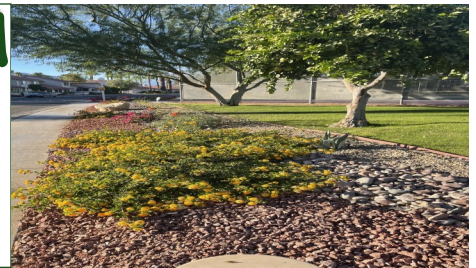


MOUNTAIN SHADOWS HOA ANNUAL NEWSLETTER NOVEMBER 2024



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In Memoriam:

John O'Malley

Rory Poppenberg

President's Letter:

Thanks to all that attended the 2024 Annual Homeowner's Meeting. We had a great turnout. I enjoyed seeing so many of our neighbors and sharing the projects and improvements we completed in our community. Many thanks to JoAnn and volunteers for making the BBQ a resounding success!

The board has been working on a number of projects this year. We replaced and repaired some of the exterior beams on our buildings, repaired a number of our tile roofs, paved Arroyo and 2 parking lots, completed our last big desert-scape conversion, and re-plastered the spa. Also, we have managed to significantly reduce water consumption.

This coming year, we will be paving 2 parking lots. We will also be re-plastering pool 4 along with starting the first phase of repairing and painting our buildings.

As our winter season starts, please remember to post our Rules in your property and assure that your guests are made aware so that we all enjoy our time in Mountain Shadows.

I am looking forward to working with the board this year to continue ensuring our community is the beautiful green oasis that we love. And thank you to Melissa Volchok and John Miraglia, outgoing board members, and welcome to John Dutra and Martha Nicholas, our new board members.

BOARD OF DIRECTORS FY 2025

President: Randy Sawyer (Insurance)

Vice President: Steve Bell (Streets)

Secretary Judy Eaton

Treasurer: Lori Eaton

Director: Bob (Smitty) Smith (Pools)

Director: Martha Nicholas (Landscape)

Director: Rafael Cardona (Landscape)

Director: Sue Green (Architecture/Bldgs)

Director: John Dutra (Security & Social)

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STAFF

JoAnn Williams—Office Manager

William Borquez—Maintenance

Alfredo Solis—Maintenance

ORGANIC RECYCLING: Please remember to sort your trash into 3 bins, Blue for paper recycling, Green for organic material and the large bin for regular trash. Organic recycling consists of food items, plant cuttings, etc. See signs on doors of trash areas.



Steve Bell, John Dutra and Randy Sawyer



Annual Meeting
2024

Landscape Report: Rafael Cardona

The most memorable and challenging project under my direction, was the orchestration, implementation and maintenance of our five desert-scape upgraded areas. Starting in the fall of 2022 we embarked on this ambitious undertaking, which had been postponed for years. Phase I was completed in 2022, followed by Phases II and III completed in 2023, and Phases IV and V which finished in 2024. Altogether, approximately 72,000 square feet of turf were removed and replaced with desert scape. The fiscal impact on our HOA expenses was positively significant as we are now about 30% more efficient in our water use and expenses. As for the investment in the desert scape upgrades, the total cost was about \$350,000.00. Of this amount, MS received rebates from DW and the City of about \$230,000.00. Hence, our out-of-pocket cost was in the neighborhood of \$115,000.00 or roughly 35% of the total cost. We experienced some loss of trees and plants because of changes in irrigation systems and the heat waves of the summer months, which are here to stay. But, with close and frequent inspections from our trimmers and irrigator, our desert-scape will look better with the passing of time.



Arroyo Road Street Paving and main lawn



2 Past Presidents: Wanda and Gene Elmore.

Short Term Rentals: If anyone sees or hears problems with short term renters, please call the Palm Springs City Vacation Rental Hotline at (760) 833-7988. Also if you are an owner who rents, please post the Rules and Regulations in your home along with the city permit if you rent under 28 days.

Social Committee: A committee was formed reporting to Board Director John Dutra to bring ideas for socializing and events for the enjoyment of the community. If you would like to join please contact the HOA office. A Christmas pot luck is being planned for December 14th. More info to come.

Security: We currently have 3 roving patrols per evening at various times. If you are witness to any security issues, please call O'Linn Security at 760-320-5303. And remember to always lock your vehicles!

TREASURER REPORT: During the fiscal year which ended on June 30, 2024, we had \$256,592 allocated to our reserve account from your monthly HOA dues. During this past year MS spent about \$282,000 on reserve repairs, such as street paving, landscaping, pool and spa repair and finally wood rot repairs. Out of that amount, we were able to recoup \$88,158 in rebates from the DWA for the turf conversions.

Overall, MS is about 30% funded in reserve accounts. We have only one category that went significantly over budget by \$12,000 and that was our insurance cost. With that being said, MS ended the year with an operating income of approximately \$28,000 which is up from the prior year's operating loss of \$10,600. In the end, I feel that MS is in a sound financial position however we will need to supply additional funding to the reserve accounts to maintain our property going forward.

Swimming Pools: Pool 1 is heated all year, pools 2 and 5 will begin to be heated in November, and pools 4 and 6 will be heated beginning January. Pool 3 will be on an as needed basis.

Architecture/Buildings: The Architectural committee had a very busy year with many applications for patios, new windows and doors, and other repairs. All of the new improvements look terrific.

ROOFING-Several roof repairs were made from a variety of severe windstorms over the season on many buildings. MT Construction removed and replaced our clay tiles all throughout the complex over many months. We will continue to replace and repair any damaged clay tiles to keep the integrity of our buildings.

Split or Rotted Wood Beams- After many years of wear and tear our exterior wood required repairs. Many of the repairs were up on the second floors of buildings. For this scope of work we hired Empire Works to replace the large 4 x 12 beams and William repaired or replaced the lower beams.