

The Fairways Flier

1600 Crossley Road, Palm Springs, CA 92264 Phone: (760) 459-3090 www.fairwaysps.com

A Message from the President ~ Don Chute

Another year has come and gone.... with that, we have some board members that have their terms expiring and we also have other homeowners willing to let their name stand and volunteer their precious time.

First, I want to thank **Fran Nocella, Noah Weinreb and Steve Hannegan** for their dedication and input over the past few years helping to make the Fairways a better place to live and protecting our investment. It was my pleasure to serve with you! And a warm welcome and thank you to our new board members **Janice Albert, Jill Krecklow and Cam Baldwin** for continuing the work that needs to be done and build on the foundation of previous boards.

Board members are volunteers and all have full time lives. Being on the board means giving up precious time - trying to do the right thing for selfless reasons to make the Fairways a better place to live while also protecting and growing all of our investments. Additionally, I want to thank all of the committee and ad hoc volunteers for all of their time and efforts, and for simply, just for being part of the solution. **Without your contributions we would not be living in the best HOA in the valley...as the saying goes, "it takes a village..."**

As the year comes to a close, I would like to reflect on 2024... I am very proud of what this board has accomplished. We have made some very difficult and at times, not popular decisions. However with managerial courage, these decisions were made out of necessity. There are a lot of moving parts to operating a HOA the size of the Fairways and financial impacts to the asset and investment value which effect each individual homeowner ... we as your Board take this responsibility seriously.

I would like to mention some of the decisions and accomplishments from this last year....

• **Land Lease** - The Fairways was able to secure and sign the new successor lease this year after many years and efforts from numerous previous boards. We had to do an assessment to cover the costs and the initial amount owed to the Land Owners.... I am proud to say we had over 90% acceptance, and the new successor lease and subleases for each homeowner will add value for years to come;

• **Vendor Accountability** -

- **Landscaping** - we had to make a change;
- **Pools** - we had to make a change;
- **Management Company** - we had to make a change and a positive change to CMA.

• **Financial Issues** - This past board had to deal with cash flow issues. Numerous times the HOA was unable to pay its vendors, bills and also add money to the HOA reserves...this was the reason for the two special assessments and another assessment that was added to the land lease assessment. Reasons for these were as follows:

- **Insurance rates:** increased over 200k from last year;
- **Legal bills:** Homeowner litigation and Land lease costs;
- **Pandemic post and pre inflationary costs:** not incrementally increasing HOA monthly dues to match the cost of supply and services... Simply put, everything has increased in cost and the HOA was simply under funded. **To this day, we are still playing catch up, however after 2025 we will be back on track (barring any unknown costs) so future HOA assessments should be within the cost-of- living increase going forward.**

• **Infrastructure** -

- **Irrigation:** We are in a better place and aligned with a Landscaping company that values our business. Irrigation alignments and water saving heads have been installed so we will see a reduction of overall water expense, but without sacrificing the trees and plants;
- **Pickleball, tennis, basketball courts:** All courts were resurfaced . We realize that not everyone plays pickleball but keeping these courts in top shape adds to the value of our properties;

Below are examples of where we need to set expectations and get value for what we are paying for as well as manage our risk and exposure. We have more work to do, however we had a Level 2 reserve study that concluded and maps out the next 1-5 years and beyond, which includes:

- **Roofs:** Thanks to **Frank Perra** and previous boards, we are in good shape and can allocate reserve dollars to other needs of the community like:
 - **Roads:** Resurfacing the streets is a major expense;
 - **Pools:** Decks and plaster needs to be repaired; Equipment including furniture will need to be replaced;
 - **Irrigation and overall landscaping:** We continue to work with aging infrastructure to protect our urban forest, vegetation and conversions.

Those are just a glimpse of what is to come.... So, welcome to the new board... get ready to roll up your sleeves!

2025 Board Organization Structure

- Don Chute: President

- Jim Richardson: Vice President and Architecture Committee Liaison

- Jay Center: Secretary and Landscape Committee Liaison

- Jill Krecklow: Treasurer and Finance Committee Chairperson

- Cam Baldwin: Facilities and Security Committee Liaison

- Janice Albert: Social Committee Liaison

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IMPORTANT DATES

GAME NIGHT!

Tuesday, December 17th 6-8p

BOARD OF DIRECTORS MEETING
No Board Meeting for December-
Next one scheduled in January!

