

Volume 2: Issue 2 July 2024

The Fairways Flier

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

A Message from the President ~ Don Chute



Happy 4th of July and summertime is definitely here in Palm Springs and the surrounding communities. Record high temperatures mixed with high humidity have made the last weeks of June very uncomfortable and sticky in the desert - it appears that current conditions may last well into July and perhaps through August so please remember to keep outdoor activities to a minimum, take plenty of breaks, and hydrate often!

Additionally I want to sincerely thank you - the Fairways homeowners - who took the time to vote on the very important Land Lease and Special Assessment. The initiative has passed overwhelmingly- see below for the results.

Lastly, just a reminder that Board meetings for the Fairways Board of Directors are in recess for the months of July and August. The next board meeting is scheduled for September 18, 2024.

Regards, Don

Land Lease Update ~ Initiative Has Passed!

Dear Homeowners:

On June 20, 2024, The Fairways HOA Membership approved a Special Assessment of \$12,969.00 per unit. The vote of the membership for the Special Assessment was 141 in favor and 6 opposed, a total of 147 ballots were returned out of 186 units. The Special Assessment is for the HOA Land Lease Extension, 2023-24 Operating shortfall, and Reserve Funds reimbursement.

The ballots were opened and counted "live" in the Board of Director's meeting at the Clubhouse (and on Zoom) by representatives from the NLB Consulting.



A one-time payment of \$12,969.00 per unit is due on August 1, 2024.

Additionally, the total amount of the special assessment or any unpaid portion shall be due and payable in full upon any voluntary transfer of ownership (sale) of a lot.

For your convenience, there are two ways to make a payment. **Please note that autopay is not available for special assessment payments.** All payments made will be deposited on or after August 1, 2024.

1 - Check is payable to THE FAIRWAYS HOA with your HOA account number printed on the check memo line. If you do not know your account number, please contact Desert Management and they will provide it to you. Mail payments to: Desert Management, P.O. Box 799 Rancho Mirage CA, 92270 or you may walk your payment into the Desert Management offices at the Rancho Mirage office address above. **DO NOT BRING PAYMENT TO THE ON SITE FAIRWAY OFFICES!**

2 - You can also make your payment via the ComWeb Homeowners Portal (TOPSPay or credit card) at: <https://portal.goenumerate.com/login> or by visiting the Desert Management website at www.desertmanagement.com. Log in, click Bill Pay and click Pay My Bill, you will then be directed to Pacific Premier Bank to make your payment.

The above notification with additional details regarding penalties for delinquent payments was emailed and mailed to all homeowners on June 27, 2024. Please contact Nadine Buxton via email at nbuxton@desertmanagement.com or call the HOA office at (760) 459-3054 if you did not receive the notification or with any questions.

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

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 lindacarl@sullivan@yahoo.com

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IMPORTANT DATES

BOARD OF DIRECTORS MEETING
The Board will be in recess July & August. Next Board Meeting scheduled September 18, 2024.

POTLUCK-AT THE CLUBHOUSE
Summer Hiatus -
See you again Friday, Sept 27th!

THU, JULY 4TH
INDEPENDENCE DAY (US)

FACILITIES ~ Kirk Gardner

Clubhouse

Our Clubhouse cleaning person, **Eva Martin**, who has been with us for over 18 years was not renewed necessitating a new cleaning service vendor to be located. An update by Nadine Buxton will be submitted as soon as information is available.

The pool table, donated by exiting resident, **Rich Herbert** has been placed in the multi-purpose room formerly used for the ping pong table. The ping pong table is now in the TV/game room side of the Clubhouse Main room area. Numerous billiard and golf themed wall items and pictures, donated by Rich, have been hung in the pool table/multi-purpose room - special thanks to **Donna Chute, Kirk Gardner, Randy Johnson, Wayne Larson and Linda Sullivan** for pitching in and decorating. **Use of the ping pong table and pool table can be accessed during ClubHouse hours by all homeowners who have a ClubHouse key and use is on a 'first come, first play' schedule.**

Report of the kitchen waste disposal inoperative was resolved with no vendor service call required.

Facilities

Scott Alles has completed repainting the dumpster enclosure doors and the finished project has improved the overall complex aesthetic markedly. We thank **Scott** again for his extraordinary work and volunteer efforts. In conjunction with this project, it was observed that the metal rods that hold the front dumpster doors shut were problematic as many are bent and after only a few up and down uses, the paint scraped off. To remedy this issue **Scott** and the committee will purchase and install new chrome bolts that are not painted and will further improve the operation and aesthetic of the doors. (See picture of the prototype to the right).

