

# The Fairways Flier

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

## A Message from the President ~ Don Chute



Welcome to Fall and what should be cooler temperatures when the weather cooperates! Slowly the Snow Birds are migrating back and we welcome all of you home! Although our intent was to go dark over the summer, the board continued to have meetings as there were several important items we needed to address and update you on such as: **the land lease (see below for update); the hiring of the new landscape company Enviroscape, which is already making a difference; overdue resurfacing of the pickleball, tennis and basketball courts; and the restoration of the Fairways Putting Green** to accent the front part of our community and clubhouse reflecting our community name.

Also the board is working hard on the 2025 budget and a multi-year reserve plan to enhance the quality and value of our community. The budget will include repair and maintenance of our facilities, pools, roads and landscaping. We have an aging complex here, and it is important to project and plan for the continued maintenance and possible replacement of these facilities.

Lastly, a big thank you to the homeowners that came forward to run for the 25/26 HOA Board of Directors. We had 4 positions open and 4 people ran so all the positions are filled. Additional gratitude and thanks to our community volunteers who pitch in to paint, plant and maintain our property.... Without our current and future volunteers this community would not be as great as it is!

Thank you to the following individuals who have come forward to fill the vacant Board Positions!  
Janice Albert • Cam Baldwin • Don Chute • Jill Krecklow

Candidate Statements and Election Information are available online at <http://www.pro-ei.com/hoa/fair>.

## A Message from the Treasurer~ Jim Richardson

Here is a brief overview of activities and initiatives the Board discussed at the September meeting:

- **AUDIT OF FY2023 FINANCIALS:** The last full Audit of the Fairways Financial Statements was completed in 2016. As your new Treasurer, I made a motion to escalate the FY2023 Review to a full Audit to ensure full transparency and accuracy in our financial reporting. Don Chute seconded that motion. After much discussion, the Board voted 6 to 1 in favor of this escalation, and we are currently in the Request for Proposal (RFP) process with our current CPA firm and alternative firms to perform this Audit.
- **ASSESSMENT UPDATE:** We are thrilled to report that as of September 26th, we have successfully collected \$2,244,628 of the Land Lease Assessments which represent 173 out of 186 Homeowners. We are beginning the legal process now to collect the remaining 14 past due payments plus penalties. **A BIG thank you to all of you who made timely payments!**
- **2025 BUDGET PLANNING:** We are currently in the process of developing the budget for 2025. This budget with input from the various committee chairs will reflect our priorities each month in 2025 so we can allocate resources effectively based on our projections.
- **LEVEL 2 RESERVE STUDY:** We are collaborating with **SCT Reserve Consultants** to conduct a new study for 2025. This comprehensive analysis will help us assess our long-term financial obligations for Capital projects i.e., Roads, Irrigation, Landscaping, Pools etc. This study will help us determine how much of our monthly assessments need to be earmarked for long term Capital needs. **As of August 31st, we have \$1,054,067 in Reserves.**
- **FUTURE MONTHLY ASSESSMENT FORECAST:** As we look ahead to 2025, there will be a need to **increase the monthly assessment.** This adjustment will support both our Operational needs and build up our Capital Reserves for future projects and improvements. Previous Boards chose not to increase the monthly assessments even if just to keep pace with CPI increases (which have averaged around 3.5% each year for the past 10 years) - this explains why a 16.5% increase had to be put forward in FY2024, and why we are now projecting a similar increase in FY2025 which should bring us to normal levels based on the size of our community.

Thank you for your support and engagement! If you have any questions, please feel free to reach out to Nadine in the office or myself anytime - (206) 851-8411.



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## IMPORTANT DATES

### GAME NIGHT RETURNS!

Wednesday, October 16 6-8p

### POTLUCK AT THE CLUBHOUSE

Friday, October 25 - Dinner at 6p  
(Happy Hour at 5:30p)

### BOARD OF DIRECTORS MEETING

Thursday, October 30 - 6p

### HOMEOWNERS' ANNUAL MEETING

Saturday, November 23 - 10a

### ROSH HASHANAH BEGINS

Wednesday, October 2

### YOM KIPPUR BEGINS

Friday, October 11

### COLUMBUS & INDIGENOUS PEOPLES' DAY (US)

**THANKSGIVING DAY (CAN)**  
Monday, October 14

### DAYLIGHT SAVINGS TIME BEGINS

Sunday, November 3

### ELECTION DAY (US)

Tuesday, November 5

## LAND LEASE UPDATE

from Don Chute

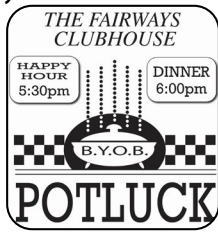
Many thanks to you - our wonderful community - for pulling together and paying the assessment up front, which enabled us to pay the Indigenous Land Owners the \$1.5 million up front fee which was required when we received the BIA approval that was granted on Sept. 9, 2024!

