



WISHING EVERYONE AT VILLA CABALLEROS A HEALTHY AND HAPPY HOLIDAY SEASON!

<p>Annual Meeting</p>	<ul style="list-style-type: none"> • Our Annual Homeowners Meeting is scheduled for January 12, 2019 at 12:30 for refreshments and the annual meeting commences at 1:00 pm • All Homeowners are encouraged to attend as we will be electing the Homeowner's Board
<p>Water</p>	<ul style="list-style-type: none"> • Remember if you leave your unit for more than a few days, please turn off the water outside of your unit to help avoid leaks or potential damage.
<p>Curbing Dogs</p>	<ul style="list-style-type: none"> • All dog owners are required to curb your pet outside of the complex • Leaving dog waste on the sidewalk or in front of your or someone else's unit is not neighborly nor is it tolerated
<p>BIA Update</p>	<p>Update as of November 29, 2018 from our Attorney, Sharyl Walker</p> <ul style="list-style-type: none"> • Landowners have approved the Amendment • Landowners' Counsel will collect signatures on Appraisal Waiver and Justification Letter • I had to revise the Waiver today after talking to the BIA Superintendent about another project, as Regional is getting picky on some things, so I've updated the Waiver to hopefully preempt any issues with Regional for us using a 2013 Appraisal. • I also told Landowners' Counsel to submit an invoice for \$10K when he gets those signatures, and to also submit his W-9, and then the remaining \$5K should be invoiced after Regional approves the amendment (which should be early 2019) and his clients sign the approved Amendment. <p>Next Steps</p> <ol style="list-style-type: none"> (1) Landowners sign the Appraisal Waiver and the Justification Letter (for the appraisal) (2) Joe sends those (documents) to the BIA (3) Palm Springs BIA writes up its report to Regional and sends the package up for approval (to Sacramento) (4) Regional reviews and either provides comments (which is typical) or approves outright (which is not typical). Usually their comments are not difficult to address. <ul style="list-style-type: none"> • During the Regional-review period, I will prepare, for the BIA, 59 sets of signature pages and legal descriptions (i.e., a custom page and legal for each unit), based on the current ownerships and original subleases, which I asked the Superintendent today to have staff copy for me, so they will work on that next week. • Then, once that is ready, the BIA will prepare 59 files, one per unit, and probably have each of the landowners come in and sign all 59 sets of extensions -- so they are signature-ready for any homeowner who wants to extend. • Once ready, the BIA will send out an offer letter to the homeowners (I have prepared these in the past for my landowner clients, and so it may be faster if I prepare it and then ask Joe to put it on his letterhead for the BIA to then mail out). • During this process, I will keep you updated so you have as much advance notice as possible that the extension offer is forthcoming (remember those who extend during the first three months after the offer is made will pay (estimated) \$4,000 extension fee, which goes up periodically after that).