The compost bins on **Paradise and Sunnydale** were generally left in the street so we placed pavers to the side of the dumpster enclosures for a permanent placement bin pad.

The compost bin on **Sunnydale** was reported to have not been emptied for over a month by a homeowner. Palm Springs Disposal Service (PSDS) was contacted - they informed us that if unauthorized items are placed in the green recycling bin, they will not empty the bin. PSDS said they are working on a tag system to alert that a bin needs attention but at present, the bin will be passed over until unauthorized items are removed by homeowners. **In short, it is very important to be ever mindful of proper sorting in the appropriate containers. Look to page 3 for a QR code that you can scan with your phone camera to access what goes in the green organic recycling cans.**

Additionally, improper trash and recycling practices have been observed at many dumpsters resulting in at one location the discovery of a rat living off of orange peels and donuts that were not bagged and thrown over the inside of the enclosure. Our **Palm Springs Disposal Service Representative, August Martinez**, come out and advise on creating signage directing the community to use other dumpster locations if the one they were using was full.



The signage is now in place on the dumpster enclosure doors, but even now, we are still experiencing some "sloppiness" when disposing of trash - ie: leaving bags to the side of the dumpster areas or simply throwing trash over the sides. In short for the health of the community and respect for your fellow neighbors, please follow these proper disposal practices when throwing out your trash and please let your renters and visitors know as well:

1 - BLACK DUMPSTER - PLACE ALL HOUSEHOLD GARBAGE IN TRASHBAGS AND PLACE TRASHBAGS INSIDE THE DUMPSTER - PLACING YOUR BAG ON THE GROUND NEAR THE DUMPSTER IS NOT ACCEPTABLE AND ATTRACTS VERMIN! IF YOU NEED ASSISTANCE IN DUMPING YOUR TRASH OR LIFTING THE LID OF THE DUMPSTER PLEASE ASK A NEIGHBOR FOR ASSISTANCE. DO NOT LEAVE TRASH OUTSIDE OF THE DUMPSTER OR TO THE SIDE OF THE DUMPSTER AREA! PSDS WILL ONLY EMPTY THE CONTENTS OF THE ACTUAL DUMPSTER AND WILL LEAVE ALL OTHER TRASH BAGS AND BOXES.

2 - BLUE RECYCLING DUMPSTER - PLEASE PLACE ALL ALUMINUM CANS, PLASTIC, PAPER AND CARDBOARD IN THE BLUE RECYCLING DUMPSTERS. PLEASE ALWAYS BREAK DOWN CARDBOARD BOXES SO THEY ARE FLAT! THERE ARE ONLY TWO RECYCLING DUMPSTERS: LOCATED ON PINEHURST PLAZA AND FAIRWAY CIRCLE EAST (just pass Fairway Circle NE).

3 - GREEN ORGANIC RECYCLING CANS - PLEASE PLACE ONLY FOOD SCRAPS AND GRASS OR PLANT CLIPPINGS IN THE GREEN ORGANIC RECYCLING BINS. ANY OTHER ITEMS PLACED IN THIS BIN WILL CAUSE PSDS TO NOT EMPTY THE BIN ON SCHEDULE. THIS ALSO ATTRACTS VERMIN AND CAUSES QUITE A STENCH!! IF THE GREEN ORGANIC RECYCLING BIN HAS NOT BEEN EMPTIED FOR OVER 2 WEEKS PLEASE ALERT NADINE BUXTON ASAP!

Pools

Pool heaters 1 & 4 were turned off on June 5th. A minor filter cap leak was repaired at Pool 6 by **Pools by Eric** for \$135. Pool 5 was observed by a homeowner to be low on water making air sucking noises at the skimmer - he added water with the on site hose. The auto fill valve had been turned off and was subsequently turned on as the auto fill was working but had no water supply.

JJ&B Pools has been doing a good job of servicing the pools and they have returned the sparkle to the water we were missing for so long. They are keeping a service record that is now stored in an equipment enclosure **Bill Albert** implemented, however, the needed record of the ph and chlorine reading is spotty and the completed record sheets are not being consistently forwarded to Nadine for spot inspection availability by the Environmental Health Department. This will be focused on in the coming weeks.

