



"peaceful and quiet ... great neighbors"

Keeping our residents informed

Indian Land Lease Update

For the past 4 years, we have been working with our attorney, Sharyl Walker, to collect sufficient data to open negotiations on our Indian Land Lease. There are 32 years remaining on our existing lease. Ms. Walker has not been on a retainer fee, and this month we signed a Letter of Engagement to act as our agent in negotiations.

Ms. Walker is negotiating with the attorney of 3 individuals that own the 4 acres that Villa Caballeros is situated on. There are two potential options: purchase the property or extend the lease 35+ years. The land under Buildings 1 & 2 are owned by 2 sisters, and of Building 3 by a second party. The first step is to determine if the families are interested in selling the property out right. If not, we then will negotiate to extend the lease. In the event that they decide to sell to us, we will schedule a Home Owners Meeting to discuss the process of purchasing which would include information on how owners can obtain a loan or the possibility of an outside investor purchasing the land.

Traditionally, Indian Land Owners do not pay any attorney fees or other expenses incurred during negotiations. The anticipated cost of all attorney's fees and expenses could be around \$50,000. The current cap is set at that amount but may be revisited if this process is extended. The Board will continue to keep home owners informed throughout this process.

Landscape Update

The Board approved the hiring of a new graduate landscape architect from a local University to develop an overall long range plot plan for the exterior of the property. Over the past few years, we have eliminated the interior lawn and moved to a zone zero landscape. It is the Board's objective to translate that same concept on the exterior.

The soil in the existing flower beds appear to be depleted of nutrients. In order to restore the soil, we have decided not to plant flowers for the summer months.

Questions For Homeowners – Responses Appreciated

1. What do you think of the construction of a deck with gas BBQs in the area south of the pool?
2. What do you think of replacing some or all the annuals (flowers) with shrubs?
3. Would you like to see smoking banned in all common areas, inside units, on patios and decks?
4. Do you support the total lawn removal in our exterior to reduce water usage?

Please e-mail Jon Smith (jonwonka@icloud.com) & he will compile answers to be shared at a later date. Also let Jon know if you wish to receive future newsletters, Board announcements, and agendas electronically.

Board Members

Syd Steinbock, President	Dennis Hoff, Vice President	Jon Smith, Treasurer/Secretary
Zach Fox, Member -At Large		Sheila Bigalke, Member -At Large

Management

Maryellen Hill & Associates: Telephone: 760-320-5033 Ext. 225 (for Questions/Issues about Property Management only)	Cindy Anderson, Property Manager Email: canderson@mehill.com
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