

# The Fairways Flier

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### A Message from the President ~ Don Chute



Happy Easter and Spring Greetings to you all! I hope you are doing well and full of hope that the newness of Spring can bring. Spring represents new beginnings, growth and new opportunities. The days are longer, the weather is warmer. This is a great lens to use when looking at the business at hand, our friendships and neighbors at this time of the year.

Speaking of new beginnings, I'd like to introduce and welcome our new Desert Management HOA Community Manager, Nadine Buxton! Please welcome Nadine to our community and see below for more information on Nadine, her contact information, and office hours.

In other news, the community and Board has many important projects happening in the next few months - the largest is the continuing efforts and progress to move the Land Lease forward for a vote by you - the community. Please review the current status of the Lease on page 2 which includes an attached summary from the Town Hall Meeting held on March 19th. Future information and all key dates will be communicated very soon. Safe travels to all of the snowbirds, happy Spring and we look forward to seeing everyone soon!



## IMPORTANT DATES

ALL ARE INVITED!

**BOARD OF DIRECTORS MEETING**  
WED, APRIL 17 9:00am  
At the ClubHouse or Zoom

**POTLUCK-AT THE CLUBHOUSE**  
ALL ARE WELCOME!  
FRI, APRIL 19 6:00pm  
(Happy Hour starts at 5:30pm)  
At the ClubHouse

APRIL 22  
EARTH DAY

APRIL 23  
PASSOVER

### DESERT MANAGEMENT ~ Nadine Buxton

Hello Fairways Homeowners! For those who may not know, I am Nadine Buxton, CMCA® and I am the new Community Manager, solely dedicated to The Fairways Homeowners Association, as of March 11th. With the help of the board members I have been bringing myself up to speed with this lovely community and I thank everyone for your warm welcomes and help during this transition.



Please note, the Management Office will be open for homeowner appointments and inquiries Tuesdays and Wednesdays from 8:30 AM – 11:30 AM and Thursdays from 1:30 PM – 4:30 PM. I am off on Mondays and Fridays.

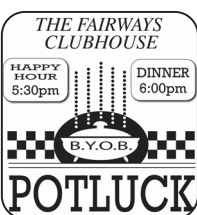
You can reach me quickly at [nbuxton@desertmanagement.com](mailto:nbuxton@desertmanagement.com) or by calling the office at 760-459-3054. To put in a work order you can call or email me or email **Veronica Hamlett at the Desert Management office at [vhamlett@desertmanagement.com](mailto:vhamlett@desertmanagement.com)**, M-F from 8 AM – 5 PM. For after hours emergencies, call 760-565-7948 and you will be connected to our afterhours emergency service line. I wish Rhianna all the best and thank her for all her hard work and I look forward to working with the Fairways Association. **Kindly, Nadine Buxton, CMCA®**

### HOMEOWNERS! Update Your Address and Contact Information



To make sure you get the the most up-to-date information about next steps in the Land Lease, Town Hall Meetings and other community news, please be sure to let Desert Management/Nadine Buxton know where and how to get ahold of you. Fill out the attached Address Verification/Opt In Form (print the last 3 pages of this newsletter, fill out and return to Nadine in the onsite HOA office asap!)

### SOCIAL SCENE ~ Linda Holt



#### POTLUCK AT THE CLUBHOUSE!

#### NEXT POTLUCK SCHEDULED:

The next Potluck is Friday, April 19th. Happy hour starts at 5:30p and Dinner at 6:00pm. BYOB and your favorite dish to share! Come one and all and get to meet new neighbors and friends!

### April 8th Happy Hour Community Social to be Rescheduled!

Please note that the April 8th Community Social Mixer at La Tablita Restaurant will be rescheduled to a future date.



### NEW CLUBHOUSE HOURS

8am - 10pm  
Please make a note of the revised hours that the Clubhouse will be open!

## Land Lease Update ~ Don Chute



A Town Hall Meeting with Homeowners was held on Tuesday, March 19, 2024. The purpose of this Town Hall was to update Homeowners as to the current status of the Land Lease negotiations and next steps needed to finalize a new lease with the Indian Owner Families, the Bureau of Indian Affairs (BIA) and the Fairways Homeowners. A large turnout of the community attended in person at the Clubhouse and on Zoom. Many thanks to Frank Perra who has spearheaded these negotiations from the very beginning and continues to be involved to this day.