Clogged skimmer issues were reported at pools 5 & 6 apparently due in large part the the Palm Tree seeds we are all dealing with at the Fairways. **Bill Albert** communicated the concern to **JJ&B Pools** for them to be extra vigilant regarding the skimmer cleaning.

Carpports and Roofs

The return beam replacement at 1758 Firestone Plaza has still not commenced. The Board has approved \$4850 for this much needed repair. 6052 Hazeltine reported a roof leak that they were directed to have their HVAC service check the unit for possible HVAC unit condensation line leakage. Status report still in progress. The Board approved a return beam replacement at 6056 Fairway Cir NE (cost \$3800) for an Aluma Wood installation by the homeowner.



DESERT MANAGEMENT ~ Nadine Buxton

Hello homeowners! Below are a few reminders for owners (and your guests, tenants and visitors) as we go into a holiday weekend:



DRIVING SAFETY: Please obey the community's speed limit of 15 MPH. The streets may seem empty but just around every corner could be a person, a child or a pet that you don't see until too late;

POOL EQUIPMENT AND CHEMICALS: This month, chlorine tablets were found in a pool filter by our pool vendor. This could have damaged pool equipment and shut down the pool during an inspection due to unacceptable chemical levels. **Never add any type of chemicals in any form to the pools or spa or touch pool equipment yourselves. Call Veronica Hamlett at Desert Management at 760-565-7948 with any work order requests or pool concerns instead.**

GREEN ORGANIC RECYCLING BINS: To get answers to questions about how to use the GREEN compost bins in the dumpster areas email Palm Springs Disposal Services at recycling@palmspringsca.gov. Also scanning the QR code to the right will take you to a brochure that has a lot of great information.



A Few Independence Day Fun Facts:

-- The Liberty Bell stopped ringing in 1846 due to concerns about its condition, but it is still tapped on the 4th of July to signal other bells around the country to ring.

-- The Pennsylvania Evening Post was the first newspaper to print the Declaration of Independence.

-- Thomas Jefferson wrote the first draft of the Declaration of Independence on a laptop... a writing desk that fit on his lap.

Have a safe and fun filled Independence Day Weekend! **Please note that Desert Management and the Fairways Office will be closed in observance of the holiday beginning Thursday, July 4th through the holiday weekend, and will reopen Monday, July 8th. I will be back in my on site Fairways HOA Office starting on Tuesday, July 9th.** Warm regards, Nadine Buxton, CMCA® Fairways Community Manager

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

For the month of June we had another Safe and Secure month at The Fairways.....almost.....



During daytime it has been reported that there have been numerous speeding cars on our streets creating danger to pedestrians especially at curved areas. Additionally, the traffic circle at our entrance has been used as a short-cut and creates danger for those vehicles entering at the Stop Sign.... so just to reiterate:

When entering the Traffic Circle in front of the Clubhouse, please observe the following RULES OF THE ROAD:

- 1) Always stop before entering the circle and always **YIELD** to oncoming traffic that is already in the circle;
- 2) Always enter the Traffic Circle **ON YOUR RIGHT SIDE** or in a circular counterclockwise pattern - entering to your left side and shortcutting traffic to get to the gate faster or a side street is a violation!

Additionally when turning onto Fairway Circle from any of the cul de sacs/plaza streets, please FULLY STOP at the intersection, check to the left and right and then turn onto Fairway Circle. Too many times drivers have been observed quickly turning or whizzing onto Fairway Circle from a Plaza without checking for oncoming traffic or pedestrians and those walking dogs. **The speed limit is 15 MPH everywhere - please observe the speed limit whenever driving through the Fairways Community and let delivery drivers and contractors know that too!**

On a continuing note, Securitas has reported no issues during their patrols each night. Clubhouse has been locked, alarmed and secure. Streets and pool areas had no issues with overnight parked cars or transients or unusual activity.

As we are at Summer Season and many of our neighbors are not here....please have a look out for any unusual or suspicious activity next door. Also take note of some of the safety tips on page 4 you can put in place for your Fairways residence if leaving this Summer for many months or even going on vacation for a week or two to escape the desert heat! Have a Safe and Enjoyable Summer!

ARCHITECTURAL & LANDSCAPE APPLICATION GUIDELINES ~ Don Chute & Steve Hannegan

Just a friendly reminder that according to the Fairways Rules and Regulations (page 6) "Owners who wish to install Improvements (as that term is defined in the CC&Rs) or make any exterior additions, changes or alterations (including landscape changes around the dwelling Unit) must obtain prior HOA approval through the receipt of a written application pursuant to the procedures and standards set forth in the CC&Rs and Architectural Guidelines."

