

# IPCC HOA 14



## Bird's Eye View

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### Condo Painting Begins

**11/1/22**

It's a "go!" We have scheduled our property-wide facelift of benefit to every owner. The painting of all our condo stucco, fascia, eaves, door trim, iron gates, patio and courtyard wrought iron, wooden patio covers, garage doors, pool fencing, lollipop and barn lights, electrical panels, and our shed has been contracted by the Board. Repairs to existing stucco and needed fascia boards have been arranged, as well.

Our painting contract was awarded to the most supportive company bidding for the work: Empire Works. Their base is in Palm Desert to serve the Coachella Valley. They submitted the lowest bid, paired with the most personalized service. Empire Works offers a custom webpage (Qual/Trak) for our HOA owners with product information, project tracking, posted notices, FAQ's, and an option to schedule an appointment if you need one for communication. Details will be in their notices to owners posted on doors, garages and sent by email. Our chosen paint provider is Sherwin-Williams. Their representative headed up the paint color selection process with our owner committee. Their retail store is convenient on Highway 111 near Jefferson for owners to purchase any desired touch up paint in the future. We will post colors and product numbers on our HOA website when the project is finished.

The complete project will take an estimated 52 work days. Holidays and weather-related stoppages are additional days if you are counting. The work will be done in phases on clusters of buildings. The cluster order will be mapped out and posted on our HOA 14 website in advance of the start of the project. You can estimate when your building's turn for painting will come. Reminders on site are given two days before a building will be painted via a hanging door knob notice. Closer to 11/1, check for updated information on HOA14.com.

### 2022-2023 Board Members

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

### Your Responsibilities

1. **If you have RENTERS, advise them** that painting will occur starting 11/1/22 and will continue for 52 work days or more. The HOA does not notify renters.
2. Remove your decorative/plant, etc., items from walls, gates, iron work, wooden pergolas, carports, landscaping around your unit, and inside and outside your patio, courtyard and front door perimeters. Store them in your garage for protection.
3. Anything close to the building such as furniture, BBQs, or plants that are too heavy to move away further may be brought to the center of your patio so the items may be covered and protected. Empire Works will NOT restore them to former locations.
4. Empire Works will do their best to protect your personal property, but they are not responsible for any objects left outside.
5. Desert Concepts is cutting back bushes and pulling back vines outside patio gates. **You do this work inside your patios and gates.**
6. Please contain pets inside your home when your building is being painted to move painting along smoothly and reduce risk to your pets. As always, dogs being walked outside must be on a leash.
7. Be mindful: power washing creates slippery surfaces. Equipment and workers are present, so be careful when driving and walking on site.
8. **UNLOCK ALL GATES FOR PAINTER ACCESS WHEN YOUR BUILDING IS SCHEDULED. HAVE A NEIGHBOR OR PROPERTY MANAGER OPEN GATES FOR YOU IF YOU ARE NOT ON SITE. Please plan ahead so access issues cause no delays.**

### YOUR ACTION REQUIRED IF...

1. **If you want your front door painted the HOA selected trim color at HOA expense you MUST call/email Nick Evans or Shelly Ruegsegger at PPM to ask that it be done. We paint only those. (Why? Most owners have replaced the HOA front door with one they don't want painted.) Note: The HOA is automatically painting the garage man door and hot water heater doors.**
2. **Use the Empire Works Qual/Trak Service Tool to make requests for personal jobs you pay for.**

## The Paint Selection Committee

The past 4 months have been highlighted by many Zoom meetings, hosted by our Sherwin-Williams agent showing photos of a building or two in our HOA with different trios of color samples. Those meetings spanned representation in two countries and 3 states during the summer.

Our esteemed committee of owners included Don Gibbings, Vicki Pein, Amber Listenberger, Michelle Galles-Poling, and Jean Nelson, with Melaine Timko and Mark French as Board liaisons. We are indebted to the paint selection group for weighing options and recommending the paint vendor and chosen paint colors. Your Board agreed with and ratified their choices. The Board thanks them, and we hope you owners thank them individually when you see them, for their time and service to enhance our property. They did a great job!