**Disclaimer: The Fairways HOA assumes no responsibility or liability for any errors or omissions. This information or authors of the below information assumes no responsibility or liability for errors or omissions. This information is intended to inform The Fairway's Owners on what we know today and is subject to change. The information contained in this note is provided on an "as is basis" with no guarantees of completeness, accuracy, usefulness or timeliness.**

### Below is a summary of key points that were discussed at the meeting:

- The HOA has been working on the current successor lease project since 2013, and after years of hard work, we appear to be close to obtaining the approval of the Bureau of Indian Affairs ("BIA") on a new 34-year successor lease to commence upon the expiration of the Master Leases in 2037 (the "Successor Lease").
- The Successor Lease was submitted to BIA in September 2023. The BIA appears to have completed much of its pre-signature review process, and it is our understanding that the Successor Lease has been signed by a number of the landowners at this time.
- We suspect it will still take some time before all landowners have signed the Successor Lease and the BIA is in position to provide its final written approval, but the great news is that we finally appear close to approval of the Successor Lease by the landowners and BIA, and we are now in position to hold a Membership Vote regarding the approval of the Successor Lease project.
- As with other BIA land lease extension projects, the Successor Lease project involves a significant up front fee that must be paid immediately upon approval from the BIA to the landowners, along with various related administrative, legal, documentation, processing, recording, and title costs. In this case the total cost of the Successor Lease project is presently estimated to be approximately \$12,000 to \$14,000 per homeowner.
- The HOA is presently working to finalize this per homeowner cost estimate and is exploring potential mechanisms which could allow homeowners who may have difficulty paying this homeowner cost an option to finance their cost over time, if needed.
- The HOA hopes to finalize and send out a Membership Ballot within the next month, and to then hold a Town Hall event with the HOA's land lease counsel, to go over the details of the Successor Lease documents and answer any questions related to the Membership Ballot and/or the Successor Lease project. The Board will send out ballots with a cover letter explaining the details/ terms of the Successor Lease, special assessment and loan that may be required. A copy of the Successor Lease will also be included in the voting package. The cover letter will also announce the date of a Town Hall meeting, which the Fairways attorney's will attend. This date will be coordinated as soon as possible and will be communicated.



## SECURITY ~ Noah Weinreb

The month of March has brought additional security at The Fairways. Several new pyracantha plants have been professionally planted and will be maintained by Conserve. Additionally, seven new iron fences have been installed. These along with previous attention to the perimeter walls are providing much needed additional security for us all.



Please keep aware of your surroundings and if you see something suspicious please report it. We did have one misuse of our spa in late evening which was reported by Bill Albert and resolved by his thoughtful actions...thanks Bill.

Securitas has reported no incidents of concern on property in their evening tours here and here's hoping for another safe month at The Fairways.

## LANDSCAPE ~ Jay Center

**TURF:** Mowing – Conserve is continuing to mow on a routine weekly Friday schedule. As temperatures continue to warm up we will begin to see some die back of the Rye grass and the Bermuda grass will start peeking through.



**TRIMMING:** Detail Maintenance – Trimming is being performed on our normal maintenance rotation. The crew is working to ensure all hedges are level and not overgrown. Tree Trimming - The tree crew is working their way around the property. Trees are expected to be completed by Friday April, 5.

**General Maintenance:** Detail Crew–Conserve's detail crew is hard at work moving through the process of addressing any general maintenance issues on site. The current main focus is to remove and treat any weed issues in the slope areas as well as general landscaping beds.

Irrigation Checks and Work Orders are being handled on a daily basis.

**The Fairways Flier newsletter is not intended to be used as a replacement in delivering official HOA meeting notices, email blasts or Board Meeting Minutes from the Fairways Board, Committees or Desert Property Management. It is intended to be a helpful tool to keep homeowners aware of the general news of the day and other activities in and around the neighborhood.**

## **FACILITIES ~ Kirk Gardner**

### **Clubhouse**

**Recycling When Using the Clubhouse:** The committee has been working on a draft proposal, to submit to the Board for approval, delineating the Clubhouse Reserved Event Homeowner/Host responsibilities. Our focus addresses the now needed and necessary update to include the Palm Springs Disposal Service's approved collection and distribution of recycle materials and compostable foodstuffs/materials process. Approved bins and disposable liners are permanently in place at the Clubhouse to encourage proper disposal and heighten awareness of our need to become much more concerned regarding what we dispose of and where we put it. In conjunction with the updated Host responsibilities an increase in the required deposit is also being proposed from \$100 to \$125 of which \$25 will be directly assigned to proper separation of the disposable foodstuffs and materials used for the event.

