

The Fairways Flier

1600 Crossley Road, Palm Springs, CA 92264 Phone: (760) 862-1202 www.fairwaysps.com

INSIDE THIS ISSUE

- President's Message
- Land Lease Update
- Facilities
- Desert Management
- Security
- Social Scene
- Organic Recycling
- Events Around Town

A Message from the President ~ Don Chute



Summer is definitely here and the 'season' is rapidly coming to an end here in desert. Many of us have returned to other homes to escape the summer heat or planning our next big 'get away'.

While making those Summer plans, please take note of the below Land Lease Update and look for that special ballot in your mail - it's imperative that you vote and return the ballots by the date specified! And be sure to mark Thu., May 23rd at 6pm on your calendars to attend the Community Land Lease Town Hall where you can ask questions and get any additional information concerning the Land Lease, the ballot procedure and the fees.

Until then, wherever you may be this Summer, I wish you well and remind you that although our social committee and functions are in recess for the Summer, your Fairways Board of Directors is still meeting with the next board meeting scheduled for Wed., May 15th at 6:00pm. I hope to see you there in person or on the Zoom!

Regards, Don

Land Lease Update ~ Notice of Ballot Forthcoming & Town Hall

Dear Owners:

As you know, the Board has been working tirelessly with the indigenous landowners and the Bureau of Indian Affairs (BIA) on a new 34-year Successor Lease that would commence when the Master Lease with Palm Tennis expires in 2037. The new lease will have no "middleman" (aka Palm Tennis) and the Fairways HOA (homeowners) will pay its land rent directly to the indigenous landowners starting in 2037.

The BIA appears to have completed much of its pre-signature review process and it is our understanding that a number of the landowners have already signed the Successor Lease. While it could take a little time before all landowners sign the Successor Lease and the BIA provides final written approval, the Association is now in a position to hold a membership vote regarding the Successor Lease.

To that end, soon you will be mailed a ballot for the purpose of voting on the new Successor Lease which will also detail out the special assessment and loan to fund the up-front fee that must be paid to the landowners, along with various related administrative, legal, documentation, processing, recording, and title costs. A cover letter will be included with the ballot highlighting details of the new Successor Lease, special assessment and loan. **A Community Town Hall meeting has been scheduled on THURSDAY, MAY 23rd at 6:00pm.**

The Association's land lease counsel and corporate counsel will attend this meeting to answer any of our questions related to the new Successor Lease, the ballot and the fees.

The ballots must be returned by mail or hand delivery no later than June 13, 2024, at 5:00 pm to the Inspector of Elections, NLB Consulting and Elections, at 1111 E Tahquitz Cyn Way, Suite 103, Palm Springs, CA 92262. It will be critical that all Homeowners cast their ballots to ensure that the Association is able to meet the deadline for paying the up-front fee to the landowners.

To ensure that you receive your ballot expeditiously, please contact the Association's Community Manager, Nadine Buxton, at nbuxton@desertmanagement.com, to update your mailing address if necessary.

The ballots will be tabulated at the open Board of Directors meeting on June 14, 2024, at 6:00pm at the onsite Clubhouse. You may attend in person or through Zoom.

Thank you for your attention to this important matter. Sincerely, Board of Directors - The Fairways Homeowners' Association



IMPORTANT DATES

**BOARD OF DIRECTORS MEETING
WED, MAY 15th 6:00pm
At the ClubHouse or Zoom**

**LAND LEASE TOWN HALL
ALL HOMEOWNERS INVITED!
THU, MAY 23rd 6:00pm
At the ClubHouse or Zoom**

**POTLUCK-AT THE CLUBHOUSE
Summer Hiatus -
See you again in September!**

**MAY 5
CINCO DE MAYO**

**MAY 12
MOTHER'S DAY (US & Canada)**

**MAY 18
ARMED FORCES DAY**

**MAY 20
VICTORIA DAY (Canada)**

**MAY 27
MEMORIAL DAY (US)**

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 contact you. Make sure you fill out an Address Verification/Opt In Form available from Nadine's office!

FACILITIES ~ Kirk Gardner

Clubhouse

The Clubhouse entryway and hallway are now being monitored by cameras due to the ongoing issue of toiletries missing from the restrooms at an unusually high rate far in excess of typical and usual usage. Restocking toiletry supplies has occurred twice in the past 6 months whereas one restocking for the years past was sufficient.



Preliminary discussion is occurring amongst a few interested homeowners to prepare a cursory remodeling plan (initially painting) to present to the Board for consideration and approval. Further long range planning would possibly entail some major modifications to enhance the main room appearance and usage suitability as well as the room acoustics that have been an ongoing event issue.

