

The Fairways Flier

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

A Message from the President ~ Don Chute



During these past several months and those coming soon, we've seen and will see significant changes in the Fairways Community.

The landscape is changing...new board members will be installed... some vendors will be replaced... and on a personal level, new neighbors will move in and sadly, friends and other neighbors will move away or pass. All of these 'changes' will reflect and impact our expectations.

"Change": The word itself can make us uncomfortable. "Why do things keep changing? Why can't they remain as they were?"; we ask ourselves. Yet some changes can and should be welcomed, as they help to improve, evolve, and eventually reveal resolutions to outstanding issues.

As a board member and part of the dedicated volunteers that help to contribute to this 'change' for the betterment of the community, sometimes we get it right and other times we make mistakes. However the difference is 'trying' vs 'finding fault.' I think we have a choice in how we react to change. We can close ourselves off and try to minimize its impact, and complain that things are different and find fault in the changes... or we can embrace the change and get involved as a force for good to be part of the solution rather than part of the problem.

"Volunteers do not necessarily have the time; they just have the heart."

"You make a living by what you get. You make a life by what you give."

"Volunteers are human beings who reflect compassion, unselfish caring, patience, and just plain love one another...who truly try to make a difference."

Community volunteering can create change as well. One person that embodies the very spirit of volunteering and has created positive changes throughout the community is **Kirk Gardner**. For many, many years Kirk has worked tirelessly, energetically and selflessly volunteering time, energies and his whole heart to so many individuals throughout this community without seeking payment or recognition...from taking the lead on countless community projects like clubhouse renovations, to organizing annual painting parties, to providing maintenance on pool and facility systems, to wrangling vendors and outside contractors on a daily basis, and finally to always offering his knowledge, expertise and counsel to all who ask no matter how small or large the job may be. Kirk has committed himself 100% to the Fairways Community and its residents, and always finds or negotiates the 'best deal in town' that again saves the community money!



So it saddens me to announce that at the end of October, Kirk is resigning his role as Clubhouse and Facilities Chair after many selfless years of volunteering in this position. He has made a tremendous impact on our community and his leadership and efforts will be sorely missed. On behalf of the Board of Directors, we are deeply grateful and wish Kirk and his wife, Anita all the best! If you see Kirk, please be sure to stop and thank him for all he has done here at the Fairways!

The importance of volunteerism is not to be understated, whether you are on the board, a committee chairman or member, or donating your time and efforts to specific projects within the community. Volunteerism can also be as simple as checking in on a neighbor. All of these and other selfless acts make our community a better place. It's easy to find fault and point out the negatives...so why not accentuate the positive and ask yourself this question... **"Today, what can I do to improve this community?"** I'm looking forward to seeing all of your contributions - small or large - so we can create positive changes for all of our futures. ~ Regards, Don

LAND LEASE UPDATE

A HUGE thank you to the 178 out of 186 home owners who have made their assessment payment! 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.

Homes that are listed for sale or that are in escrow will be given priority service. Otherwise, expect to receive notice from the Lawyers' office to update the title records for your property by February or March.

INSIDE THIS ISSUE

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IMPORTANT DATES

GAME NIGHT RETURNS!

Wednesday, November 13 6-8p

POTLUCK-AT THE CLUBHOUSE

Friday, November 22 - Dinner at 6p
(Happy Hour at 5:30p)

HOMEOWNERS' ANNUAL MEETING

Saturday, November 23 - 10a

DAYLIGHT SAVINGS TIME BEGINS

Sunday, November 3

ELECTION DAY (US)

Tuesday, November 5

VETERANS DAY (US) REMEMBRANCE DAY (CAN)

Monday, November 11

THANKSGIVING DAY (US)

Thursday, November 28



PRO ELECTIONS

The HOA Election Company

BOARD OF DIRECTOR BALLOTS HAVE BEEN MAILED!

There are 4 Board Positions open and (4) candidates running.

The Fairways ballots for the 2024 Board Election were mailed out to all members on Wednesday, October 23, 2024 as planned. You should have received an envelope of voting materials from Pro Elections. If you do not, please email Pro Elections at info@pro-ei.com, and a replacement ballot will be mailed.

For your convenience, there is a ballot-counter on the election webpage so you can track the number of ballots received. The election webpage is available online at <https://pro-ei.com/hoa/fair>, or just click here to go to our home page: <https://pro-ei.com>, then select "Current Elections" to scroll to an election webpage.

FACILITIES ~ Kirk Gardner



This month will be my last month as Facilities Manager as I will hand over the task to Bill Albert who is equally skilled in all facets of repair and maintenance. Please welcome Bill and I hope that you will support him wholeheartedly as you have me these many years!