We are also encouraging the use of compostable dinnerware for events to include our scheduled "Social" events. To this eventuality, **Janice and Bill Albert**, donated a full ream of compostable dinner plates for our last Social which made the disposal process exceedingly easier for the attendees. **Darlene Zingler** instituted a wonderful 'future procedure' by going around table to table collecting the plastic utensils. No commercial recycling process wants the plastic utensils so we need to keep them from being put in the recycling or compost bins.

**Countertop Compost Kitchen Bins Available:** On a individual unit basis, PSDS is now offering a countertop compost bins for homeowner use to collect unwanted foodstuffs for proper disposal in the dark green "yard waste" bins located at every dumpster enclosure in the Fairways. The complimentary countertop compost container is available for pickup at PSDS located at 4690 E Mesquite Ave, Palm Springs, 760-327-1351.



*The composting "mandate", passed by the California Legislature (SB1383) in 2016, went into full effect in 2022. The long-term intent is to keep foodstuff waste out of the waste water stream (sewer) in order to make recycling the sewage water process more efficient and effective. Basically, you should avoid, as much as possible, disposal of foodstuffs down your garbage disposal. The legislative authorities and oversight commissions just recently authorized water agencies in California to return properly recycled water to the potable water system. Please do your part and recycle and dispose of waste products properly as in the future the HOA could suffer fines for unapproved disposal as our dumpster enclosures are now monitored and evaluated by PSDS for separation of material compliance.*

### **Facilities**

**Stucco Repairs & Paint:** The committee has been doing minor stucco repairs and pillar painting that were initially 'work orders' - which would have required a vendor to come in and address then invoice the HOA.

If you have a need for the Casa Blanca exterior paint to address a minor painting/repair issue please let our on site manager, Nadine, know as paint is available for small repair needs.

### **Pools**

**New Pool Vendors:** Our new pool service vendor, JJ & B Pools, will begin the 3 times per week servicing our 8 pools require as of April 1. They will be focused on maintaining the pools cleanliness (tile as well as plaster area) and water chemical balance. The service personnel are all Certified Pool Operators who have been properly trained to balance the water chemistry need according to the pool water volume. This monitoring of the chemical balance goes beyond just the PH level by improving the "free chlorine" level and controlling the calcium level buildup/alkalinity that directly affects the equipment operation-longevity and pool plaster appearance.



In conjunction with the new pool servicing vendor we have also been utilizing a new pool equipment service vendor, Pools by Eric, who completed a very thorough and visually appealing upgrade of Pool 4, one of our heated pools as is the Clubhouse Main Pool. Eric has also just completed a timer and power panel upgrade at Pool 6 that allows scheduled operation of the existing pump and resolved a intermittent pool light issue **Bill Albert** was dealing with.

Pool 5 is next on Pools by Eric's list to address a inoperative pool light issue that has not responded to previous vendors' attempts to resolve.

### **Road Resealing**

The committee has completed the research, review and recommendation to the Board on the status of our Roadways. We met with 4 Roadway Paving Service vendors and did a site visit to the Indian Ridge Country Club meeting with their Director of Facilities, **Joe Rice**, who was immeasurably accommodating and informative as to their roadway Reseal vs Replacement paving experience. (IRCC is in the process of phased replacement of their 21-30 year old roadways and only use NPG Paving now as they are extremely satisfied with the quality of the finished product be it Resealing or Replacement. In short, their 30 year old roadways that were slated to be removed and replaced were in far better condition than our 22 year old roadways.)

The Committee's focus on our current Roadway condition(s) and the information/advice we received has convinced the Committee to conclude, whether the Board chooses to Reseal or do a scheduled phased replacement, **to not do either this year.** The Roadway conditions will not demonstrably deteriorate in one year and actually the excess previous seal coats will wear down and allow a new single reseal coat to bond more readily with the underlying asphalt. The Committee did encourage the Board to review and update the monthly reserve allocation to Roadways and increase the monthly allocation substantially in order to meet the inevitable Million dollar cost the Roadway replacement will demand within the next decade.

### **Roofing/Carport Repairs**

**Frank Perra** reviewed the (3) Vantage Point Construction (VPC) proposals with Francisco, their field representative. Frank was able to get VPC to revise their proposed cost on the 1756 Firestone beam replacement by focusing the scope of work on the front return beam and limit painting to installed new beam reducing the estimate cost from \$8,262 to \$4,800. The 6078 Fairway homeowner cost to repair the pillar and replace the structural 4"x4" post was reduced from \$3,800 to \$3,200. The 6056 Fairway repaint of carport original VPC estimate of \$1,995 has been quoted by Premier Painting at \$650, who were subsequently awarded the contract.