NEW YEAR'S DAY BRUNCH
AT THE CLUBHOUSE
Wednesday, January 1st 11a-1p

CHRISTMAS DAY
HANUKKAH BEGINS SUNDOWN
Wednesday, December 25

HANUKKAH
KWANZAA BEGINS
BOXING DAY
Thursday, December 26

NEW YEAR'S DAY
Wednesday, January 1st



New Year's Day
Social at the
Clubhouse
Wed, January 1,
2025 ~11am - 1pm

Start your New Year off with a celebration and mid morning social with fellow Fairways neighbors and friends! Coffee and light refreshments will be served at the Clubhouse on **Wednesday, January 1st from 11am - 1pm for a New Year's Day social gathering!**
All are welcome !

COMMUNITY MANAGEMENT ASSOCIATES (CMA) ~ Amanda Hiles



Hello Community of The Fairways!

My name is Amanda Hiles and I am pleased to announce that I will be your new Community Manager at The Fairways starting on December 1st! I am excited to serve your Community and am delighted to have the privilege to work with each one of you as we service your Association. Our goal is to manage your association at the direction of your Board of Directors while creating the best experience possible, as well as maintain property values. As your new Community Manager I will conduct regular inspections of the Community to ensure quality service is performed, proper maintenance of Common areas is achieved, and rule enforcement/architectural control is consistent. Please know that our company and the entire team at CMA is dedicated to providing you with professional community management service that prides itself on a personal approach to each member of your Community, and we look forward to working with you.

ON SITE OFFICE HOURS: I will be on site in the Fairways Community Manager office (near the Clubhouse) throughout the month of December: Monday-Friday from 9a-5p. Please feel free to stop in at anytime. In January my on site office hours will change to M-W-F 12n-5p.

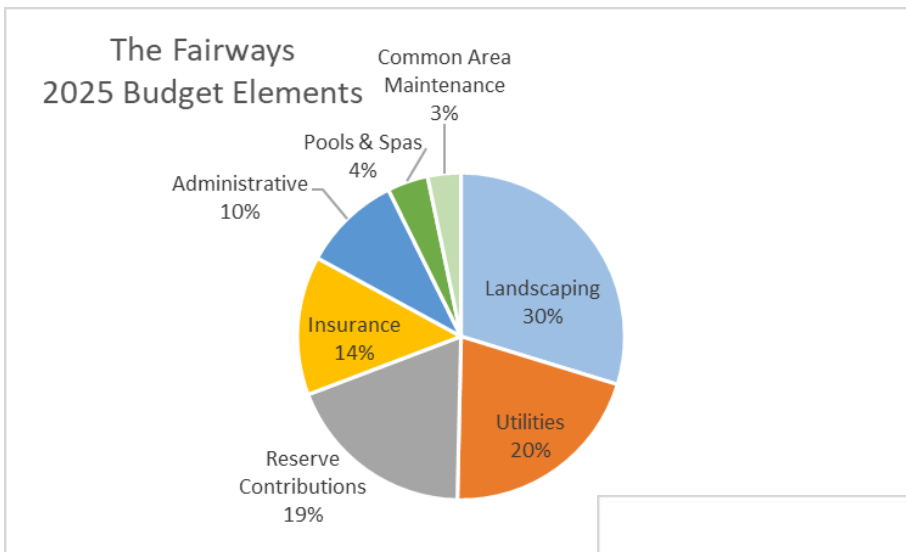
By now you should have all received instructions on payment methods and how to sign up to access your new homeowner account through the App Folio Homeowner Portal. In the meantime, please don't hesitate to contact me with any questions and concerns at:
Amanda Hiles Mobile (call or text) : (760) 902-0100 • (760) 600-0067 (CMA Offices) or 760-459-3090 (On Site Managers Office)

