

# VILLA CABALLEROS CONTACT SHEET as of JANUARY 2020

**MANAGEMENT:** Maryellen Hill & Associates- For questions about Property Management only.  
Email Address: [canderson@mehill.com](mailto:canderson@mehill.com) / TEL: 760-320-5033 Ext. 225 / FAX: / 760-322-2168 Property  
Manager Contact is Cindy Anderson. 1111 Tahquitz Canyon Way, Ste 120, Palm Springs, 92262

**24 HOUR EMERGENCY LINE:** (For emergencies only, non-emergencies will be responded to during regular business hours). 760-275-2943 Cell Phone for Cindy Anderson.

**HOMEOWNER ACCOUNTS/PAYMENTS:** CAFS (For All Questions/Issues regarding Homeowner Accounts) Contact: Ellen Voight Telephone: 760-323-7475/ Fax: 760-323-8763  
Email: [ellenvoight@joannemallen.com](mailto:ellenvoight@joannemallen.com)

**INDIAN LEASE QUESTIONS/PAYMENTS:** Contact- D 'Andre Harrell, Bureau of Indian Affairs Telephone: 760-416-2133/ Ground Lease #260-30600XXX00 BS (XXX= Your Unit Number)

**VILLA CABALLEROS WEBSITE:** [www.villacaballeroshoa.com](http://www.villacaballeroshoa.com) Username is Email and Passcode is Unit number.

**Police/ Fire/ Medical Emergency:** Dial 911 / **Palm Springs Police Dispatch:** 760-327-1441  
**Palm Springs Police (Non-Emergency):** 760-323-8116

**SPECTRUM:** 760-340-2225 / **Southern California Edison (Electric):** 800-684-8123  
**Desert Sun Newspaper:** 760-322-5555

**Baristo Neighborhood Organization:** Email: [baristo@verizon.net](mailto:baristo@verizon.net)

- Telephone/Cable/Electric Access for Each Unit is Located in Utility Closets at either End of Each Building. Specific Units that are Served Out of Each Utility Closet are listed on each Closet Door. (And in the Rules & Regulations Handbook) All Utility Doors are Padlocked for Security. Homeowners Must Provide Padlock Combination to Servicemen When Service is Requested. Combo for Each utility Door is 1133. Please be Sure Door is Locked When Service is Completed.
- Roof Access is on Top Floor of Each Building. Bldg. 1 and Bldg. 3 at West End and Bldg. 2 at North End. Access to the Roof is Only allowed for the Servicing of Each Unit's Air Conditioning/HVAC System. Access Ladders are Padlocked. Combo for Each Ladder is 1133. Please be Sure Ladder is Locked When Service is Completed.
- Water Shut-Off Valves are Located on the Ground Floor, Below Each Unit (or Line of Units If on 2<sup>nd</sup>/3<sup>rd</sup> floor) and Each Valve is Identified. When a Unit is Left unoccupied for more than a few Days, Homeowners Should Turn Their Water Valve OFF. When the Valve Lever is Vertical to the pipe, the Water is ON. When the Valve Lever is Horizontal to the Pipe, the Water is Off. Some Valves Have Water Spigot Access Which Should Always be ON, but the Unit Water can be Turned OFF Even When the Water Spigot is ON.
- Condos that are not often used must be checked on a regular basis by the Homeowner or Caretaker.

**VILLA CABALLEROS HOMEOWNERS ASSOCIATION-QUICK REFERENCE RULES\*\***

**Homeowners who rent or loan their units are requested to POST THIS NOTICE where it will be easily seen by tenants and/or guests. Violations are subject to fines and/or restrictions in use of associations amenities.**

**General:** Only long-term rentals/leases of one month or longer are permitted. For long term rentals, our Management Company must be advised of tenant names and emergency numbers. Guests and tenants are kindly requested to respect the Rules and Regulations that have been approved by the Homeowners of Villa Caballeros Homeowners Association. STR will be fined for each violation and reported to City of P.S. Vacation Rental Compliance. Offensively loud noises are not permitted anywhere in the complex, including voices, music, animals, etc. Please use good judgement and avoid activities such as using clothes dryer/washer or vacuuming after 10 PM or before 8 AM.

Out of courtesy for your neighbors and second-hand smoke health issues, please refrain from smoking on your patio. Smoke (as well as cooking and cleaning fumes) easily travels into neighboring units, particularly from the ground floor units to the second-floor units. Please do not litter the walkways or the landscaping with cigarette butts and observe the no smoking regulation at the pool/spa area.

Only electric barbecues/grills are allowed. No gas or charcoal grills with open flames are permitted due to fire safety, insurance liability issues and County codes.

Emergency vehicles must be directed to use the Arenas gate for unimpeded entry. ER services have a code (Knox Box Key) to enter this gate.

**Automobiles:** Speed limits within the complex is 10 miles per hour. Please observe the stop sign. Parking must be in your unit's numbered garage space or in guest parking only. Any car parked in fire zone (red zone) or in an assigned space, without that condo owner's permission, is subject to be towed at the car owner's expense. All vehicles must be currently registered and licensed.

**Pets:** Dogs must always be leashed and under the control of the owner at all times. Pets are not allowed in the pool/spa area, racquetball and tennis courts. Owners/guests are responsible for picking up after and disposing of their pet's waste. Anyone observed not cleaning up after their dog may be fined. Dogs should be walked outside of the complex. Do not let dogs use the landscaping or walkways to urinate or defecate. Cats may not roam free and must use a litterbox in their home. Litter should be disposed of in a sanitary manner (not in flower beds).

**Pool and Spa:** Pool and spa hours are from 7:00 AM to 11:00 PM. Please respect the peace and quiet of those homeowners who live near the pool and refrain from loud noises, yelling or horseplay. Pool and spa are for use of owners, tenants and guests only. Use of pool and spa indicates that user has read, and agrees with, the pool and spa rules that are posted. Smoking is prohibited in the pool and spa area.

Glass containers/bottles of any kind are forbidden in the pool and spa area. If Homeowner/Guest causes broken glass anywhere near the pool, the pool must be drained, cleaned and filters changed for safety. This expense will be charged back to the Homeowner.

All persons use the pool and spa at their own risk. There is no lifeguard on duty. No diving, running, jumping or dangerous conduct is allowed in the pool and spa area. Children under the age 14 must always be attended by an adult. Children under 13 are not permitted in the spa, per County regulations. Balconies/railings may not be used for drying towels/swimming apparel or laundry.

**Trash:** There are two dumpster enclosure areas. Both have one dumpster for garbage and one (blue) dumpster for recycling. All "wet" garbage must be in sealed plastic bags before placing in the dumpster. Do not leave anything sitting outside the dumpsters as it will not be picked up. Please read signs that are posted at each dumpster location for further instructions. Trash may not be stored outside front doors or on patio/balcony. Please recycle to keep garbage costs low.

**\*\* FOR A MORE DETAILED DESCRIPTION OF THE RULES & REGULATIONS, AS APPROVE DBY THE HOMEOWNERS, PLEASE REFER TO THE FULL RULES & REGULATIONS MANUAL. THIS IS READILY AVAILABLE TO ALL UPON REQUEST.**