Our roofing vendor, **Western Pacific Roofing**, will no longer be attending our roofing needs due to leaving the valley to relocate in LA. They will, however, be addressing any warranty issues we experience with work they have completed at the Fairways. Frank has been interviewing roofing vendors to have on hand to address our future roofing and carport maintenance and repair needs.

## Community Spotlight!

### Congratulations to our Fairways Pickleball Players!

Two of our own Fairways residents **Bob Torrey** and **Peter Brenner**, members of the "Palm Springs@Westin2" pickleball team clinched the bronze medal on March 21 at the Mission Hills Country Club.

The Men's 3.5 Elite team made it to the final 4 out of the 10 teams playing in the Coachella Valley Grand Prix League.  
Not a bad start for their first year!



## UPCOMING EVENTS AROUND TOWN

- **VillageFest Downtown Palm Springs**  
Every Thursday: Winter Hours 6:00pm-10:00pm
- **Free Thursdays at the Palm Springs Art Museum**  
Every Thursday: 5:00pm - 8:00pm
- **Palm Springs Certified Farmer's Market - Palm Springs Pavillion**  
Every Saturday: 8:00am - 1:00pm
- **Super Bloom Art Show - Desert Arts Center**  
April 5-7 10:00am - 4:00pm
- **Palm Springs Vintage Market - Palm Springs Pavillion**  
Sunday, April 7th 7:00am - 2:00pm
- **Opera in the Park - Sunrise Park**  
April 7th 5:00pm
- **Glow in the Park - Living Desert Zoo, Palm Desert**  
Continues nightly through April 28th
- **Coachella Music Festival -Various Artists & Times**  
April 12-14 & April 19-21
- **Stagecoach Music Festival -Various Artists & Times**  
April 26-28

More events can be found at the <https://thepalmspringspost.com>

## More Pickleball Courts Coming to Demuth!

The plans for expanding pickleball courts at Demuth Park are moving swiftly along after recent approval from the Parks and Recreation Commission. The Palm Springs Parks and Recreation Commission voted Monday to move forward with the concept for new pickleball courts at Demuth Park after seeing that revised designs included more trees and other design tweaks.

Driving the news: During a regular monthly meeting Monday evening, commissioners voted unanimously to move the project from the concept phase into the cost-estimate phase after a consultant working on the design presented revised designs for the expansion.

"[This design] is going to put Palm Springs on the map as a pickleball destination," said one community member. "It will serve not only the local community but it will generate a lot of interest." Eventually, the project will be up for final approval from the City Council.

**Homeowners:** If you are renting out your unit(s) at this time, please consider forwarding a copy of this newsletter to your tenant(s) so they can stay informed of The Fairways Community events and activities as well!

## IMPORTANT PHONE NUMBERS

The Fairways Homeowner Portal  
<https://portal.goenumerate.com/login>  
The Fairways Website  
<https://fairwaysps.com>

Nadine Buxton-Association Manager  
(760) 459-3054 (Fairways on Site Office)  
(760) 565-7948 ext 226 (Rancho Mirage Office)

Desert Management - 24-Hour Message (760) 565-7948

Securitas Property Security  
After Hours: (858)289-7016

Palm Springs Police Department  
Emergency 911 or (760) 327-1441  
Non Emergency (760) 323-8151  
After Hours Non-Emergency (760) 327-1441  
Watch Commander (760) 323-8115  
Shopping Cart Removal Hotline (800) 252-4613  
Graffiti Removal Hotline (760) 778-8469  
Animal Control: E (760) 327-1441 or non -E (760) 323-8151  
Community Resource Officer (760) 416-5743

## HOMEOWNERS! Schedule a Bulky Item Pick Up!



Although the Fairways does not qualify to participate in the City Wide Bulky Item Pick Up from the Palm Springs Disposal Services (because we are a multi family dwelling community), you can schedule your own pick up if needed.

These bulky items cannot exceed 150 pounds per item and must be easily lifted by two men. This free service MUST BE SCHEDULED and includes 2 bulky items per year (2 pick-ups per year). Items that don't meet these requirements will be subject to charge.

Please call (760) 327-1351 ext. 313 to chat with customer service staff to schedule a pick-up and to receive instructions about placement of the articles for collection.