With gratitude and thanks - Kirk

Clubhouse

COMMUNITY MANAGER OFFICE REMODEL: The office repainting project authorized by the Board has been completed. Budgeted at \$400, once started, the project scope of work soon expanded beyond the original proposals. Fortunately, thanks to donations of materials and items on hand not to mention the incredibly generous time and efforts of **Linda and Carl Sullivan, Scott Alles, Geoff Cross and Peter Brenner**, the project was completed within budget. Additionally, **Scott Alles and Larry Nicastro** generously offered to seek out some contemporary artwork using a bare bones budget of \$75 to finish off the space. **Scott, Geoff and Peter** served as the paint party crew and opted to paint the walls all the same color instead of one wall being accented with a different color paint.

Mary and Michael Reese were major contributors to the overall contemporary appeal with their timely offering of real wood maple veneer flooring to **Peter**, who immediately saw it's contemporary potential. **Linda, Carl and Peter** spent a full day installing the floor. The natural maple color of the flooring opened the formerly dark, dank office up and gave it a very pleasant contemporary aesthetic. **Carl** replaced the low profile threshold for the entryway door. It looks very clean and neat. The other cost was for **Woo Electric** who charged a service fee (\$90) to reconnect the air conditioning unit plug. All in all, the remodel of the office came to \$573 (\$408 repaint, \$75 art work and \$90 electrical) when originally estimated by an outside vendor at \$4,800.



This project was a collaborative effort and the time, effort and expertise willingly contributed by **Linda and Carl Sullivan, Scott Alles, Geoff Cross and Peter Brenner** was not only greatly appreciated but essential to the extremely appealing finished product. The furnishings look very appealing. The desk was donated by **Frederick Blanton**, the chairs by **Donna and Don Chute**, the carpet and desk lamp by **Rick Ataide** and the small white end table by **Peter Brenner**.

[The remodel team and editor of this newsletter would also like to thank Kirk Gardner for his leadership and efforts on this project as well!](#)

Before



After



Facilities

CURB & COBBLESTONE PAINTING: In conjunction with the scalping, a 'Red Curb Painting Crew,' lead by **Scott Alles**, was organized. **Larry Nicastro and Peter Brenner** joined Scott to accomplish this task over a two day period. This curb painting always serves to dress up the entryway and circle area especially when the seasonal rye grass comes in. Please thank **Scott, Larry and Peter** for committing to and completing this important yearly task. The materials cost for this project was \$233.

Scott Alles also organized a painting crew to repaint the main circle cobble surround. **Scott and Larry** completed this project in one day. As a practice run, Scott painted the cobble and circle on Wack Wack Plaza. Scott is a tireless painter who we are lucky to have sprucing up our community. The materials cost for the circle painting was \$85. [Again, Scott and Larry as well as the Board would like to extend their heartfelt thanks to Kirk Gardner for his dedication, leadership and efforts on this project.](#)



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!

FACILITIES cont....

IRRIGATION ON HAZELTINE: We experienced a loss of power to the irrigation system controller on Hazeltine Plaza approx two weeks ago. These power loss diagnostics can be very tedious to resolve. Woo Electric used a toner to track the line but was unable to find the break. They will dig a trench from the curb across the street from where the power is still present in order to see if they can find the line break. Homeowner **Connie Thoman** has graciously allowed use of her outside plug to power the controller until we get it back on a HOA power source.

CLUBHOUSE PUTTING GREEN: At the Landscape Committee's urging, the traditional golf putting green is being brought back to life. In view of the typical foot traffic from the circle parking lot area, "Kindly Keep Off Grass" signage is going to be put in place by **Peter Brenner**, directing folks to please walk on the walkways to get to the pool and courts. **Linda Holt** suggested that a sidewalk extension adjacent to the landscaping shed be considered as otherwise the access to the pool and courts would require walking all the way around the clubhouse. **Peter Brenner** took up the concept and solicited **Greg Debo** to come up with design ideas for the sidewalk and adjacent area. A conceptual proposal is being presented to the Board and if support is sufficient, a fleshed out proposal with options and cost burdened would be submitted for Board review.



Pools

Pool 2 was temporarily closed due to a ground rod upgrade need. Woo Electric subsequently installed the needed equipment ground rod and reworked the junction box and GFCI outlet. In the past few weeks a Securitas walk thru reported the pool 2 light was nonoperational. A follow up committee check found it operational. It was monitored for four days and remained operational. Approx a week later it was again reported nonoperational. A committee recheck found the light operational and an email was sent to insure Pool 2 was the right pool being reported. The security light at this pool has been out for about a month as someone cut the power wire to the light pole.

