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# HOA 14 NEWS

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What's going on in our HOA and IPCC that affects you.....

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NOVEMBER 2023

## **New Tech at Front Gate**

Since last September, IPMA has implemented new security features including recent ones that are addressing longer lines at the main gate on Monroe.

Now the security vendor has introduced another feature that will help with the long lines - it is the Automated Guest Access (AGE) that was tested last month. Resident's guests may now enter and exit through Avenue 48, 50, and Jackson gates if their license plate is registered in Proptia.

If you know of a vendor, i.e., housekeeper, landscaper, etc., that may provide service to more than one resident in IPCC, the feature will not accept them as system only allows for one plate per address.

## **Lake Vendor Change**

We recently made a change of vendor for our Lake Management to Desert Oasis Lake and Pond. We made this move for two reasons, lack of accountability of service and cost. Moving to our new provider will save us \$6000 annually. We can already see an improvement to our lakes.

## **Election Rule Change**

In June 2023, the Board sent out a proposed Election Rule amendment to the owners for the 28-day comment period. The purpose of the proposed amendment is to ensure that joint owners of property cannot serve on the Board of Directors at the same time. The proposed amendment ensures this by prohibiting someone from being a candidate for the Board of Directors, if that person is a joint owner with someone who is already on the Board of Directors, or who is also running for election. After receiving one comment from one owner in favor of the change, the Board approved the amendment at their October 31, 2023, meeting.

## **Trees**

To quote a line from Lonesome Dove,  
"it's just air on the move."

We had more than our share here which knocked down two Silk Oaks. Due to damage created and the potential for more in the future we removed three others that were ripe for falling. These Silk Oaks have a shallow root base which does not hold up well in our region. We have consulted with two arborists who assessed we have eucalyptus trees to keep an eye on. We will be removing one and trimming the other in November.

## Pool Heating

As you have experienced, Natural Gas prices have risen 300% since JAN 2022. This gigantic increase was a big factor in the gas bills we received in 2023. Currently at the end of September 2023, we have experienced a 45% increase over our projected budget of \$19,000. Our projected budget increase for 2023-2024 season was a 38% increase to \$36,000! Ouch! Here's a chart of the last two years costs and projected cost for 2024. 2023 number is through September 2023.

2022	Sep 2023	2024
16800	19700	36105

## Pool Heating Schedule

Due to this large increase in Natural Gas costs, we will be heating only one pool and Spa at a time for the remainder of 2023 and into Spring 2024.

Bergman Pool and Spa Nov - Jan 2024

Garland Pool Feb - April 2024

## Apps to use for Assistance.

PPM offers two APPS to assist you in managing your household. PROPTIA for managing your front gate access to your home and PPMinternet.com/Homeowner Portal for making dues payments and maintenance work orders. Because costs have risen so much dues coupon books will no longer be offered, you will be mailed or emailed a statement depending on what your preference is for communication. Use your owner portal for setting up ach payments to pay your HOA and front Gate fees. Call PPM for assistance and passwords to set these up.

## HOA14.COM

Use our WEB page to access more tools to manage your home. You can find, Governing Docs, Pool and Tenant Info, Newsletters, Agendas and Minutes and the Homeowner Maintenance Responsibility Checklist. Use lower case "garland" as your password for entry. Resident Karen Girard maintains our site for us. Thank you, Karen!

## Who to Contact

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## Budget for 2024

Like everything else in the land, all is going up, up, up...after many hours of squeezing as much as we can, our monthly assessment will rise by \$25.00 to cover the increase in our landscaping costs.

We were notified by our landscape provider that our monthly cost per year will rise from \$6700.00 per month to \$8200.00 per month starting in Jan. 2024. This increase equates to \$21.00 per household). We put our HOA property out to bid to two landscape contractors. One bid we received was a similar quote, the other opted out on bidding.

This increase is partially due to California bill AB1346 which bans the sale of small engine powered equipment starting Jan 1, 2024. This bill bans the sale of small engines under 25 Hp, which most all mowers, blowers, trimers etc. use to maintain our property. Therefore, any equipment purchased after Jan. 2024 will have to be replaced by battery powered equipment which have doubled in price in anticipation of the new bill. Increased labor costs also contributed to this increase in the HOA assessment. Our 2024 budget will be available for you to see on our website and will be sent out to you prior to November 30, 2023.

Starting Jan 2024, the assessment will be \$465.00 per month.

## Resident Participation

We have as many as eight board meetings a year, which are all available to you via Zoom. On average we experience very few residents in attendance. We want to hear from you! Our board is making decisions where you may have an opinion. Unfortunately, we aren't hearing from you to know what's important to you as a resident. Please tune in to share what's important to you. If you want to help facilitate change, join our board, or attend the board meetings.

Mark French

President – IP14 HOA