AHiles@CMAdesert.com or <https://cmadesert.com>

AppFolio Homeowner Portal: <https://cmadesert.appfolio.com/connect>

A Message from the Treasurer~ Jill Krecklow

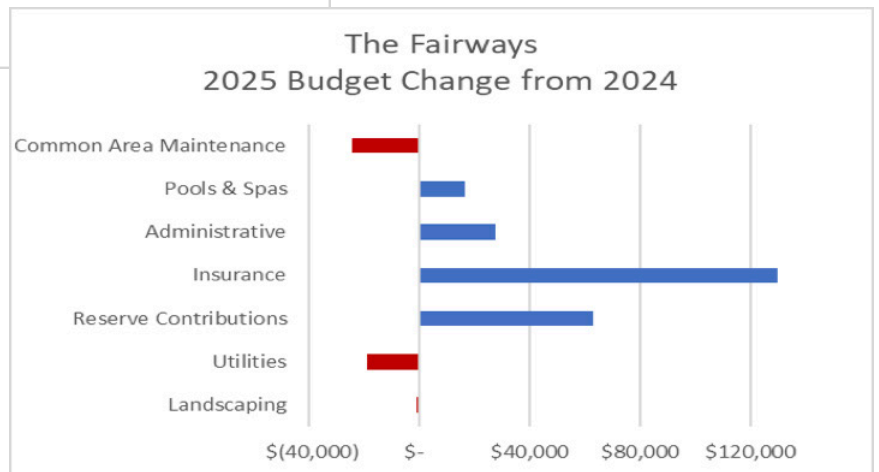
My first action as your new Treasurer was to present a budget for 2025. The Board approved the 2025 budget on November 27th. Unfortunately, this budget represents an increase in the monthly assessment – increasing to \$615.00 from the 2024 level of \$530.00. In addition, the board approved the Level II Reserve Study which identified the need for a 32% increase in reserve contributions that has been built into the budget. You will be receiving a copy of the detailed budget, so for my column here, I thought I would share some additional information to help explain the budget.



This chart to the left shows the major elements of the budget and what percentage each category represents. Our largest category of expense is landscaping (30%) followed by utilities (20%) and reserve contributions (19%). Insurance is an increasing element of our budget (14%) and we are looking for ways to bring down this cost.

The chart to the right shows how each of these elements are changing in 2025 compared to 2024. This allows you to quickly see how the costs are changing and in what categories.

Please let me know what you would like to learn about the budget and I will use this column to help answer your questions. Regards ~ Jill



FACILITIES ~ Bill Albert



FRONT GATE:

As virtually all of us are aware, we've had problems with our entry gate. Though the fobs still work, dial up for guests and vendor entry codes have been intermittent at best. We're working to find a replacement system that is a good fit for our community. As a temporary work-around, the entry gate is being left open from 7a-7p. Thank you for your patience!



POOLS -

JJ&B Pools is doing a good job of maintaining our pools, but of course we're always striving for continued improvement. Pool 1's pump outlet fitting failed and caused an impressive "Niagara Falls" of water that, until the pump was shut down, reached well above the top of the new enclosure. Though no ark or pairs of animals were seen, it was an eye-opening display of the power of that pump. (I had to go into the enclosure to shut off the pump. I couldn't have gotten any wetter if I had jumped in the pool with all my clothes on.) JJ&B replaced the fitting and a leaking check valve on the line to the pool heater. A heater circuit board was also replaced after we realized it was damaged by the deluge.

OLD ELECTRICAL PANELS: Of our 186 units, only 35 still have the older panels manufactured by "FPE" (Federal Pacific Electric) installed when The Fairways was built. These panels no longer meet current electrical code and are one of the factors in the dramatic rise of the HOA insurance costs. Before the next annual renewal, it's imperative that we not only have as many as possible replaced but also that we have a plan to replace the others.

I am conducting a survey, visiting each of the 35 homes to see who is ready to have them replaced in the near future. While an individual panel typically costs \$4-\$5k to replace, we have contacted two electrical companies to explore a group discount. **If you are one of the 35 and are ready to join the replacement list, please email me - Bill Albert at walbert99@yahoo.com (make sure to include your address).**



LIGHTING:

We have had several landscape lighting issues over the past few months due to aged underground wiring: a string of lights adjacent to Pinehurst Plaza and the path to Pool 6, a string of landscape lights and globe lights adjacent to Pool 8 and Fairway Circle W, and a string of lights at Hazeltine Plaza. Thanks to Kirk Gardner and electrician Alex Woo/Woo Electrics (and quite a bit of digging at all 3 spots) they are working again.

Also, a shout-out to the **Enviroscape landscape crewmember Lalo** who, in a single morning, dug a 50-60 foot long trench, placed a new power cable, and refilled the trench, restoring power to the lights near Pool 6. The job wasn't made any easier by the many roots he had to dig around. Additional shout-out to **Kirk Gardner** who bought the crew lunch as a 'Thank you' for their hard work.