Facilities

Many of the tiered landscape lights have been given a coat of paint by **Kat Schon and Penny Stephenson**. Please thank them for their efforts when you see them out and about. We have also benefited from the efforts of **Geoff Cross and Scott Alles** methodically attacking the weed invasion we experienced due to our wet season this year. Geoff pulled and Scott sprayed using an environmentally friendly formula of vinegar and dawn dish soap making two plus rounds of the complex supplementing Conserve's teams who used "weed eater" equipment to clear many weed infested areas.

Bill Albert repainted the assigned reserved parking spaces on Spyglass as the address numbers were virtually indistinguishable. These assigned parking spaces are the only adjacent parking option available to the studio units so please have visitors park in the available unmarked visitor parking located at various areas through out the community.

Composting/Recycling

PSDS Monitor/Liaison August Martinez placed "Organics" signage on the green Compost/Yard Trimming " bins located at every dumpster enclosure. In conjunction with this directive signage, **Linda and Carl Sullivan** went to the PSDS website and printed off two signs that remind homeowners to 1) place in the bins only Food Scraps and Yard Trimmings and 2) a list of specific items that qualify for disposal in the the green Compost/Yard Trimming bins. This signage was laminated and permanently attached to the green Compost/Yard Trimming bin lids on all 11 compost bins located in the Fairways. Please thank Linda and Carl as this is just "one of" many talented assists they have rendered to the Fairways Community-not the least of which is this 'Fairways Flier'.

Pools

Bill Albert has been working with our new pool service vendor, **JJ&B Pools**, as they integrate during their first month of service here at the Fairways. Initial observation and impressions are very encouraging as the number of assigned service personnel has been 3 as opposed to the 1 service person our previous vendor assigned. Further, the observed pool cleaning protocols used by these service persons was very thorough and visually productive when the visit was finished.



JJ&B completed a needed repair of a sand filter at Pool 1 (Main Pool) due to a leaking fitting. The original quote was for approx \$465 but due to reported unforeseen complications with some piping the invoice submitted increased to \$792. In view of this increase, **JJ&B** will be scrutinized closely if any further equipment service needs arise as our go to provider, **Pools by Eric**, was too busy to accommodate this issue. Unless an emergency he may be worth the wait.

As anticipated our pool inspection by the **Riverside County Environmental Health Department** took place on April 19th. As a committee we had done a pre-inspection checklist and replaced life rings, signage and ensured all access doors self-closed. In spite of this, two pools (3 & 8) were closed due to issues. Pool 3 had a gate that would not self close as a spring retainer came out and Pool 8 had a drain cover come loose. Pool 3 was repaired immediately but Pool 8 required draining to access the loose cover and reinstall it. Even the best laid plans...



Carports and Roofs

A new roofing vendor, **BRS Roofing**, was suggested by our General Manager, Nadine, and after a vetting interview, by **Frank Perra**, they were selected to replace our previous roofing vendor Western Pacific Roofing-who are leaving the Valley.

The homeowner financed replacement of the brick pillar facade at 6078 Fairway Cir has been completed by **Vantage Point Construction**, as agreed, including a new 4x4 support post. The deposit was made on the 1758 Firestone beam replacement HOA project and should begin in the next few weeks.

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.

If you'd like to contribute information to future issues of the Fairways Flier, please send ideas and content to Linda at lindacarlsullivan@yahoo.com

DESERT MANAGMENT ~ Nadine Buxton

Hello Fairways Homeowners! Everyone wants to feel safe where they live and work and that is especially true in your HOA. Lately there have been a few thefts and incidents that have probably raised concerns about the safety of the Fairways Community. Below are a few ways to do your part to secure your property both when you are here in Palm Springs and when you are away:



1. Lock doors and secure windows, especially when you are not at home, even if you are just stepping away for a moment.
2. Remove valuables from cars and make sure they are locked.
3. Remove valuables from visible areas like patios, porches, carports, and door stoops.
4. Check your approved exterior lighting and make sure everything is in working order.
5. Keep garage door closed.
6. Report suspicious behavior.
7. Make sure to completely close common area doors and gates when you walk through them.
8. When away for an extended period consider doing the following:
 - a. Put interior lights on a timer so your house doesn't look unoccupied.
 - b. Have someone check your home on a regular basis.
 - c. Make sure management and a neighbor has your contact information for emergencies.

