



Your CasaBlanca

June 2009

The May Board Meeting was first with our new Management Company.

At the end of this newsletter, I have included a brief background report on e-PropertyManagement.US and it's owner and our manager, Dan Galindo. For those of you who would like to meet Dan, he has indicated he will attend next month's Communications Meeting at 10:00 AM, June 9 on the pool #4 deck area.

Board Meeting May 19, 2009

The Board meeting was held at the conference meeting room in the US Bank building (old Downey Savings Bank). Two Board members were absent. Gerry Winer has left for the season and Jim Laraby was out of town.

The meeting started out with the home owner's forum. In general, most owners were pleased with the state of current maintenance for Casablanca. A street light was reported being out at the intersection of Calle Bisque & Aventine Ct. and some questions were brought up as to what is done with sky lights that are allowing sand and dirt to be blown into homes.

Financial Report: Lindsey Griffith reported we have \$420,000 in our Reserve accounts and a total of \$458,000 including the Operation accounts. We will be having expenses for tree trimming and roof repairs

come out of that total over the summer months. All Reserve Accounts are currently fully funded. There is a bill before the US Congress to extend the \$250,000 FDIC insurance on bank accounts to extend into 2013 instead of expiring in October. If it is not extended, we will need to open a few more accounts in additional banks for our CD investments. We will have \$63,000 in CD's mature this summer and will need to be renewed or reinvested. We currently have about \$11,000 in past due assessments owed to the Association. Mr. Merrill Seroy, a CPA working with our new Management company was present and explained to the Board members how his ledgers are set up.

Landscape Committee Report: Our landscape company has been here for one and a half months and they are doing a good job. The men are hard-working and the owner of the company is here continually.

They have removed some old and unsightly shrubbery and one tree that was pushed over by the recent wind and was leaning close to a driveway. They found that it could not be saved.

They have finished the west gate ground cover by pool # 4. The reason the pile of ground cover material was there for so long was because our landscaper was waiting for the original material to settle completely before adding to it.

They continue to work on irrigation problems.

We are aware of the brown grass patches throughout the complex. The rye grass dies in the summer heat; however, this year the heat has arrived very early and, in some cases, the Bermuda grass has not had a chance to take over yet.

The palm trees are scheduled to be trimmed the week of June 15th.

Certain trees in the complex shed this time of year and can be terribly messy on walkways and on patios. It would be wonderful if we could keep this from happening, but we can't. We just have to bear with it, until this annual shedding process is over.

Just to remind homeowners that if you have a landscape problem, contact Management at 1-888-893-3776.

Please do not instruct, argue or yell at our new landscaper or her workers. They are doing the job we contracted them to do. If you have a problem, please call Management.

Respectfully submitted,

Howard Butzer, Landscape Committee

Architectural Committee Report:

Scott McBride gave the report which was to confirm a final inspection on a home that added a patio door where a window had been. It was approved by the Committee.

Communications Committee Report:

The Committee met at pool #1 and the meeting was called to order by Syd Sonneborn at 10:02 AM.

Syd announced that since the new landscapers are mowing on Thursdays, instead of Tuesdays, we can rotate the monthly meetings back and forth from pool #1 to pool#4. Therefore, the next Communications Committee meeting will be on June 9, at 10:00 AM in the pool #4 area.

Syd will also contact Dan Galindo, our new Association Manager and see if it is possible for him to attend next month's meeting on June 9, to introduce him to members that don't normally attend the Board meetings. (He has been contacted and has indicated he would be at the meeting). Syd will also start the process for us to get organized to have a follow-up Earthquake Drill in our community on or about November 14.

Owners' Forum:

Items brought up were (1) making the printed copies of the Association News Letter available at pool #4 as well as Pool#1.

(2) There were good comments about the new landscapers but some displeasure with the lack of edging walks, drive ways and picking up the grass clippings and leafs from parking areas on the same day they were put out.

Also, when is the dirt going to be picked up in front of pool #4?

(3) A SERIOUS PROBLEM! We have three

confirmed reports of mail containing checks have been stolen from mail boxes on Navarre Ct. Two of the checks had been tried to be cashed at BOA and Canyon National Bank on the same day as stolen. Should a flyer be put out at all homes?

(4) Parking on drive ways was mentioned as a problem. Syd mentioned that these issues need to be phoned into management and that you cannot remain anonymous do to State law. But a letter can be sent out and possible fines be issued.

(5) Howard reported on the Landscaper and his progress in getting issues handled (fine tuning as to how we like things done). He feels he is getting a good positive response back from them.

Respectfully submitted by: Syd Sonneborn

The Social Committee did not have a report.

Management Report: Dan Galindo, our new manager, made a violation notices report. Currently, he is touring our complex three times a week looking for problems and situations that are violations of our rules or CC&Rs. We need to bring our Reserve Accounts Studies up to date. State law requires we have a report every two years. Our bank accounts stayed the same through the transition of changing management companies. Casablanca now has it's own Post Office box (PO Box 11152, Palm Desert Ca. 92255-1152) for sending in assessment payments. He has also revised our Collection Policy to reflect the new management company (e-PropertyManagement) instead of J&W Management.

Old Business: The second irrigation pump's repair or replacement was brought up again. Dan was instructed to get bids for its

replacement. The roof Maintenance contract proposed by Miller Roofing was considered too expensive therefore, the bid was not accepted. The spa repair was tabled once again in order to get more information. The wrought iron fencing around our swimming pools has been inspected and a number of the "foundations" of the rods anchoring the fences to the ground are weak or broken and some other railings are rusting through. Some of these problems are causing the gates to not close properly. A bid was received in the amount of \$4,300 to make the repairs. The board members decided to advertise for more bids before making a commitment. We are seeking bids on sky light and chimney flashing repairs.

New Business: None was brought up at the meeting.

A brief Introduction to our Management Company, e-PropertyManagement.US
by Syd Sonneborn

I made a brief interview of Dan Galindo following the board meeting. Dan is the CEO of e-PropertyManagement as well as our association's property manager. The company is about two years old here in our valley but Dan has had a long and extensive background in the field. He has over 30 years experience in the real estate and property management business. Most of that experience was in the southern LA and Orange County area. So, he is well versed in real estate as well as management and the California law applied to each one.

His company, "e-PropertyManagement." as evident in the way it is written, indicates that it is taking full advantage of the 21st Century technology advancements and it is. The operation is completely set up on computer and wireless communications systems. He can access multiple sources of

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software through computer servers. In other words, he is taking advantage of the new "Cloud" software applications that are on the internet. Dan can then use different systems to build information tracking and data processing to uniquely fit the requirements of each of his management accounts.

When a homeowner wishes to contact Dan to report a problem, he wants us to use the 1-888-893-3776 phone number. He indicated to me that it does not make any difference in which 700 extension code you use in order to leave a message. The system is an answering and recording service that connects to his or Stephanie's cell phone. Using the 888-893-3776 number ensures he will get the message even if he is on the phone at the time you call.

Stephanie Milette is his Administrative Assistant and she was at the board meeting taking notes for our board minutes. Merrill Seroy is a CPA who works with Dan's company and keeps the financial records for his accounts. Merrill maintains an office on Sunrise Way in Palm Springs. In addition, Merrill is a certified "QuickBooks ProAdvisor" for business owners.

This issue of your Casablanca was produced by:

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e-PropertyManagements team from left to right are as follows: Merrill Seroy, CPA, Accountant. Stephanie Milette, Administrative Assistant. Dan Galindo, CEO and Casablanca's Account Manager.