1. All condos will have stucco painted in Tatami.
2. The building groupings of 4 buildings will alternate using 2 color pairs for trim/garage door. One option will be Woven Wicker/Crewel. The other trim option will be finalized Oct. 5. The map of the color scheme assignments to addresses is not yet finalized.

We know you want to see a sample. You can see the sample colors in person, painted on a condo wall outside 82208 Cochran. Or, shortly, we will have photos of the two color schemes applied to buildings digitally on our HOA website. Stay tuned!

We have been building our reserve account for many years to fund this project, and are pleased to be delivering the outcome you have been awaiting.

## HOA Business

- A new pump has been ordered for Bergman Lake. Meanwhile, a circulator is moving the water until the new one arrives.
- Several lollipop light poles have fallen over (rust damage) and were replaced.
- 3 trees were removed. Two were diseased, and one dangerous eucalyptus had a big limb fall on a neighboring patio. We had professional evaluations done prior to removals.
- Aspire lot development: Footings for the buildings on Garland are being laid out. Condos will be completed there in 2023. Aspire advertises that short-term rentals will be allowed there. Our owners parking on their side of Garland now should plan for an alternate overnight car parking option. It is expected that no overnight parking will be permitted there when the development's HOA is formed.
- Our grass has been chemically treated to brown the summer grass. Scalping should begin shortly, with overseeding of the winter grass scheduled for October 24. Please avoid walking on the new grass shoots if you can. And be aware that chemical fertilizers will be used. Use your own judgment about any sensitivity your pets may have.

## Good to Know

1. Garland and Bergman pool and spa heaters will be turned on sometime between October 15 and November 1, 2022. Pool heater temperatures will be 82 degrees.
2. Art lovers may rejoice about Beyond Van Gogh at the Forum Tent at Empire Polo Field until November 27. This is the immersive digital multimedia exhibit through 300 iconic artworks, set to a symphonic score. Tickets are at [embed.showclix.com](http://embed.showclix.com)
3. The Indio Certified Farmers Market, located at Bliss Avenue and Towne Street, is open for business on Sundays from 9 am to 2 pm. Only handmade, chef prepared food is allowed for sale. And of course, there is fresh produce galore.
4. Remember to apply for the Refund of Utility User Fees if you are 62 years old or better. Apply at City of Indio with a bill for water, phone, cable, gas and electric services. The City fee will not be charged to your bill each and every month once your application is approved.
5. All vendors must enter at the 50<sup>th</sup> Street gate. This includes housekeepers registered on Proptia.
6. All IPCC gates now have license plate recognition to monitor vehicles entering and leaving IPCC. Tailgaters can be identified now.
7. Obtain the HOA14.com password from a Board member or call Nick Evans at PPM.
8. Shelly Ruegsegger and Nick Evans can be reached at 760 325-9500.

## Trash Collection Changes

When California legislators passed Bill 1383 the goal was to standardize the color of trash bins so that wherever you travel in California, the trash sorting system will be the same. Burritec will keep our service on Monday, but the bins and requirements are changed. Implementation could start any time from now to a few months from now.

1. Three 96 gallon wheeled bins will be delivered (unless you ask for the smaller 32 gallon one(s)). Gray for regular trash, Blue for recyclables, and Green for "organics".
2. "Organics are garden waste and food waste (including bones).
3. No trash bags will be accepted or picked up. There may be a transition period when sorting or plastic bag mistakes are forgiven, but eventually, fines will be imposed.
4. There will be no increase in rates and "bulky items" will continue to be picked up as before.
5. The bins will be collected and lifted by machine, not by the driver.
6. Bins are big and bulky, but still must be stored away from view from the street when not out for collection per City of Indio and our HOA rules.
7. NOTE: Renters and owners may not put out bins at the street prior to 6 p.m. Sunday. Owners should notify renters leaving before collection day of the rules and where to store their trash.