



# CANYON GRANADA TIMES

ISSUE 8 – FALL EDITION

OCTOBER 2023

## A Word From our HOA President

Our Board President, Ed Young, his husband Roy Yoshimatsu, and their fur-bearing son – Cooper, have sold their casita at Canyon Granada and moved to a new home in Cathedral City. Ed served for many years on our HOA Board and has been President of the Board for the past two terms. Roy served for many years on the landscape committee. Both were involved and active members of our community. We are going to miss them and thank them both for their many years of involvement and service at Canyon Granada. During Ed's tenure he led the Board with great dedication and professionalism. Our HOA undertook several major initiatives during his term, including the painting of our entire complex. This greatly improved the appearance and resale value of our property. Ed set a course for prudent review of upcoming major initiatives, with a plan for continuing to maintain our property in good condition and in a fiscally responsible manner.

HOA Board service is an all-volunteer position, so please support your incoming Board when our election takes place in November. Collectively, our management team, Board, and homeowners all have a responsibility to make sure everyone adheres to our CC&R's, and that Canyon Granada is maintained as a highly attractive and desirable place to live.

## Message from Management

An important reminder to all residents that Canyon Granada Board members are not to be contacted for day-to-day problems associated with the property. If you have a problem with your unit, or you see an issue or problem on the property, please contact our property management company:

**Management Contact:**

Cindy Anderson

Maryellen Hill & Associates

1111 Tahquitz Canyon Way, Suite 120

Palm Springs, CA 92262

Office: 760-320-5033, Ext. 225 Cell

(For After Hours Emergencies):

760-275-2943

Email: [canderson@mehill.com](mailto:canderson@mehill.com)

An additional reminder that our day gardener is not to take directions from individual homeowners. If you have an issue or question about the landscape in general or near your unit, please contact our management company for resolution.

## Projects

**POOL DECKS:** Pool decks are badly in need of painting and resurfacing on both the East and the West pools. At the East pool, we have a problem with runoff from the surrounding hillsides. The runoff is staining the pool decking and added to corrosion. Repainting the decks is an expensive proposition. At the September 9 board meeting, the board discussed a phased approach to improving the safety and appearance of these decks. 1) Stop the water from running down the hills onto the decking. This will involve creating a larger and deeper barrier between the pool deck and the grassy area; 2) Prove that the water is not coming back once this remedy is in place; 3) Check the drains around the pool deck areas to make sure they are draining properly. Once these remedies are in place and prove effective, the Board will proceed with considering the bid to clean and paint the pool deck areas.

**FRONT DOORS:**

Resolution of the problems with failing paint on our front doors is a continuing saga. We have received a bid for repainting some of the most badly peeling doors, and it will be a rather expensive fix. At the September 9 Board Meeting, the Board determined to paint one of the doors that is in the worst condition, and we will see how that works. According to the painting contractor, our doors are old, and some are in bad condition. A more reliable fix would be to replace the doors considered to be in the worst condition and repaint the new doors. However, this will be a cost to both the HOA and the homeowner, so we are proceeding cautiously at this time to make the most prudent financial decision for all.

**CARPORT STORAGE DOORS:** Work to repair and replace damaged carport storage doors has been approved and will proceed in the September/October timeframe.

**PAVING:** The Board has been discussing and considering an approach to repairing and replacing pavement in Canyon Granada. This is an expensive outlay, and we are proceeding cautiously to ensure that we have adequate reserves to tackle other projects and to avoid a special assessment. Thus, the Board is developing a phased approach to repair and replace the most damaged and exposed pavement areas this year, then proceed with further work in 2024.

**BALCONY REPAIRS:** Many of the second-floor balcony windows have lost their seal, allowing moisture to accumulate between the glass panels. This is contributing to potential rotting of balcony walls and decking. We will be performing an assessment of every balcony window and will proceed with resealing any damaged windows to prevent further damage.

**CONCRETE CURBS:** The good news is Springs Painting completed the painting of all red curbs and they are looking much better. We realize we have some badly damaged curbs, and an approach to repair this damage is under review.

## Annual Meeting + After Party!

Our annual meeting for Canyon Granada homeowners is scheduled for November 18, 2023 at 2:00 p.m. at the East Pool. This will be an in-person meeting, where we will hear a summary of activities and events from the past year and learn the outcome of the election of new Board members.

The meeting will be followed by a potluck after party starting at 4:00 p.m. in the same location. If you plan to attend the after party, please RSVP to Karen Ross at [powerup6850@gmail.com](mailto:powerup6850@gmail.com). Let Karen know what food item you plan to share. In addition to food, bring along a bottle of wine or beverage to share.