In other words, if you planning to alter the exterior of your unit in any way whatsoever you need to first fill out an Architectural Application or Landscape Application and obtain prior approval in writing from the Board **BEFORE** the work commences. Some examples would be adding a patio wall, a new A/C unit, a pergola, window replacement, driveway or patio enhancement, adding to existing landscaping or planting new desertscaping or adding landscaping lighting or rocks. **Please note that the approval process can at times take many weeks, but failure to submit an application and to get Board approval before the work commences can also result in the work being delayed and monetary fines to you, the homeowner.**

Regardless, applications, the CC&R's and the current Rules and Regulations for the community can all be accessed through the Homeowner Portal at <https://portal.goenumerate.com/login> For further information or questions, please make an appointment with Nadine Buxton, Fairways Community Manager.

Tips for Securing Your Home When Away for Longer Durations



Many of us have left or will be leaving our Fairways Community for the summer months or at the very least, will be vacationing away for a few weeks traveling to cooler destinations. Special thanks to our new neighbor, Ramona on Pinehurst Plaza for suggesting this article and for her added tips!



While securing your property from human intruders is imperative, also securing your residence from other intruders like rodents and pests is equally important. Many times in the heat of Summer, rodents, lizards and other pests will enter vacant homes through dried out drain pipes or cracks and crevices in garages or foundations, creating quite a messy clean up for homeowners upon their return to the desert. Additionally, at times rodents and pests can also live for many months in the walls that connect units and not only invade a vacated home but also invade the adjoining unit.

So before leaving your unit even if only for a week or two, consider securing your home not only from human intruders but smaller crawling intruders with these handy tips and tricks:

1 - LOCK UP! Of course, lock all doors and windows prior to leaving your unit. Also if your garage is connected to your home be sure to lock the interior garage door that opens into your home. Consider also for extra security, installing wooden rods along the door tracks and window tracks so if the window or door lock is forced the intruder still cannot slide the window or door open;



2 - STORE PATIO OBJECTS: Strong winds can still occur during the Summer months in the desert. Secure all patio furniture and place umbrellas, patio cushions and pillows and other items that can easily be knocked over or blown away in the garage. Additionally rodents and other pests like to nest in these items and can create quite a nice home in patio cushions and pillows while you are away;

3 - SECURE GARAGE: Ensure that your garage door is of course, down before leaving and lock it if you can. If you have an electric garage door that is opened by using a remote, disconnect it before you go. Most garages have direct access into your home, and if a thief can hack the electronic signal, they can be in your home super quick and undetected. Although an electronic door may seem state of the art and super fancy, many of these can be operated using either universal remote controls with similar frequencies or branded ones. Reduce the risk of someone hacking into your signal or an airplane frequency overhead or another neighbor's frequency tripping your garage to open by simply disconnecting the power supply to the door before you go, and be sure to use the manual lock for extra security. Also again, be sure to lock the interior garage door connected to your home for added security in case someone enters your garage;

4 - FOOD STORAGE: Dispose or throw away all open food containers/bags and also pet food. Also be sure to dispose of any BBQ grease pans etc.... and clean BBQ's of grease or food. Ensure that all garbage cans within your unit, including Garage garbage cans are emptied and cleaned out thoroughly before leaving for extended periods of times. Open food containers/bags even in kitchen cupboards and dry pet foods (like kibble) left in bowls attract pest and rodents. Also be sure to pick up and empty all pets' water bowls inside and empty hummingbird feeders, bird baths and fountains outside as well. Again rodents, pests and even some snakes can be attracted to water and the sugar water from hummingbird feeders.

5 - CLOSE AND COVER ALL DRAINS IN THE HOME: Make sure that all toilet seat lids are placed in the down position and close/seal all sink, shower and bath drains. If vacating for several weeks or months, consider wrapping plastic wrap (like Saran wrap) over the opened toilet seat or drain opening and then placing a can of soup, 5lb barbell or something similar on top of the closed toilet seat or closed drain opening. (Rodents and some lizards have been reported as being able to open or squeeze through the drain cover and enter the home through the dried up drains - the plastic wrap plus the extra weight of a soup can or barbell seems to stop them);



