



Your CasaBlanca

November 2009

2010 MONTHLY ASSESSMENTS TO RAISE

The Board presented its 2010 budget at this meeting. After five years of keeping the assessment at \$375 per month, the pressure of increasing cost of utilities and vendors services is forcing increases to keep mounting. The Board voted to increase our assessment to \$380 beginning in January. You will be receiving your copy of the budget in the mail next month.

The Board meeting was called to order by President Gail Christiansen at 10 AM in the meeting room of the US Bank. All board members were present along with our manager, Patrick Belous, and 9 homeowners in attendance.

FORUM

The homeowners Forum only had one issue presented. It was the old one of people not picking up waste from their dogs and that this seems to be a "winter issue." It doesn't occur in the off season months!

MINUTES

The minutes from the September meeting were approved as written.

FINANCIAL REPORT

Lindsey Griffith, Treasurer gave a review of the associations budget. We have nearly \$500,000 in our Reserve Accounts but withdrawals will be coming out to pay for the

new irrigation pump & filter, pool drains, 4 new roofs etc. which total about \$34,000.

Certificates of Deposit that come due can only be rolled over into new ones earning next to nothing in interest. Pass book accounts can earn more! Our delinquent accounts are down to 9. We have two in foreclosure. We have had five foreclosures to date with numbers 6 and 7 on the way. But, we have been lucky in that they have been selling, so we are doing OK. The board directed management to take action on two of the delinquent accounts.

MANAGEMENT REPORT

The landscape reseeding of grass has been completed. Touch-up in spots is now going on as well as adjustments in sprinkler water pressure. Some bushes will be replaced. Western Exterminator checked the 18 rat traps and only two showed signs of activity. They will be moving some of these to see if we can attract more rats to feed at them. Vector Control will be here on Friday, November 20 to put out bait for the fire ants. **Keep pets off the**

Your Casablanca November 2009

grass for at least one day after the treatment. Our irrigation water will be turned off for a few days because the water would destroy the bait.

The replacement of the pool drains to meet Federal requirements is still in the approval process by governmental agencies. We need approval on one of them yet by the County and then they need to be approved by the City before work can commence.

The redesign of our irrigation pumps and water filtering system seems to be working well. We have had no clogged sprinklers.

PARKING RULE CHANGE

The change to our parking rules (you received a notice in the mail over a month ago) was voted upon and approved by the board. therefore, the new rule is in force.

Work to replace the windscreens at the tennis courts was tabled until the complete cost of material and labor to install it has been obtained. The Board did approve having Al Miller Roofing do the roof clean up this fall. It will include an inspection of the condition of each roof and help keep warranties in force as well as clean debris off roofs and gutters. The cost will be \$90 per unit.

CORRESPONDENCE

A request to have a tree removed at 41-722 Aventine Ct. has been received. The request was turned over to the Landscape Committee for evaluation.

COMMITTEE REPORTS

Landscape Report -- HOA Board Meeting, Tuesday, November 17, 2009

The new rye grass is growing well and looking good. There are a number of areas which will be re-seeded.

We have removed some dead shrubs and will be replacing them. There are others to be removed and replaced and some empty spaces to fill.

We have three citrus trees and one Brazilian pepper scheduled to be removed. This is unfortunately the result of our previous landscaper's excessive trimming at the wrong time of the year.

Several homeowners have expressed the desire to have old shrubs removed and replaced around their homes. We do not remove shrubs which are alive or will come back after severe trimming; however, if homeowners are willing to cover the cost for removal and replacement of these shrubs, the Landscape Committee will arrange it. Contact Management, if you are interested in doing this.

There have also been homeowners who have expressed the desire to convert the plant area around their homes to desert-scape. This involves the removal of plant material, converting irrigation to a drip system and using acceptable plants which require low water usage. Those interested in this conversion, please submit a simple sketch of the area involved and the plant material desired. Again, contact Management.

Respectfully submitted,

Howard Butzer, Landscape Committee

Casablanca HOA Communications Meeting 11/10/2009

The meeting was called to order by Syd Sonneborn at 10:00 AM on the pool desk area of Pool #1. Approximately 17 homeowners were in attendance.