CLUBHOUSE:

There is a new chair in the game room - another donation from our former neighbor on Spyglass Plaza, **Rich Herbert**.

ROADS:

Kirk Gardner is researching repaving our roadways, assisted by **Bill Albert (me)** and **Peter Brenner**. Generally, it comes down to one of two methods: a complete removal and replacement vs. a less expensive - but less overall life - of grinding off only a portion of the current asphalt and repaving that thickness (think removing 1 1/2" of 3"). Details and interviews with various paving contractors in and outside the valley continue.

PAINTING OF LAMP POSTS: Numerous lampposts have now been repainted or repaired thanks to a team of volunteers made up of **Kat Schon & Penny Stephenson**. **Kat & Penny** started this work last year and have volunteered again this year to complete the effort! Please be sure to say thanks to **Kat & Penny** when you see them next!!



Volunteer to Make Your Community a Better Place!

HELP NEEDED: Bill Albert - Facilities CoChair - is looking for 1-2 people who can assist in cleaning up the the pool equipment enclosures and who can also do a pool equipment survey (model numbers and condition of pumps and heaters). If you'd like to volunteer and help Bill - please contact him by email at walbert99@yahoo.com.

Thank you to Fairways resident - Jon Swalboski on Fairway Circle West - who suggested adding this section to this newsletter!

LANDSCAPING ~ Jay Center

Just a few updates... Seeding and recent fertilizer to lawns were completed in November.

Removal and replacement of approximately 14 trees were completed in November.

The Landscape Committee recently walked the interior desertscape area to identify missing plants next to drip emitters. Identified areas will be replanted with new plants in December.

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 our new Community Manager Amanda Hile AHiles@CMAdesert.com so she can generate a work order.

After you email the Community Manager, please be sure to place a blue flag near the issue for sprinkler/water issues or a yellow flag for lighting issues. Thank you!



Use a Blue flag to indicate the location of a water problem. Use a Yellow flag to indicate the location of a lighting problem.



The flags are at the back of the garbage dumpster enclosures

LAND LEASE UPDATE

HOMEOWNERS - Make Your Appointment to Sign Your Successor SubLease!

If you want to enter into the new Successor SubLease for your unit, you must contact HOA Land Lease Lawyer Christoffer Thomsen, from Schlecht, Shevlin & Shoenberger to make an appointment with him to sign your sublease in person or make arrangements to receive the documents if you are unable to travel to his offices. Contact Chris by calling 760-320-7161 or by emailing Chris at cjt@ssslaw.com

801 East Tahquitz Canyon Way, Suite 100, Palm Springs, CA 92262

Community Referrals for Outside Services/Persons



The below individuals, contractors or services have been recommended by residents who live here at the Fairways. Due diligence should be exercised before contracting with any outside person or service.

Cleaning Services:

House Cleaner - Veronica 760-507-9349

If you'd like to share your referrals with other members of the community, please feel free to send us an email with their name and phone numbers at lindacarlisullivan@yahoo.com

Please Note: The above information is provided as a courtesy to the community and the Fairways Board of Directors, Fairway Committee Chairs and the Fairways Flier Newsletter do not make any personal or professional recommendations of the above persons or services to the community.

DUMPSTER ETIQUETTE

Unfortunately once again, improper trash and recycling practices have been observed at many dumpsters resulting in overloaded containers and filthy messes in many of our dumpster areas. Please make sure you are doing your part in keeping the dumpster areas clean by practicing these easy steps in 'dumpster etiquette':

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.

PLACE IN DUMPSTER



BREAK DOWN CARDBOARD



ADDITIONALLY FURNITURE, LARGE APPLIANCES AND TV SETS REQUIRE A SPECIAL PICK UP. PLEASE DO NOT THROW THESE ITEMS IN THE DUMPSTER - CONTACT PSDS FOR THIS SPECIAL PICK UP.

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 THREE RECYCLING DUMPSTERS: ONE LOCATED ON PINEHURST PLAZA AND TWO LOCATED ON FAIRWAY CIRCLE EAST. If one is filled, please drive to the next recycle dumpster.

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 Amanda Hiles (with CMA) ASAP!