Palm Springs Welding installed the pool 1 equipment enclosure cover on Wednesday the 30th. This is a security enhancement to discourage theft of our pool equipment. The cover cost \$3,925. The other pools will be covered as monies are available.

Pool 4 was reported to have low water level causing the pump to strain and make excessive noise. A review of the auto fill system revealed the float valve was clogged. Cleaning out the valve housing resolved the issue.

Pool 5 continues to have intermittent pool light issues. The GFCI plug trips requiring resetting to restore the light. The GFCI was replaced recently as a first step to address this intermittent issue. As the issue did not resolve is probably due to a water seep issue with the pool light power cord. The recommended repair is to replace the existing light with a 12 volt LED light at a cost of approx \$1200. This low voltage system is a desirable safety upgrade and eliminates the GFCI tripping and cutting power to the light.

Pool 1 is being heated and shortly after start up the heater shut down. Pools by Eric was contacted and he determined that the filter was in need of backflow cleaning which he completed. This seems to have resolved the issue. **Bill Albert** will bring this to the attention of **JJB Pools** as backflow cleaning is a routine maintenance item that is their responsibility. New spa jet switches are also being installed as the old ones are unreliable.

Pools to be heated for 2025 are still yet to be determined, although as always, Pool #1 (Main Pool) will be heated .

PICKLEBALL & TENNIS COURT RESURFACING ~ Peter Brenner

The Pickleball and Tennis court resurfacing project is well underway. The surface prep work involved for all 4 courts is labor intensive, time consuming and is critical in getting the desired professional results. The addition of 4 new pickleball courts (converting 1 of the 3 tennis courts to 4 pickleball courts)and court net barriers will be a welcome addition.



We are currently on track for a completion or near completion date of November 15th. A project of this scale often encounters delays (weather included) and we apologize for that. We are excited to get you back on the courts after a long awaited upgrade and hope you'll come out and join us on the newly refurbished courts.

LANDSCAPING ~ Jay Center

The first few weeks of October the annual scalping of the grass took place and in this last week, overseeding has been completed and watering has started. The new grass should be starting to fill in and be quite luscious in just a few short weeks.



Additionally, EnviroScape has completed the 1,500 nozzle and body replacements to the irrigation system, in addition to removal of trees that were dead or struggling. Tree replacement will likely take place through November with updated drip irrigation as well.

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 **Veronica Hamlett** vhamlett@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.

A Message from the Treasurer~ Jim Richardson

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



- 1. Audit of 2023 Financials:** We submitted a Request for Proposal (RFP) to four accounting firms in the Coachella Valley, two firms have declined to submit a proposal, but we are still in discussions with two firms and are hopeful we can reach an agreement by the November 23rd General Membership meeting.
- 2. Land Lease Assessment Update:** We are pleased to report that as of October 31st, we have successfully collected \$2,310,033 of the Land Lease Assessments which represent 178 out of 186 Homeowners. Thank you to those who made your timely payments - Bravo! We have now started the legal process to collect the remaining 8 past due payments plus penalties. Of the total amount collected as of September 30th we have spent \$1,854,407 with \$442,658 remaining to cover all the costs associated with the 186 individual leases which are work in progress.
- 3. 2025 Budget Planning:** We have developed the new monthly budget template for 2025 and populated it with all the necessary historical data. In the next couple of weeks, we will be meeting with the various committee chairs and incoming Board Members led by Jill Krecklow to finish the Budget which will be voted on at the November 23rd General Membership meeting.
- 4. Level 2 Reserve Study:** The 2025 Level II Reserve Study conducted by SCT Reserve Consultants has now been completed. This 36-page comprehensive analysis will help us assess our long-term financial obligations for Capital projects i.e., Roads, Irrigation, Landscaping, Pools etc. This study offers different funding scenarios ranging from a 6.08% increase in monthly Reserve payments up to 43.30%. We need to meet with SCT Reserve Consultants again before we can determine the prudent amount of our monthly assessments that need to be earmarked for long-term Capital needs. **As of October 31st, we had \$1,073,468 in Reserves.**
- 5. Future Monthly Assessments:** As mentioned last month there will be a need to increase our monthly assessment again. The amount will be determined once we complete the Budget process, but for planning purposes you can expect a similar increase as last year. Again, due to previous Board decisions to leave monthly assessments artificially low with minimal increases over the past 10-years, the 2024 Board was forced to make some tough decisions and we are in a much better financial position as a result. With another double-digit increase (Fyi, we cannot increase assessments more than 20%) in FY2025, this will bring us to a comfortable level for Operating Expenses and Reserve Contributions based on the size of our community and should allow us to retain 2 months of Operating Cash in reserves.

