. 254

Nick Evans, Co- Community Manager, ext. 246

Mark See, Report for Maintenance Problems, ext. 224

Journalists Welcomed

This newsletter is a communication service to our HOA. So far, articles are written by the Editor. Suggestions and article contributions are welcomed for future editions.

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