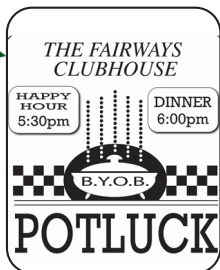
DOG WASTE: Additionally a misconception is that it is ok to place dog waste in the green recycle bin....it is not! Please always place dog waste in the proper dog waste baggie in the black dumpster ONLY!

Also please be sure to pick up your dog waste around the community! And please let your tenants know this as well!

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!



SOCIAL SCENE ~ Janice Albert & Peter Brenner



POTLUCK AT THE CLUBHOUSE!

November's Fall potluck was quite a smash- filled with all the flavors of Thanksgiving and the Fall Season. Over 45 members of the community gathered together - new and familiar faces shared a great variety of good food, great conversations and spirited fun! Thank you to Social Committee members - Janice Albert, Peter Brenner, Bill Cook and Colleen Grant - for organizing, and setting up the festivities and to our MC of the evening - Janice Albert - for announcing and handing out door prizes!!



No potluck is scheduled in December but do plan to join us for light refreshments on New Year's Day from 11a-1p at the Clubhouse.



GAME NIGHT - CHANGING TO TUESDAY EVENINGS ~ Peter Brenner

We had a terrific Game Night in November and although only six people showed up - we had a great time! **We are changing Game Night to Tuesday evening so our next Game Night is scheduled for Tuesday, December 17th from 6:00p-8:00p! Bring your favorite games, drinks, and whatever appetizers or snacks you'd like to share!**

Starting Soon...

NEW ACTIVITY!



Weekly Drawing Club Starting on Tuesdays at the Clubhouse

Fairways residents, Alex and Kat are starting up a weekly Drawing Club at the Fairways Clubhouse. The Club will meet on Tuesday from 3:30p - 4:30p. Beginners to advanced artists are all welcome! Time is being dedicated to get together, create and draw, motivate, suggest subject prompts and share guidance with each other. If you are interested in joining the group, please text Kat at 503-484-7690.

Spotlight On Community Volunteers!

The all volunteer 'Fairways Beautification Committee' was hard at work during the month of November, thanks to the leadership of Scott Alles and other community volunteers. Please be sure to thank them for their many efforts as detailed below!

Front Gate Repainted and Refreshed!

You may have noticed that the front entrance to the Fairways looks abit brighter these days! That's because on an early morning in November Scott and volunteers had a painting party to paint over the old dull salmon color that had been there for years to the Fairways approved "Casablanca Offwhite color"! What a great update and it immediately refreshed our entrance. See below for pictures. Thank you to **Scott Alles, Larry Nicastro, Donna Chute, Peter Brenner, Ann Welch, Bill Albert and Jon Swalboski** for their expert painting, and to **Kirk Gardner** for expert traffic control and safety management.



Emergency Curbs, Clubhouse Parking Spaces, CuldeSac Planter Walls and Cobblestone Pavers Repainted!!



Again another monumental effort ensued during November....all of the emergency red curbing, parking spaces around the clubhouse, and all turaround and culdesac planter walls and cobblestone pavers were repainted. Another dedicated group of volunteers spent many many mornings painting and refreshing these areas. Some cobblestone pavers were repainted twice or three times over due to drivers driving over the freshly painted surfaces even though orange cones were in place. Reflectors have now been installed to "guide" drivers around the pavers.

Again a multitude of thanks and appreciation go to **Kirk Gardner, Peter Brenner, Scott Alles, and Larry Nicastro!**

A NOTE TO OUR COMMUNITY!

PLEASE PLEASE- DO NOT DRIVE ON THE COBBLESTONES PAVERS AND IF YOU SEE A DELIVERY DRIVER OR MAILMEN DOING SO, PLEASE KINDLY ASK THEM TO KEEP THEIR VEHICLE ON THE ASPHALT. MANY COUNTLESS VOLUNTEER HOURS GO INTO BEAUTIFYING AND CLEANING OUR COMMUNITY AND IT ONLY TAKES A FEW CARELESS INDIVIDUALS TO SCUFF IT UP LIKE THE PICTURE HERE SHOWS!



Email Us Your Suggestions!

If you know of a community volunteer or company that has provided exemplary service to our community, please email us the information to lindacarlsullivan@yahoo.com. As always, this newsletter is open to your suggestions on future articles of community interest or happenings throughout the Fairways and the Palm Springs area.



Christmas Gift Ideas from Your Fairways Fellow Neighbors

Christmas is almost here and some of your fellow neighbors here at the Fairways are offering some great gifts for the season!