Together we were able to avoid taking out a loan to have this money on hand when we needed it.

A HUGE thank you to the 173 out of 186 home owners that made this possible! All documents are now signed and our lawyer **Christoffer Thomsen, from Schlecht, Shevlin & Shoenberger** will soon start reaching out to the individual homeowners who have paid their assessment to register their titles.

## **SOCIAL SCENE ~ Peter Brenner**

As your new Social Committee Chair, I want to extend my thanks, gratitude and appreciation to **Linda Holt** for serving as our Chairwoman this past year - thank you **Linda** for all of your hard work! As our new season starts, I'm extending invitations to you all and look forward to 'mixing it up' with Fairway friends and family at our future potlucks and events!



### **POTLUCKS AT THE CLUBHOUSE BEGIN AGAIN!**

**Our first potluck of the season is scheduled for Friday, OCTOBER 25th.** As always, bring your favorite dish to share with neighbors - happy hour starts at 5:30pm and dinner at 6:00pm! **Costumes Are Welcome!**



### **GAMES NIGHT RETURNS!**

Join in on the fun with Fairways neighbors and play games of your choice at the Clubhouse - **starting Wednesday evening, OCTOBER 16th from 6:00p-8:00p!** Bring your favorite games, drinks, and whatever

## **Christmas Faire Coming!**

Do you have handcrafted items, jewelry or other artifacts that would make great Christmas gifts and would like to sell them?



The social committee would like to hold a **Christmas Faire sale on December 6, 2024 at the Clubhouse.** So if you are interested in renting a table to sell your items, please reach out to **Colleen Grant** at [coll1855grant@gmail.com](mailto:coll1855grant@gmail.com) asap to confirm and for further information.

**We need to know if we have enough interest to move forward. Thank you.**

## **DESERT MANAGEMENT ~ Nadine Buxton**

Hello Homeowners! It got hot, then it was cooler...then it got hotter...the summer isn't giving up easily this year! Thankfully The Fairways has 8 beautiful pools to enjoy while the weather makes up its mind. Announcements are coming about which pools will remain heated this season so stay tuned.



The Annual Meeting is fast approaching and we have **FOUR** candidates for the four open seats on the board: **Jill Krecklow, Cam Baldwin, Janice Albert and incumbent, Don Chute.**

Pre-Ballot Notices were mailed out on September 23, 2024, and the **BALLOTS** will be mailed on October 23, 2024. **(Unfortunately the candidates cannot be voted in by acclamation because the deadline has passed so homeowners will need to cast a ballot).** If you have not received the PRE BALLOT NOTICE by October 10, 2024 please call Pro Elections at 209-559-1448 or email them at [info@pro-ei.com](mailto:info@pro-ei.com) to verify your mailing address. We want to make sure everybody's contact information is correct so you receive your ballot in October. Candidate Statements and Election Information are available online at <http://www.pro-ei.com/hoa/fair>.

### **October Fun Facts!**

October 6th is National Noodle Day • October 28th is Frankenstein Friday • and October 31st is Halloween!  
**I wish everyone a BOOtiful October!!**

**Manager will be on-site Mon-Thu. Walk-In Hours are from 10 am – 3 pm, closed for lunch between 12 – 1pm. You can also reach me quickly at [nbuxton@desertmanagement.com](mailto:nbuxton@desertmanagement.com) or by calling the office at 760-459-3054.**

## **LANDSCAPING ~ Jay Center**

**SPRINKLER HEAD REPLACEMENT:** Desert Water Agency (DWA) is offering a rebate to replace inefficient sprinkler nozzles to a more efficient sprinkler nozzle: the MP Rotator series/MP800 Series. In the coming weeks, **EnviroScape Landcare** will be updating many of our sprinkler heads to these more efficient sprinkler nozzles. This change will contribute to water savings, as well as cost savings over time. This project will be completed over a 3 week period and prior to our winter grass overseeding.