## Address Verification Notice Pursuant to Civil Code §4041

Desert Management is soliciting from each owner the preferred delivery method for receiving notices from the association which shall include the option of receiving notices via an email address and/or mailing address. Please note that Civil Code §4041 provides that if an owner fails to provide the address or addresses to which you wish to receive association notices, the last mailing address provided in writing by the member, or if none, the property address within the community shall be deemed to be the address to which the association will send you notices.

Accordingly, it is requested that you provide the following information even if you have already previously provided a mailing address or addresses to the association. **Please note that providing your email address saves Association funds and you can protect your private information by checking Box 1.**

You are not required to provide your email address to the association and you can change this form at any time via mail, email, or as set forth below.

You can either mail, email or hand deliver this form:

For mail or hand delivery, the address is: **42427 Rancho Mirage Lane, Rancho Mirage, CA 92270 OR the Fairways Management Office at the Clubhouse**

To email this completed form, please send it to:

### Owner's Response to the Association's Address Verification Request

- A. Name of Owner(s): \_\_\_\_\_
- B. Property Address within HOA: \_\_\_\_\_
- C. Would you like to receive association notices by email? (see Exhibit A for identification of such association documents "Association Documents") If yes, please check one of the 2 boxes below:

**BOX 1**  By checking this box, I consent to receive all the Association Documents set forth in the attached Exhibit "A" via email provided however, **I opt out from sharing my private information** (my name, mailing address, property address, and email address) with the rest of the Association Membership.

My email address is: \_\_\_\_\_

My alternate email address, if any, is: \_\_\_\_\_

**BOX 2**  By checking this box, I consent to receive all the Association Documents in the attached Exhibit "A" via email and also consent to and agree that the Association may share my private information (my name, mailing address, property address, and email address) with the rest of the Association Membership.

My email address is: \_\_\_\_\_

My alternate email address, if any, is: \_\_\_\_\_

D. You also have the option to receive association notices by mail. If you want to receive notices by mail, please set forth the mailing address below. **Address/Addresses to which notices from the association are to be delivered:**

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E. You also have the option to receive association notices by mail at an alternate or secondary address. If you want to receive notices from the association at an alternate or secondary address, please set forth that address below. **Alternate or Secondary Address to which notices from the association are to be delivered:**

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F. Name and Address of the owner's legal representative, if any (including any person with power of attorney or other person who can be contacted in the event of the owner's extended absence from the separate interest):

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Is the residence owner occupied? Yes \_\_\_\_\_ No \_\_\_\_\_  
Is the residence rented out? Yes \_\_\_\_\_ No \_\_\_\_\_

*If yes, per the association's governing documents, please attach a copy of the lease with the return of this Address Verification Notice.*

Is the residence vacant? Yes \_\_\_\_\_ No \_\_\_\_\_  
Is your separate interest an undeveloped lot? Yes \_\_\_\_\_ No \_\_\_\_\_

Date: \_\_\_\_\_

Signature of Owner or insert a DocuSign or other method of email consent  
per Civil Code §4040: \_\_\_\_\_

## **EXHIBIT "A"**

Desert Management is pleased to offer email distribution services to its members. By signing up for email distribution, not only are you going green and saving trees, but you are saving the Association the substantial expenses of copying, postage, and supply costs, ultimately keeping Association costs and assessments down. We are encouraging all Community Association Members to sign up for the email distribution services.

As a member, I hereby agree that the documents listed below can be sent via e-mail in PDF format: (To download the free Adobe Reader software to view PDF documents, please go to [www.adobe.com](http://www.adobe.com).)

- Individual Notices
- Regular Board Meeting Notices
- Special Board Meeting Notices
- Proposed Rule Change Notification
- Request for Volunteers (Candidates, Committees, Inspector of Election, etc.)
- Annual Policy Statement and Annual Budget Report
- Insurance Coverage Summary
- Alternative Dispute Resolution (ADR Rights)
- Secondary Address Notification Request
- Reserve Funding Plan
- Annual Update of Reserve Study
- Membership Meetings & Minutes (other than election materials)
- Rule Changes
- Newsletters & Emails
- Annual Review of Financial Statement
- Document Disclosure Summary Form
- Assessment and Reserve Funding Disclosure Summary
- Assessment Collection Policy
- Notice/Assessments and Foreclosure
- Board Minutes Access
- Internal Dispute Resolution (IDR) Rights
- Architectural Changes Notice
- Monetary Penalties Schedule
- General Notice Posting Location
- Address Verification Notice