



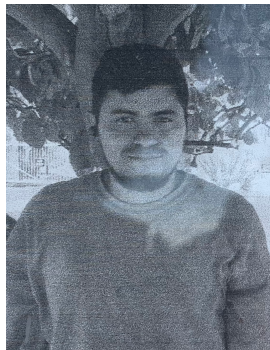
CANYON GRANADA TIMES

ISSUE 3 – SUMMER EDITION

JULY 2022

A Word From our HOA President – Ed Young

Summer is normally a time when things slow down in Palm Springs. Not so at Canyon Granada! Several major projects have been underway, and we have a new face on the Canyon Granada block. Our groundskeeper, Moises, left us to start his own auto detailing business. Moises took great care of our property, and we thank him for his years of service. Our new groundskeeper is Mauro.



Under the supervision of our landscape contractor, Mauro knows irrigation maintenance and should be a real asset when it comes to compliance with new watering restrictions. We will be doing our best to

maintain lawns, foundation plants, and shrubbery during this time of severe drought that call for HOA's to only water at night. Our Landscape Committee has done an excellent job of adapting our grounds to a more desert scape and water efficient landscape. We will be watching this closely and appointing a subcommittee to monitor any broken sprinklers or excess runoff which can result in fines from the City of Palm Springs. Let's all continue to do our part to conserve water at Canyon Granada. If you see a malfunctioning sprinkler or a problem with our landscape, flag it immediately so that Mauro can attend to it.

Welcome New Board Member

With John Palmer's move out of state and his resignation from our Canyon Granada HOA Board, Karen Ross was recently approved by the Board to complete John's term. Karen and her husband Jeff have been homeowners at Canyon Granada for over five years. Karen has extensive background in board service and is looking forward to serving Canyon Granada homeowners in this role.

Message from Management

Management Contact:

Cindy Anderson

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Special Assessment

Canyon Granada took a step forward in ensuring a stable financial future, allowing us to complete some significant deferred maintenance on the property. On May 16, 2022, Canyon Granada homeowners voted to approve a special assessment of \$3,000 per unit. This is the first such assessment in 20 years. Payment of this assessment is due by December 31, 2022.

One of the first major projects this funding will allow us to perform is the painting of the entire complex. Our buildings and exterior have not been painted in over 20 years and need this work. The painting contractor will repair cracks in the stucco and perform a general exterior facelift. This will be a big undertaking. More information will be forthcoming regarding timing and impacts of this project.

As identified in the recent reserve study, there are numerous additional projects for which the HOA Board and management must prioritize funding. The special assessment will allow us to schedule future work on our property that will keep Canyon Granada looking good, preserving home values for everyone.

Restated Bylaws

A packet containing proposed restated bylaws for Canyon Granada was recently mailed to all homeowners by NLB Consulting. The adoption of these bylaws must be approved by at least 51% of the Association or 31 of 60 owners. The revision of our bylaws was a major undertaking, and was done for the following reasons:

- Makes the CC&R's and bylaws easier to read and understand
- Brings the CC&R's into compliance with the Davis Stirling Common Interest Development Act and California Nonprofit Mutual Benefit Corporation laws
- Makes it so that Members will be able to understand their respective rights and obligations by reviewing the CC&R's and bylaws rather than referring to various California laws.
- Adds more specific language regarding terms of Board members and Board/Member meetings to comply with California law
- Provides additional provisions related to our Association's financial requirements/responsibilities
- Includes a nomination/election process to conform with state election laws
- Brings bylaws into compliance with SB 323 laws effective January 1, 2020, and other laws effective January 1, 2022.

Management and the Board strongly recommend approval of these restated bylaws. Please return your ballot by no later than Monday, July 25, 2022. Ballots will be counted at a special meeting scheduled for July 26 at 10 a.m. via Zoom.

Projects

Two significant projects were recently completed at Canyon Granada. Painting and restoration of the stamped concrete at our entryway and exit gate is now complete and looking much better. A legislatively mandated inspection of all second-floor decks for structural integrity, and painting and repair of stairway and deck surfaces is also complete. The deck and

stairway contractor found no structural issues associated with second floor decks. In the works is stripping and painting of red fire curbs. We are working with the Fire Marshall to make sure our curbs comply with City code.