The annual meeting is restricted to homeowners only. If you have tenants in your unit, you may invite them to participate in the after party. Have them contact Karen Ross to RSVP.

## Landscape Committee

We have a new day gardener, and his name is Martin. He is an experienced and hardworking individual. Please say hello when you meet him. The Landscape Committee is seeking new members. Please contact Cindy Anderson if you have an interest in serving with this group. Our Landscape Committee does a good job of ensuring that our grounds are being maintained in good condition. In fact, despite tropical storms and record hot weather this past summer, our Canyon Granada landscape came out in good condition. We will be overseeding winter grass this fall. This will take place in October. We will also be implementing a desertscape plan for some troubled areas on the property.

## Security

As homeowners and residents of Canyon Granada, we strive to live a peaceful life with consideration and friendly cooperation amongst our neighbors. If you encounter a neighborhood issue that you cannot address in a satisfactory way, contact our Management representative, Cindy Anderson, for her advice and appropriate resolution. Most importantly, if you witness or suspect illegal activity, report this to the proper authorities in a timely manner to protect your property and preserve a crime-free environment in our Canyon Granada neighborhood.

*An ongoing reminder: Please remember that no community can ever be crime-free. For example, it is possible for someone to enter the property under false pretenses to commit crimes, for residents to commit crimes against their own neighbors, for guests of residents to commit crimes, and for employees to commit crimes. As a result, the association cannot guarantee your security. You should NOT rely on the association to protect you from loss or harm. You should provide for your own security by keeping your doors locked; refusing to open your door to strangers; asking workmen for identification; installing a security system; carrying insurance; etc.*

## Upcoming Events

Have you had a chance yet to take in a dinner show at PS Underground? Their permanent home is right around the corner from Canyon Granada, next to Koffi on Palm Canyon and Camino Real. What started as creative pop-up shows in rented bungalows, has now found a permanent home, with a regular slate of unique events. Themed gourmet meals and first-rate entertainment are kept a secret right up to the night of the event. The aim is to surprise and delight guests. Here is a sample of upcoming events:

- October 7 – Elements - An immersive and enchanting dining experience, creating a journey through air, water, Earth, fire and space
- Friday, October 13 – Superstition – Turning uneasiness into sidesplitting comedy
- October 20 – Woodstock – An official Modernism Week event
- October 22 – Forever Elvis – An official Modernism Week event
- October 27, 28 and 31 – Killer Prom – An ultimate blend of horror and elegance

Shows are popular and sell out fast. For more information visit [www.info@psunderground.com](http://www.info@psunderground.com)

## Neighborhood Gems – Villa Roma

Our neighboring development to the east, Villa Roma, was recently granted an important designation by the Palm Springs City Council, when Council members voted 3-2 (against the objection of staff) to grant Historic District status to this property.

Borrowing from a Palm Springs Post article from February 21, 2023: “The Villa Roma Garden Homes development, located at the corner of South Sierra Madre and East Avenida Granada, was completed in 1964 and stands out due to its eye-catching Roman-themed design. Many of the owners of the 69 units on the roughly four-acre property have been seeking historic designation for the property for the past three years.” This status conveys certain tax benefits, but it also means that the property will be protected from significant changes in future years.

In objecting to this historic district designation, City Staff indicated that the Villa Roma complex and application did not meet all the usual criteria for Historic District status. However, Council members who favored this designation indicated that they were compelled by the unique, modernist architecture of Villa Roma.

The Palm Springs Post reported: “Councilmember Christy Holstege sided with the owners and preservationists, saying, “We want to make sure that preservation isn’t just for the elite and multimillion-dollar homes.” And Councilmember Lisa Middleton said: “This is an incredibly lovely location and the homeowners there are frequently of more modest means.”

Our own artist in residence, Paul Sansom, painted this lovely scene featuring Villa Roma. Here he shares his interpretation of Villa Roma’s Romanesque Garden we enjoy as residents of Canyon Granada.



Villa Roma – Palm Springs Modernism, Paul Sansom

## Distribution of Newsletter to Tenants

Our Canyon Granada newsletter is currently distributed to owners only. We encourage owners to share communications with tenants. If you would like us to email future correspondence directly to your tenants, please contact Karen Ross at [powerup6850@gmail.com](mailto:powerup6850@gmail.com), providing the emails you wish to include.

If you have a question or suggestion for a future newsletter, contact Karen Ross at [powerup6850@gmail.com](mailto:powerup6850@gmail.com)