It's important to know that while The Fairways HOA does have a security company monitor the Association property, adding to the security of the neighborhood, the HOA does not actually provide security to homeowners, due to liability. Homeowners are responsible for securing and monitoring their personal property and homes. That said, The Fairways wants its homeowners, tenants, visitors and employees to live and work in a safe place. With a few extra steps, we can make it less attractive and accessible to someone looking for an easy target.

Starting May 7th, the Onsite Management Office homeowner appointment hours are revised to: Tuesdays - 1:30pm – 4:30pm; and Wednesdays and Thursdays from 8:30am – 11:30 am. The Management Office will not be open for walk-ins on the 3rd Wednesdays of the month due to Board Meeting preparation. I am off on Mondays and Fridays. You can reach me quickly at nbuxton@desertmanagement.com or by calling the office at 760-459-3054. Please send all work order requests to: **Veronica Hamlett at the Desert Management office at vhamlett@desertmanagement.com. Work Order Request Forms are available in the Clubhouse in my absence.**

SECURITY~ Noah Weinreb

Security at The Fairways during the month of April has been consistently safe with only one major issue reported.

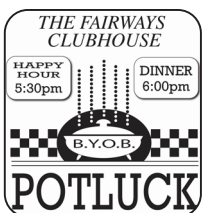
There was an in home entry cash theft reported. The homeowner reports that the front door was unlocked for a short period during the afternoon. This reminds us to **ALWAYS LOCK DOORS** in homes and vehicles and to be aware of our surroundings. We also have newly added security cameras inside the clubhouse.

Securitas has reported no safety concerns on our property during their evening security tours other than violations of vehicles parked on street overnight which have now been resolved.

Thanks to all in our community for supporting our safety efforts.



SOCIAL SCENE ~ Janis Albert/Colleen Grant/Linda Holt



POTLUCK AT THE CLUBHOUSE!

Last month's potluck on April 19th was great fun and a terrific night was had by all. Lots of homeowners turned out with lots of friends! A great variety of food and deserts were shared followed by drawings for raffle prizes. A big thank you to Mary Michaelsen for using her fantastic voice to callout the prize numbers. And big congratulations to Natalie Ly who won the terrific patio lounge chair. Thank you to all for a fabulous record turnout, fantastic food and

the wonderful prize donations.

Also this month, two birthdays were celebrated, - Anita Gardner and Alex Marx - Happy Birthday to you both! Everyone enjoyed the celebrations and we had so much fun singing birthday songs! Additionally, thank you to those who brought the delicious birthday cakes and desserts!

NEXT POTLUCK SCHEDULED: The social committee is now on Summer hiatus as are the Monthly Community Potlucks. Our next potluck will be scheduled in September! Have a great summer everyone!



Organic Recycling - What Exactly Can Go in The Green Cans?

Do your part in the fight to reduce landfills and recycle your food waste....

The Larger Organic Recycling Green Garbage Cans Are now Located In or Near Each Dumpster in the Community... What Exactly Goes in the Organic Recycling Green Can?

Items You Can Place in the Green Can: Coffee Grounds • Cooked Meat including Bones • Food Scraps • Food Soiled Paper • Grass Clippings • Leaves • Palm Fronds • Tea Bags • Tree + Shrub Trimmings • Twigs + Small Branches • Yard Trimmings • Weeds

Place your FOOD WASTE in a clear plastic or white bag. Place the bag in the green can along with the loose yard waste or clippings. Bagging your food will help with odor as well as with the sorting process at the processing facility.

Find out more information or download a handy guide to recycling in our neighborhood here:

https://www.palmspringsdisposal.com/residential/green_waste.htm



Additionally, Personal Kitchen Compost Containers (pictured to the right) were distributed to those households who had requested them. These are for food waste & scraps only - no household trash and no recyclables can be placed in these personal containers. The contents (not the containers!) can be dumped into the Organic Recycling Green Containers located near or in the Dumpster areas. If you would like a Personal Kitchen Compost Container for your home, please contact Kirk Gardner at 760-202-2775.

UPCOMING EVENTS AROUND TOWN

- VillageFest Downtown Palm Springs
Every Thursday: 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
- Palm Springs Vintage Market - Palm Springs Pavillion
Sunday, May 5th 7:00am - 2:00pm
JUST ADDED - Sunday, June 2nd 7:00am-2:00pm
- Arthur Lyons Film Noir Festival - Palm Springs Pavillion
May 9th-12th Various Times
- Memorial Day Flower Drop - Palm Springs Air Museum
Monday, May 27th 1:00pm
- Greater Palm Springs Restaurant Week - Various Locations
May 31st through June 9th
- Palm Springs International Shortfest - Various Locations
June 19th through June 21st

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

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
www.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.