

October 27th, 2019

From: The Villa Caballeros Board

The Board would like to share the following important information with our owners:

LAND LEASE UPDATE

On Friday October 18, the Board received confirmation from our land lease attorney, Sharyl Walker, that our land lease extension packet has been sent to the BIA regional office in Sacramento for review. This process may take between 45-60 days, but could be longer. The package will then be returned to the BIA Palm Springs office for owner approval. Once owner approval is complete, the packet will then be returned again to Regional for final sign off and approval.

A letter will be mailed to each property owner outlining the steps you will need to take to extend your land lease. The dollar amount for extending will also be included as well as information on making an appointment with the BIA and what proof of ownership you might need.

The Board is encouraging owners to be sure they have their BIA information and account current. Owners who are unsure if their land lease information and ownership is current should contact the Palm Springs BIA to check. You may call 760-416-2133 and ask for Dee Harrell at Ext. 260 with questions.

It is imperative that your account does not contain late fees. Letters were mailed to owners who did owe late fees, this past summer. The BIA charges 14% interest on late fees and does not notify owners when that charge will occur.

We suggest that owners contact the Palm Springs BIA at least once a year to make sure your payment was received timely and the amount was correct.

LANDSCAPE

Fall pruning of the Ficus and Carob trees will be done during the month of November. Notices will be posted so those residents who park in guest parking can move their cars. Pruning will take place on a Thursday, Friday, Saturday schedule.

The three planter boxes have been filled with red and coral geraniums and we have returned petunias to the west wall in the pool area.

We are fortunate to have a skilled gardener,, Alex, who has been with us for over 13 years. We thank him for not only maintaining the beautiful landscape but watching out for owners and making sure your cars are not vandalized.

MAINTENANCE PROJECTS 2019-2020

Tennis Court Repair

The Board is currently obtaining the final bid to repair the cracks in the surface of the tennis court. Repair of those cracks should eliminate the water damage to the ceiling in the main garage as well stop damage to the cement supports.

We hope to add two drains on the tennis court so we no longer will have to use pumps to remove the large pools of water when it rains. The drain covers will be at the surface level so folks can still play Pickle Ball or play Tennis.

The board has hired a engineer to oversee this project and to draw plans and apply for bids. We will vote on the final bid at the December 9th meeting.

ASPHALT DRIVEWAY MAINTENANCEWe will be coating the asphalt driveway sometime in the Spring, as well as repainting the guest parking stripping and handicapped parking spaces.

PATIO GATES

A small number of patio gates showing rust will receive a new coat of paint as will the pedestrian gate on Arenas.

BOARD MEETING DATES AND TIMES

The Board has elected to change the meeting day from Saturday to Monday beginning in December. The Annual meeting will still be held on the Third Saturday of January 2020

Next Board meeting is Monday December 9,2019 at 9:00 AM

Annual meeting is on Saturday January 18,2020 at 11:00 AM