Syd opened the meeting with announcements related to emergency preparedness. (1) The "Shake Out" will be an annual state wide event held the third Thursday in October of each year. that means next year's event will be October 21. (2) We have plenty of time to plan on what we would like to do in our complex on that day. But, Syd would like input on ideas of what we could do and then get planning done so communication can get to everyone. (3) Our Emergency Preparedness information is now posted on our Web Site, www.casablancahoa.net.

The meeting was then turned over to the members in attendance.

The new benches at the tennis court were praised as a great improvement but they need to have a protective treatment such as urethane varnish to protect them from moisture and the sun to preserve them.

Landscape received complements in general but some people are having problems with sprinkler water reaching areas that cause problems because the system is now operating so efficiently. Some people have issues with a few plants that about died this summer and are still struggling.

The hand rail covers at some of the pools are looking as if they may be becoming moldy and the birds seem to think they are their latrine. The question was raised on how to take them off to clean them. The answer was they do not come off and would need to be cleaned in place.

Some questions were raised on the future painting of our homes in the next year. Gail explained that the Architectural Committee is to come up with a color scheme and membership to approve, Stucco needs to be patched, and then bids need to go out and the winning contractor would need to develop a time when the work could be done. The summer season is not a good time to paint. All of this takes time, so it will most likely be near the end of 2010 before it gets done.

The desire to have smoking banned at the swimming pools was brought up again by Jack Gerhardt. The Board needs to address this issue at a board meeting and make a decision and then publish that decision in the association's minutes. If they are in favor of a ban, rule change procedures need to be followed.

The meeting was adjourned at 10:40 AM

Respectfully submitted by Syd Sonneborn,
Chair

NEW BUSINESS

President, Gail Christiansen brought up the on-going problems with blowing dust and tumble weed from the Portofino development to our north. With so many foreclosures at different times, it seems even the City doesn't have a good handle on ownership of different parcels of it. Gail did some research on this and was able to present the run down to the City. It will probably lead to homeowners having to attend City Council meetings again to spark the City into action.

Gerry Winer attended the Homeowner Association Presidents meeting in Gail's absence and learned that we are ahead of many associations on our planning such as updating our CC&R's to reflect new State statutes. He also found out that the proposed City program to pay homeowner or owner

associations \$2.00 per square foot of grass removed to be replaced with desert landscape will just apply to the area between the sidewalk and the city street and be limited to 10,000 sq. feet or a maximum of \$5000.00 per Association.

FBI statistics report drop in crime rate

From an article by Gina Tenorio in the Desert Sun, October 22, 2009

Violent crime dropped in Palm Desert last year by more than 34 percent and property crime dropped by 10 percent compared to last year, according to annual crime statistics gathered by the Federal Bureau of Investigation.

A report on the statistics was given to the Public Safety Commission by Palm Desert Assistant Police Chief Lt. Andrew Shouse at its Oct. 7 meeting.

"I wish I could stand up here and take all the credit but this was a team effort," Shouse told commissioners. "We've had a lot of support from the city which has given us the needed resources."

He added that deputies have worked hard and there are always outside forces affecting crime statistics, like socioeconomic factors.

One increase was in the number of homicides, which have climbed from two in 2007 to three in 2009. Two of the deaths in 2008 occurred during the Toys"R-Us shooting on Nov. 28 when two men opened fire and fatally wounded the other.

Still, the numbers were good, Shouse said. The drop in the crime rate comes despite a 7.6 percent increase in the city's population, according to Shouse's report.

With growth, it is not uncommon to see crime creep up. "We're cautiously optimistic," Shouse said.

The statistics are reported by the FBI that collects them from cities that are required to report them.

This issue of your Casablanca was produced by:

Syd Sonneborn, Editor/Publisher

Gail Christiansen, President

Howard Butzer, Landscape

Casablanca Management

Board of Directors

Gail Christiansen, President

Jerry Winer, Vice President

Lindsey Griffith, Treasurer

Dorothy Saulnier, Secretary

Jim Laraby, Director

Whitestar Management, Inc.

Patrick Belous Manager, 760-773-2444

72171 Highway 111, Ste. 110, Palm Desert CA 92260
