

The Fairways Flier

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

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A Message from the President ~ Don Chute



Thank you to all who attended the Land Lease Town Hall meeting held on Thursday, May 23rd. There was a tremendous turnout both in person and on Zoom. It was wonderful to see so many homeowners engaged and asking questions with regard to this very important issue for the Fairways Community.

The ballots for voting have been mailed and many emails from Nadine Buxton have followed with recaps of the meeting and additional financial information for your review. If you have not received these emails from Nadine, please be sure to check your Junk or Spam folders or notify Nadine asap. **Additionally, if you have not received your ballot by mail, please contact NLB Consulting and Elections, 1111 E Tahquitz Canyon Way #103, Palm Springs, CA 92262, Phone: 760-318-6550 . The ballots are due no later than Wed, June 19th at 5pm at the NLB Consulting and Elections Offices.**

We will tabulate the ballots in an open Board of Directors meeting at the Clubhouse on Thursday, June 20th at 9am! This will be our final Board of Directors meeting before a Summer break through July & August! I hope to see you there!

Regards, Don



IMPORTANT DATES

BOARD OF DIRECTORS MEETING & LAND LEASE TABULATION THURS, JUNE 20TH 9:00AM
At the ClubHouse or Zoom
(The Board will be in recess July & August. Next Board Meeting scheduled Sept. 18th.)

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

JUNE 14th FLAG DAY (US)

JUNE 16TH FATHER'S DAY (US AND CA)

JUNE 19TH JUNETEENTH

THU, JULY 4TH INDEPENDENCE DAY (US)

Land Lease Update ~ Ballots Due June 19th by 5pm!

Dear Owners:

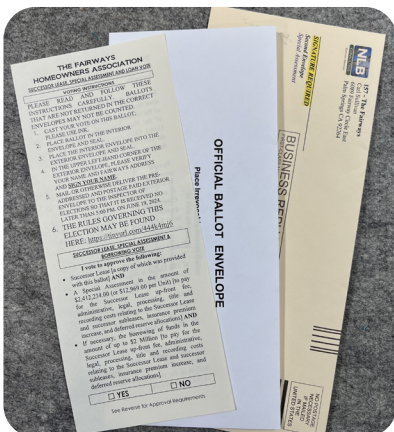
The Fairways held the Successor Lease/Special Assessment Town Hall meeting on Thursday, May 23rd with the HOA attorneys present to answer questions. There were over 100 in attendance between those present at the Clubhouse and those attending by Zoom and the Q&A session had a lot of great participation. Great job!



The ballots have been mailed so please look for it in your mailbox. **If you have not received your ballot, you may arrange to pick up another in person or vote by proxy by contacting Inspector of Elections, NLB Consulting, at: 1111 E Tahquitz Canyon Way #103, Palm Springs, CA 92262, Phone: 760-318-6550 Hours: 8 AM – 4 PM**

Please make note of the following dates and information:

WED, June 19th at 5pm : Ballot Deadline - The ballots must be returned by mail or hand delivery no later than June 19, 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.



This is what the ballot looks like. Please note that you must:
1st: Vote Yes or No on the Land Lease and Special Assessment,
2nd: place the ballot in the WHITE envelope and seal;
3rd: Place the white envelope inside the BEIGE envelope and SIGN the Front of the BEIGE envelope where indicated. Seal, mail or deliver by hand to the NLB Election Offices. **IF MAILING YOUR BALLOT, PLEASE BE SURE TO ALLOW AT LEAST 10-15 DAYS FOR YOUR BALLOT TO BE RECEIVED AT THE NLB ELECTION OFFICES.**

THU, June 20th at 9am: Special Open Session Board Meeting at the Clubhouse to tabulate the ballots if quorum is met.

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

FACILITIES ~ Kirk Gardner

Clubhouse

Homeowner **Rich Herbert** donated a beautiful Pool Table that was very carefully moved from his unit to the Clubhouse general purpose room currently being used as the ping pong room. Various billiard themed displays were also donated that will compliment the pool room atmosphere. The dual purpose table has a very unique "table top" that allows it to convert to a meeting room table for future privacy needs like board executive committee sessions.



The ping pong table was moved to the "TV/Game room" side of the Clubhouse Main Area as it can be folded up and away for other room usage as the need arises. Thanks so much Rich for your generous donation as you could have easily sold the pool table.