José Mairena - Massage Therapist

Consider the Gift of a Relaxing Massage for Yourself or a Friend!

José Mairena, on Miramar Plaza, has just graduated from massage therapy school, and is offering all homeowners a 1 hour massage for \$100.00. If a couple books for the same day, they can receive an additional 15% off, or \$170 for two 1 hour massages.

For an appointment or to purchase a Gift Card, call:
650-720-0597

José Mairena
MASSAGE THERAPIST CMT
CAMTC
Appointment
Text (650) 720-0597

MAIRENA'S
MASSAGE THERAPIST

Committed to the health and wellness.

Promoting a balance of peace and the personal strength of each person.

My professional objective is based on learning, motivation and teaching people how we can lead a better lifestyle through massage and personal care.

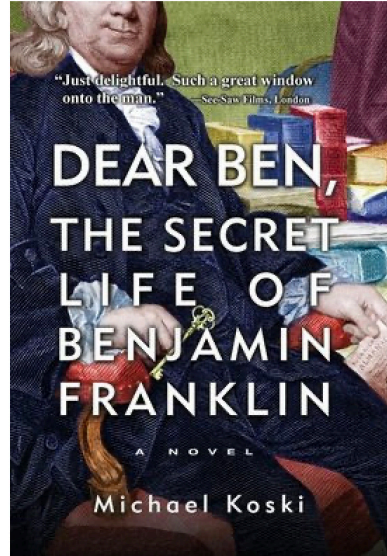
Stress, anxiety, pain and muscle tension are negative conditions that we all go through in our lives. We need to release this stress to lead a better live and healthier peace of mind.

I would like to be part of the change, and release anxiety and liberate a healthier you, and promote a happier you.

josemairena27@yahoo.com

Dear Ben: The Secret Life of Benjamin Franklin by Michael Koski

Michael Koski, on Pinehurst Plaza, has just released a new fiction novel now available at Barnes & Noble. [Click this link to purchase!](#)



It is April, 1790. Founding Father Benjamin Franklin lies gravely ill in his bed at his home in Philadelphia. Delusional, he believes he is visited by a phantom, an apparition of Helene Brillon, his amour when he lived in Paris. She tells him she has come to escort him 'to the other side.' It is his time. Her mission is interrupted when Bobby, a slave, arrives with laudanum to ease Franklin's pain. Madame Brillon promises to return before daybreak. "Make ready," she says.

Franklin knows he has only one night to atone for his sins. He has come to abhor slavery and offers to free Bobby, who hesitates, fearing the outside world. Bobby wants to know how his master rose from obscurity to wealth and fame. "Read my book," (his autobiography) Franklin tells him. "What's not in the book?" Bobby asks, unleashing the story of the unknown Benjamin Franklin.

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
- Magic of Lights Coachella Drive Through Light Parade
Empire Polo Grounds, Indio, CA - now through Dec 29th
Sun. - Thurs. 5:30 pm - 9:00 pm Fri. - Sat. 5:30 pm - 10:00 pm
- Holiday Tree Lighting Ceremony - Frances Stevens Park
Friday, December 6 - 5:15pm
- Santa Paws 5K Run - Saturday, December 7th 8:30am
Register here:
<https://runsignup.com/Race/CA/PalmSprings/PalmSpringsSantaPaws5K>
- Festival of Lights Parade - Downtown Palm Canyon Blvd.
Saturday, December 7 Kickoff at approx. 5:45pm
- Rock the Park Free Concert - Downtown Park Palm Springs
Neil Diamond Tribute - Sat., December 7 at 7pm

DISCOVER ALL OF PALM SPRINGS HOLIDAY EVENTS RIGHT HERE:

<https://visitpalm Springs.com/palm-springs-holidays/>

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

IMPORTANT PHONE NUMBERS

The Fairways Homeowner Portal - AppFolio

<https://cmadesert.appfolio.com/connect>

The Fairways Website

www.fairwaysps.com

Community Management Associates (CMA)

Fairways On Site Manager's Office: (760) 459-3090

Amanda Hile Mobile (call or text) : (760) 902-0100

CMA Offices: (760)600-0067

AHiles@CMAdesert.com <https://cmadesert.com>

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

PSGMC 25th
PALM SPRINGS
GAY MEN'S CHORUS
Holiday Spectacular
Concert

**FA LALA...
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