6 - CHECK DOOR and WINDOW WEATHERSTRIPPING: Inspect your unit for large cracks in garage foundation or even openings around doors and windows. If needed, beef up caulking to fill in the cracks/opening and as an added precaution, place adhesive Door Corner Seals (available from Lowes or Home Depot) where weatherstripping has worn away near the bottom of the door and daylight can be seen. Also a rolled up beach towel along the inside threshold of an exterior door adds an additional barrier to stop determined pests and rodents from squeezing through;

7 - STOP MAIL: Of course, stop all mail and all deliveries including newspapers;

8 - UNPLUG ALL ELECTRONICS: Unplug all electronic devices throughout the home like computers, radios, TV's etc.. in case of a power surge or outage. Also consider installing timers on some interior lighting so that appears that someone is home;

9 - HAVE A NEIGHBOR CHECK IN: Lastly, if possible always leave a key to your home and the garage opener with a neighbor staying in the community while you are away. That way they can easily enter your unit if they see or hear something unusual or strange. There have been times when someone has been away for several months and the adjoining neighbor has heard scratching or something crawling in the walls or ceilings indicating a pest has entered the unit. So by leaving a key with a neighbor and asking them to check in every few days or once a week ensures that not only your home but adjoining homes in the community are secure from pesky intruders - human or not. If not a neighbor, then ask a friend, family member, or neighbor that you can trust to drop into your home on a regular basis to run water taps, flush toilets and ensure that everything is in order.



Emergency Vets and Offices in the Area

The VCA VALLEY ANIMAL MEDICAL & EMERGENCY CENTER -located at 46920 Jefferson

Street, Indio, CA. is open 6 Days a week 7am-midnight but CLOSED EVERY WEDNESDAY...

It's always good to call ahead and ensure that the office is open but just in case - these are the other nearest vets in our area:

VETERINARY URGENT CARE OF PALM

DESERT - they are open M-F 12pm-10pm and Sat/Sun from 10pm-8pm. They offer emergency services on waitlist only (no appointments) and do not allow pets to stay overnight. They are located at 36955 Cook Street, Ste 14A, Bldg N near the Cook Street exit off the 10 Freeway. 760-851-0668 www.vucd.net They also are on Facebook.

Emergency Vet Hospitals are as follows:

- Indio VCA Hospital - 760-342-4711
46920 Jefferson Street, Indio, CA
Call first or check Facebook for hours!
- VCA California Veterinary Specialists
Murrieta - (951) 501-4433
- VCA California Veterinary Specialists
Ontario - (909) 321-6118
- Veterinary "E" Center of Redlands
(909) 793-5999

HOT WEATHER TIPS FOR YOUR DOG

PROVIDE OPEN ACCESS TO:

- Clean and fresh water
- Shade and cool surfaces (not carpet)

WHAT ELSE YOU CAN DO?

- Exercise in the early morning and late evening
- Wet the paws, as this is a way for dogs to cool off

TAKE EXTRA PRECAUTIONS

- Higher humidity means that it takes lower temperatures to get excessive heat exposure

WHAT YOU SHOULD NOT DO!

- Never walk during the mid-day, especially in open sun.
- Can trim longer haired dogs, but never shave their coats.
- Never EVER leave your pets in a parked car. Not even for a minute.
- Avoid sidewalks and pavement, even during the evening because it can still be hot.
- Don't rely on a fan, because they don't cool off pets as effectively as they do people.

OLDER, OBESE OR SHORT-NOSED DOGS ARE LESS TOLERANT OF HEAT

- Pugs
- Bulldogs
- Boston Terriers
- Pekingese
- Boxers
- Shih Tzus
- French Bulldogs

www.TheLightofDog.com

SIGNS OF HEAT EXPOSURE

- EXCESSIVE PANTING
- DIFFICULTY BREATHING
- INCREASED HEART RATE
- DROOLING
- BLOODY DIARRHEA
- MILD WEAKNESS
- STUPOR
- COLLAPSE & SEIZURES
- VOMITING

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!

UPCOMING EVENTS AROUND TOWN

- **VillageFest Downtown Palm Springs**
Every Thursday: Hours 7:00pm-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 Power Baseball Game & Fireworks**
Game starts at 6 p.m., Fireworks at 9:15 p.m. Thursday, July 4th
Palm Springs Stadium, 1901 E. Baristo Road
- **Agua Caliente Casinos' Fourth of July 'Drive-In' Fireworks Show**
3-9 p.m. Thursday, July 4th
Parking Lot
Agua Caliente Casino Rancho Mirage, 32-250 Bob Hope Drive

No registration needed, free parking available

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

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