BEFORE



AFTER



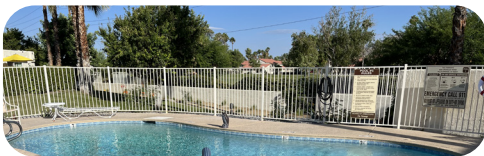
Facilities

Scott Alles followed through on his excellent suggestion that the dumpster doors be painted the same color as the stucco "Casa Blanca". He was out painting by 6am most mornings and ably assisted by **Donna Chute, Peter Brenner, Gary Montgomery and Larry Nicastro**. The doors look much better in the Casa Blanca color and Scott says he has received many positive comments from passersbys. See the before and after pictures to the right on those who helped Scott on page 4.

Our new electrician, **Woo Electric**, dug up and replaced approx 50' of decomposed conduit and replaced the conduit and wires between two landscape lights. We received a quote from Conserve of \$7k to address this issue, however, Woo Electric invoiced us \$700.

The lights serving Tam O Shanter were reported not operational. Conserve addressed the issue and will not be submitting a invoice.

Pickleball court retrofitting and refurbishing proposals are being sought by interested homeowner players. Recommendations will be forwarded to the Board when the compete process is done.



Pools

Scott Alles took it upon himself to paint the pool areas wrought iron fencing and the result is all the pools look as if they were completely repainted. This process will halt much of the rust thru issue we suffer at the pool fencing. Scott pointed out that we need to assess the wrought iron and arrange repair or replace the wrought iron as needed. Thank Scott for all his hard work it is much appreciated!

A designated small storage container has been placed in all the pool enclosures, at **Bill Albert's** suggestion, to house the per service record of chemistry readings. These records will be forwarded to Nadine to properly store per the Riverside County Environmental Health Department regulations.

The Pool 6 sand filter developed a leak from the top service lid. **Pools by Eric** was contacted, by **Bill Albert**, and the issue resolved. The Repair will come in at approx \$135.

JJ&B Pools has been servicing our pools for two months now and a review of the pools, by the committee, revealed all the pools have improved aesthetic appeal. We have 3 assigned pool service personnel who spend considerably more time servicing our pools than KAPS did and it shows.

Pool 5 light has been out since last summer's storm. Our previous electrician had replaced a GFCI but **Bill Albert** long suspected it was not done properly as it sparked when he tried to reset it. Woo Electric was able to effect the repair; the light did not need replacement so the invoice came to less than \$200 of the \$800 KAPS had proposed to repair/replace.



Carports and Roofs

The carport repair at 1758 Firestone has not commenced as yet. It will hopefully do so the first week of June. A work order was submitted for a very unsightly deteriorated brick pillar at 1751 Firestone. It will be reviewed and recommended action taken. The committee is going to do a survey to assess the extent of this type of issue homeowners are faced with. Painting the brick is the first option explored as this restores most of the brick to an acceptable appearance.

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.

DESERT MANAGMENT ~ Nadine Buxton

Greetings, valued Homeowners! It's been approximately 2 ½ months since I joined the Fairways community, and I must express my sincere gratitude for the warm welcome and assistance extended to me during this transition period.



I want to extend a special thanks to **Kirk Gardner** for his invaluable contributions to The Fairways through his countless volunteer hours. His dedication has not only eased my role but has also significantly saved the Association expenses by identifying simple fixes, thus avoiding the need for costly professional services. His keen eye for detail is truly commendable! If you happen to encounter Kirk around the community, I encourage you to express your appreciation for his selfless efforts both to The Fairways and his fellow neighbors.

Additionally, I would like to remind you of a couple of important matters:

REAL ESTATE SIGNS: If you are in the process of selling your home, please ensure that your real estate agent is aware of the signage rules to maintain compliance within our community - page 6 of the HOA Rules and Regulations: *"For Sale or Rent signs are limited to one (1) and must be attached to the garage door of the Unit. Units without garages will display the sign in the window/slider facing the street. The dimensions shall not be larger than 18 inches by 24 inches. When the Unit is sold or leased, the sign must be removed immediately. Open House signs may be posted one hour prior to the open house and must be removed immediately after the Open House."*

Your governing documents, including the Rules & Regulations, are readily accessible through the homeowner portal which is located by clicking here: <https://portal.goenumerate.com/login> Should you require assistance in accessing the portal, please don't hesitate to reach out to me.