**RESEEDING:** On that note, EnviroScape has been working hard at getting everything ready for scalping and reseeding this week. You will notice the grass is drying out and mowing has stopped temporarily. In about a month it will all be worth it as the new grass comes in and they anticipate it will look better than ever. They thank everyone in advance for their patience during the transition phase.

**SHRUB/TREE REPLACEMENT:** As of September 14, Palm Springs has had 71 days of over 100 degrees, and 22 consecutive days in July and August over 110 degrees. These temperature extremes have contributed greatly to the decline of many shrubs and trees in the Fairways. The landscape committee in conjunction with **EnviroScape Landcare** will be working on a replacement plan as we move into the cooler months of fall, winter and spring. In the coming weeks this Fall we will be removing a series of trees that have died due to age, heat stress, and watering issues related to our desertscape irrigation. These trees will be replaced with similar trees and updated irrigation that will support and sustain the life of the new trees. Further tree replacements will be considered for 2025.

As in the past, if you see something that needs attention or need to report a broken sprinkler that requires repair, please do not approach the EnviroScape crew, please **email or contact Nadine Buxton [nbuxton@desertmanagement.com](mailto:nbuxton@desertmanagement.com)** so she can generate a work order and be sure to place a blue flag near the issue for sprinkler issues or a yellow flag for lighting issues.

## **SECURITY ~ Noah Weinreb**

Good news for us at The Fairways...Our community made it through this unusually hot Summer season without any major personal safety issues! As it was with the rest of Summer, September was safe and secure as noted by Securitas.

We are taking steps to secure our pool equipment which has been subjected to theft. As a first step, we have contracted Palm Springs Welding to custom build and install a wrought iron safety cage for Pool #1 and it's adjoining Spa to thwart future vandalism and provide protection for the pool pumps and equipment. Other pools will be evaluated for this security cover as well after Pool #1's enclosure has been installed.



Here's welcoming everyone back to The Fairways and looking forward to a Safe and Joyous Fall Season to all!



## **FACILITIES ~ Kirk Gardner**



### **Clubhouse**

The Board authorized the Community Manager's office to be reconfigured and painted. Originally, a proposal for \$4,800 was submitted for consideration, however, utilizing volunteer labor the project should get completed for approximately \$400. The reconfigured and repainted office will offer a more comfortable face to face visit between our onsite manager and homeowners.

### **CLUBHOUSE PUTTING GREEN RETURNS!**

Our original and years long planning for the putting green adjacent to the Clubhouse will be restored by our landscapers, **Enviroscape**, during the scalp/reseed process. This iconic Fairways feature (*it's the only golf we've got other than the street names*) requires special maintenance and care. **Once installed and completed, please do not walk through this common area simply as a short cut to get to the pickleball/tennis courts. Please use the walkways...you are coming to the courts for exercise, right?-then this is an opportunity to get some!**

### **Facilities**

**SIGNAGE:** The 15 MPH speed limit and Roundabout signage received approval for placement by the Board. The signage has now been installed, and is very much needed and necessary in view of the increasing number of drivers traveling speedily in excess of 15 MPH and cutting across the roundabout flow of traffic, putting pedestrians and other drivers at risk of injury or worse. This "failure to obey posted signage" is a long-term issue here at the Fairways that at one point was resolved with Speed Bumps. **I doubt any of us would appreciate having to return to the extreme of speed bumps to accomplish safe roads, so please observe and obey the posted mileage and road signs! (If you need a refresher on roundabout and road etiquette - please see below.)**

**SCALPING/RESEEDING:** In conjunction with the scalping and reseeding process, the red curbing and disabled parking will be repainted. This repainting always freshens up the complex, especially the entryway leading up to the main circle area.

**FRONT GATE LIGHTING:** The entryway overhead lights were "old school" sodium lights. Since the entry side bulb burned out and needed replacement, the Board authorized the conversion from the older sodium lights to LED lights that will provide substantially better lighting and use one third of the power consumption.

The irrigation system controller on **Hazeltine Plaza** lost its power source rendering it nonoperational. As an emergency measure, **President Don Chute** asked the adjacent unit homeowner, **Connie Thoman**, if we could use her outside plug to power the controller. She graciously consented allowing the controller operation to be restored. Thank you so much **Connie** as these type of accommodations save the HOA considerable money as weekend emergency repairs get expensive!