As always, thank you for your support and encouragement! If you have any questions related to the financials, please feel free to reach out to me anytime at (206) 851-8411.

*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.*

SECURITY~ Noah Weinreb

Welcome back to our Snowbirds and all of you who consider The Fairways your "home away from home". We missed you!



We had a very safe summer here and the month of October proved to be the same. Securitas has reported no issues on property or in the Clubhouse in their evening patrols. Our focus on safe driving, both roundabouts and speed limits have increased safety on our streets especially for pedestrians, bikers, and dog walkers.

As always please remain vigilant and if you see some concerning please report it. Have a safe and fun season here at the Fairways!

DESERT MANAGEMENT

CHANGE IN COMMUNITY MANAGER:

Just an FYI - **Nadine Buxton** has resigned her position as the On-Site Manager of The Fairways. Until further notice, all email communications should be sent to **Veronica Hamlett, at vhamlett@desertmanagement.com**. Veronica will work on work orders, maintenance, and service requests. All other emails will be distributed to the Executive Staff for immediate attention.



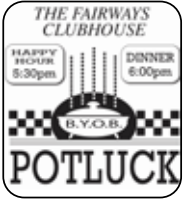
MANAGEMENT TEXT AND VOICE BROADCAST MESSAGING COMING SOON:

Desert Management will use the Enumerate Signals Communications platform to enable our Management Teams to more quickly TEXT and VOICE BROADCAST important information to homeowners. This platform will be used for urgent and emergency communications only. TEXT & VOICE MESSAGES will be sent from **855-820-9048**; please make a note or add this phone number as a contact to your phone.

We recognize that some residents don't have a cell phone or email access, but everyone has a telephone. **A homeowner's verification request form has been emailed for you to complete and return so we can accurately document your primary mobile and home telephone numbers.**

Thank you for your patience as we transition.

SOCIAL SCENE ~ Peter Brenner



POTLUCK AT THE CLUBHOUSE!

Our first potluck of the season was a terrific, big success and so much fun! Over 45 members of the community gathered together in a 'boo-tiful' setting at the Clubhouse to meet new neighbors, catch up on Summer fun and share great food - it really was so nice to see everyone after so long!

Christmas Faire Update -

Unfortunately due to insufficient vendor applications, the Christmas Faire has been cancelled for this year.



Thank you to Social Committee members - Colleen Grant, Cam Baldwin, Linda Sullivan, and Bill Cooke - for organizing the festivities and to our MC's of the evening - Mary Michaelson & Bill Cooke - for announcing and handing out door prizes!! The five lucky winners are pictured below! **Our next potluck is scheduled for Friday, November 22. As always, bring your favorite dish to share with neighbors - happy hour starts at 5:30pm and dinner at 6:00pm!**



GAME NIGHT - IT'S THE PLACE TO BE!!

Wednesday Game Night returned last month as well. And although only nine people were in attendance, we had a great time playing games such as Skip-Bo and Mexican Train Dominoes, just to name a few. **Our next Game Night is scheduled for Wednesday, November 13th from 6:00p-8:00p! Bring your favorite games, drinks, and whatever appetizers or snacks you'd like to share!**



Coyotes Have Been Recently 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 small dog in the event an attack occurs.



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 THERAPY

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.

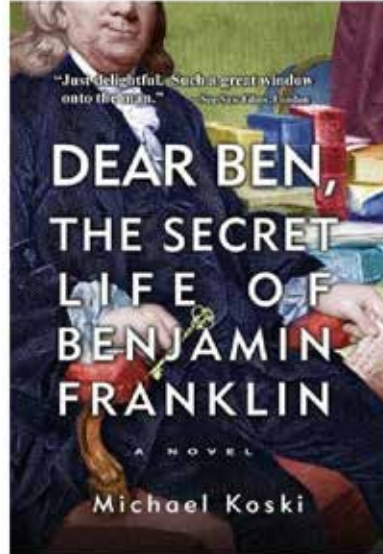
Stress, anxiety, pain and muscle tension are negative conditions that we all go through in our lives. We need to release this stress to lead a better live and healthier peace of mind.

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
- **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 November 3
 - **Rancho Mirage Festival of the Arts**
Rancho Mirage Community Park & Amphitheater
(near The River)
71560 San Jacinto Drive, Rancho Mirage
November 4-5
 - **Palm Springs Food and Wine Festival**
November 9-10 Palm Springs Stadium, 1901 E Baristo Rd
 - **Desert Air Music Festival**
November 15 Palm Springs Air Museum

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

Desert Management

(760) 565-7948 (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