Lastly, I trust you have received your ballot for the Successor Lease and related issues by now. If, for any reason, you have not received it, kindly contact NLB Consulting at 760-318-6550. **The deadline for ballot submission is June 19, 2024 at 5pm.**

Thank you for your attention to these matters, and as always, please feel free to contact me should you have any questions or concerns.
Warm regards, **Nadine Buxton, CMCA®** Fairways Community Manager

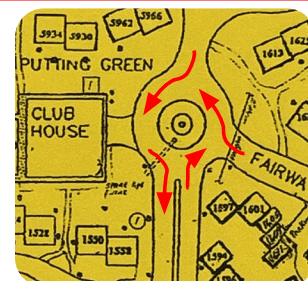
The Onsite Management Office homeowner appointment hours are revised to: Tuesdays - 1:30pm – 4:30pm; and Wednesdays and Thursdays from 8:30am – 11:30 am. The Management Office will not be open for walk-ins on the 3rd Wednesdays of the month due to Board Meeting preparation. I am off on Mondays and Fridays. 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.

TRAFFIC CIRCLE & COMMUNITY SPEED LIMIT!

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! Thank you!**



SECURITY ~ Noah Weinreb

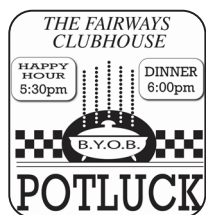
Once again the month of May continued to be a safe one for us at The Fairways.

There have been no reports from owners or renters of negative issues regarding break-ins or personal safety. Securitas has reported no issues in their nightly reports regarding our clubhouse, pools or perimeters. With many of our owners and residents gone for the season it is incumbent on us to keep an eye out for any suspicious activity to neighboring units.

Thanks to all for continuing to support our safety procedures here at The Fairways. Have an enjoyable start of the Summer Season.



SOCIAL SCENE ~ Linda Holt



POTLUCK AT THE CLUBHOUSE! Here are some dates to look forward and jot into calendars! Next season's first potluck, is scheduled for Friday, September 27th and starts with a Fall theme. The seven potlucks scheduled during the 2024-2025 season will be held on the Friday before a noted "holiday, plus the Super Bowl BBQ Party is scheduled on Sunday, February 9th, 2025.

There will be no potluck in November 2024 due to the Holiday Bazaar, scheduled for December 6, 2024. On that note, we are looking forward to your various displays of homemade items and treasures. Tables are \$10 each so start planning now. All are invited to participate. Details to follow.

Also, in the interest of conservation, we have collected 70 sets of reusable cutlery to be used at the potlucks instead of plastic. Enjoy your Summer.

Community Volunteer Spotlight!

A big shout out to 'community volunteer extraordinaire' **Scott Alles** of Wack Wack Plaza for his exemplary service to the Fairways Community!! Scott has been instrumental in suggesting, organizing and implementing many "clean up" efforts here at the Fairways which have saved homeowners hundreds of dollars had the work been contracted to outside vendors.



Repainting the Dumpster Doors is Scott's Latest Effort! Scott Alles has wanted to repaint the salmon colored dumpster doors to match the beige stucco color for some 5 years now. And as you may have noticed, Scott just completed this task with the assistance of other volunteer neighbors and friends - **Donna Chute, Peter Brenner, Gary Montgomery, Larry Nicastro and Kirk Gardner** - to repaint the dumpster doors the same color as the stucco "Casa Blanca". See the before and after photos on page 2. Starting out most mornings at 5:30am, he and his trusty crew could be spotted at community trash dumpsters sanding and painting away both the front and back of the metal doors. The job is now complete and the doors look oh so fabulous - Scott says he has received many positive comments from passersbys. Scott also took upon himself to paint the rusted fencing around each of the communities' eight poses.

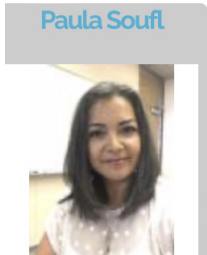


Other Efforts: Last Summer, when invasive weeds began to overgrow the new desertscaping just planted in the common ground beds and near the outside perimeter walls, Scott also led the efforts to weed around each and every plant in each and every patch around the community. This effort took many weeks to accomplish and many times Scott would be found single handily weeding in the very early mornings hours or in the early evenings as the sun set. These days you may find him still battling weeds by spraying a special non toxic mixture of Dawn dishwashing liquid to keep the weeds at bay.