### **Pools**

**Pool 2 was closed for approximately 2 weeks due to a lack of pool equipment grounding rod.** The needed rod, new junction boxes, wiring and GFCI plug were installed by **Woo Electric** allowing the pool to be reopened. The other pools will be reviewed for needed installation of a grounding rod.

**Pool 5 has been experiencing intermittent pool light outages.** The GFCI plug that controls power to the light is located in a flower bed that gets watered daily causing the GFCI to trip. A proposal to convert the existing 120 volt light to a 12 volt LED light will be submitted to the Board for consideration to resolve this issue.

Our pool servicing rotation has changed back to our typical and usual Monday/Wednesday/Friday service days. Pool personnel changes have also occurred - we now have **German Pool Services** servicing Pools 1, 2, 3, & 4. He has 35 years of experience and has been showing up at 5:30am to do the servicing.

The service of the pools is tracked per visit via a entry noting time, PH level and servicer. We are working on a more efficient process of collecting these tracking sheets and storing them onsite for review by the Environmental Health Department if requested.

**If you are concerned about an issue with one of our (8) pools please contact Desert Management so Nadine can generate a work order for evaluation and repair.**

### **Tennis, Pickleball & Basketball**

The Board has approved that the tennis, pickleball and basketball courts to be resurfaced. We have yet to confirm a start date for the resurfacing but anticipate mid October. We will definitely keep everyone informed once the dates are confirmed.

### **Carports and Roofs**

Evaluation, recommendation and needed repairs will resume in the coming season when **Frank Perra** returns.

## **TRAFFIC CIRCLE & COMMUNITY SPEED LIMIT ETIQUETTE!**

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 and could result in an accident!

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!**



# Community Volunteer Spotlight!

from Kirk Gardner

Once again, a big shout out to 'community volunteer extraordinaire' **Scott Alles** of Wack Wack Plaza for his exemplary service to the Fairways Community!! Scott returned from his Summer vacation and the next day was again hard at work beautifying our community!



These last few weeks, even though the heat has not let up, Scott has been tirelessly painting and improving the Fairways aesthetics. The entryway irrigation system leak, although now repaired, caused major foliage removal. The newly installed landscaping left the unpainted wall exposed. On his own, Scott painted the wall - as well as the Fairways signage and the wrought iron adjacent to the gate - to refresh the look of our entrance. Check out the difference in the before and after pictures below



**BEFORE**



**AFTER**

Scott also noted that many of the plants in the desertscaped planting bed near Pool #4 had died off in the extreme heat of this last Summer. Scott researched and found a great deal on numerous Lantana 5 gallon replacement plants, which are heat loving and provide an abundance of brightly colored flowers throughout the year attracting hummingbirds, bees and butterflies (see photo). This last week through the intense heatwave, Scott single handedly replanted all of these plants as well as weeded and trimmed the surrounding foliage saving the HOA numerous dollars in landscaping funds.



We sure do appreciate Scott's effort and hope you do too! Please be sure to thank Scott for all his greatly appreciated good efforts.

## FREE COMMUNITY SHREDDING EVENT

The City of Palm Springs has partnered with the Palm Springs Disposal Services to bring this event to all Palm Springs residents...

**Location: Palm Springs~Convention Center Parking Lot~277 N Avenida Caballeros~Palm Springs, CA 92262**

**Date: Saturday, October 19, 2024 ~ Time: 8:00 AM - 12:00 PM**

• Limit of 3 banker sized boxes • Hazardous waste will not be accepted • Drop Off Dates for PreShredding Oct 15-17

For more information, go to: [City of Palm Springs/Events/Sustainability Events](https://www.cityofpalm Springs.com/Events/Sustainability/Events)

## 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
- **Rock the Park Free Concert - Downtown Park-Palm Springs**  
'The Dreamboats' (1950's style)- October 5 at 6:00p
  - **Palm Springs Vintage Marketplace**  
NEW LOCATION: 356 N Calle Encilia, Palm Springs,  
(north of Aqua Caliente Casino in Palm Springs)  
7am - 2pm October 6
  - **Modernism Week**  
October 24-27 Various Locations and Times  
For more information: <https://modernismweek.com>
  - **Greater Palm Springs Pride Festival**  
October 31 - November 3 Various Locations & Times  
For more information: <https://www.pspride.org/pride>

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](http://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 *page 4*