The Board and this Newsletter would like to thank Scott personally along with the many other volunteers who pitch in to assist him in these community efforts! If you see Scott around the community, please stop and express your gratitude!

Fairways HOA Resident Spotlight ~ Paula Soufl (submitted by Kirk Gardner)

Fairways HOA resident, Paula Soufl of Firestone Plaza, is a member of the Coachella Acappella Choir - an all womens choir who love singing and are looking for a place to develop lifelong friendships and sing beautiful music (mostly in the Barbershop style) to entertain and inspire audiences in the Coachella Valley and beyond. - <https://www.coachellaacappella.org>



Paula devotes a substantial amount of time and effort learning and memorizing songs pertinent to the various events the Choir organization volunteers their services for. There is also significant time rehearsing as a individual and group to obtain that elusive perfection all talented folks endlessly pursue.

This past Memorial Day she and her group performed at the Forest Lawn Memorial Day Service providing touching renditions of "Let There Be Peace", "America The Beautiful" and my favorite "The Armed Forces Medley".

Please join me in thanking Paula for all her time, effort and commitment the next time you see her out and about the Fairways. *This is the stuff that makes our little piece of village paradise here at the Fairways what it is...very unique.*

Exercise Opportunities

AEROBICS IN HOT WEATHER?? YES!

An exercise opportunity during this hot weather at no cost is an hour long, low impact aerobics class at the Demuth Community Center (4200 E Mesquite Avenue, Palm Springs) which is only 1.8 miles away and air conditioned!

It is lead by Jase Nagaia through Endeavor. The class is every Monday, Wednesday, and Friday - 7:30 am to 8:30 am -- it's free of charge - just bring water and a yoga mat.



Come join other members of the Fairways Community and Jase to keep in shape during the hot weather. For more information about Jase and Endeavor, check out <http://www.endeavorpalmsprings.com>.

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 lindacarlsvillan@yahoo.com

Coyotes Have Been Sighted in Our Neighborhood!

KEEP ALERT! Coyotes Sighted in our Neighborhood: People with small children and pets need to be very careful of Coyotes. Coyotes can be active any time of day or night.

What to do if a coyote is approaching you and your child or dog?

1) First and foremost, stop and stand still- remain calm. 2) Keep eye contact. 3) If you have a small child or small dog, pick it up. 4) Make yourself big - be loud and assertive! 5) Slowly back away and **NEVER** turn your back and run while leaving the area, as you may trigger its predatory response and give it a reason to chase you. If you have any personal alarm devices, such as a whistle, bell, or phone alarm, use them to scare the coyote. You can also purchase a small pocket airhorn or pepper spray from Walmart or other shops.

Other ways of protecting your dog: 1) Never leave your dog outside unattended. 2) Walk in groups (2 or more people). 3) Always keep your pet leashed and close to you while walking. 4) Bring your pets (and their pet food) indoors at night. 5) Pick up ripening fruit from surrounding trees as fruit is a staple of coyote diets. 6) Cover all garbage cans, and do not leave trash bags on the ground outside the dumpsters.

Coyote Vest: Another preventative device you may choose to purchase especially for smaller dogs is a Coyote Vest (pictured here) sold on Amazon. It looks rather silly and has large plastic spikes that can be velcroed onto the vest. Although the vest is not guaranteed to ward off an attack, it has been reported to reduce life threatening injuries to a dog in the event an attack occurs.



LOST AND FOUND.....

Recently after meetings and events at the Clubhouse, some items and jewelry have been left behind. If you've lost an item, please contact **Nadine Buxton - Fairways Community Manager** at nbuxton@desertmanagement.com or call the office at 760-459-3054. You will be asked to describe the item lost.

If you have found an item, please drop it off at Nadine's onsite Property Management office during her regular weekly hours - Tuesday, Wednesday or Thursday, 9:00a-4:30pm.

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 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, June 2nd 7:00am-2:00pm
- Greater Palm Springs Restaurant Week - Various Locations
May 31st through June 9th
- Palm Springs International Shortfest - Various Locations
June 19th through June 21st
- Airport Master Plan Open House - Palm Springs Convention Center
June 4 5:30pm - 7:30pm
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