Security

Vandalism

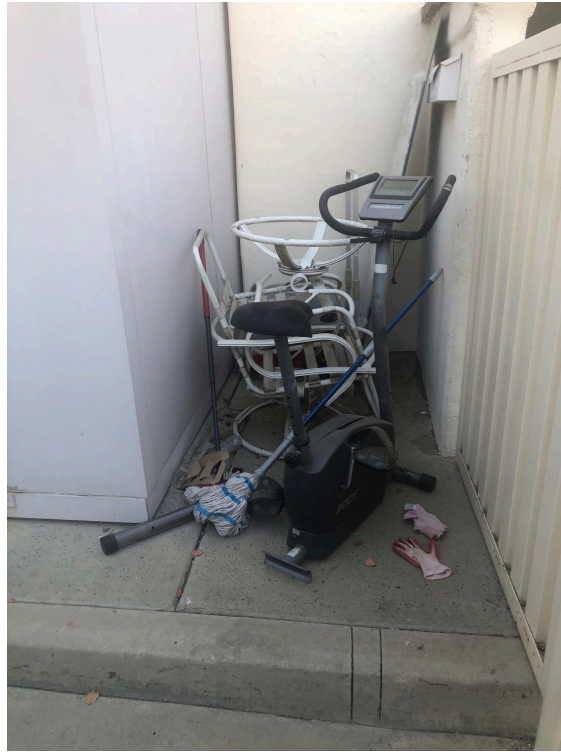
Condominium complexes throughout Palm Springs have been victims of vandalism and theft in recent months. Vandals recently cut the gate chain on our west gate, allowing criminals to gain entrance to the Canyon Granada property. Theft of catalytic convertors and other vehicle vandalism has been rampant, and our property is not immune from this activity. If you see suspicious activity, notify the Palm Springs Police Department. We are also seeking homeowners who are interested in joining a newly formed Security Committee. Mark Azar is leading this effort. Contact Cindy Anderson if you are interested in participating on this committee.

One Person's Junk...

...is not necessarily another person's treasure.

Anyone recognize these items left at the main entry gate dumpster enclosure? Disposal of large items like these is the individual homeowner's responsibility. When items like this are left at the dumpster areas, it is costing our HOA hundreds of dollars a month to dispose of them. Please donate usable items to any of the local thrift stores in the

valley, or contact Palm Springs Disposal Company for bulky item pickup
- (760) 327-1351 ext. 313



Palm Springs Community Resources

If the summer heat has you down, there are two places you can check out for cool refuge in Palm Springs. The Palm Springs Art Museum and the Palm Springs Library both have events scheduled throughout the summer that will allow you to enjoy air-conditioned comfort while engaging in fun programming. The Palm Springs Art Museum website www.psmuseum.org has information about exhibitions, operating hours, and special programming, such as the current summer film series. The Museum is open and free on Thursday nights. Stop by to browse exhibitions and enjoy this beautiful community asset.

Have you recently visited the Palm Springs Library? The library has thousands of books, music, DVD's and other media awaiting you. It also has a comfortable reading room for newspapers and current periodicals. The City of Palm Springs website: www.palmspringsca.gov has a Library link and a calendar and information about Library programming throughout the summer, including adult and teen reading events, preschool story time, book clubs, and much more.

Resident Profiles – The Roaring 90's

Canyon Granada has the distinction of being home to several “nonagenarians,” or people who have lived into their 90's. In our 2022 issues, we will be profiling some of our community residents who have achieved this auspicious goal.

HAP BLAISDELL

By Karen Ross



Hap Blaisdell is a fixture at Canyon Granada. He is the informal ambassador of this development, and the best entertainer on the block. When my husband and I were looking to buy at Canyon Granada, Hap was the first person we met on site. He was friendly, informative, and far more knowledgeable than our agent!

Hap was born and raised in northern Illinois, just west of Chicago. He went to college at the University of Arizona in Tucson, where he gained an early love of the desert southwest. Hap majored in accounting and spent the bulk of his career working for the National Credit Union Association. This is the agency that supervises, regulates, and insures credit unions. Hap was an examiner for California, Arizona, and Hawaii, which gave him access to the regions he loved during his college days. He spent the bulk of his career working in Washington, DC, and loved the energy of that city.

Retiring in 1988, Hap spent 10 weeks in the Greek Islands. In Mykonos he rented a studio apartment and loved the people, the setting, and the food. This was a year of transition and change for Hap. While in Greece he gained a taste for more than delicious Mediterranean food; he became hooked on exploring the world. Hap has traveled extensively in Mexico, Europe, Southeast Asia, and Australia.

In 2001, Hap came to Canyon Granada, moving in on 9/11 – the same day as the attack on the twin towers and the Pentagon. That dark day became a fresh, new beginning for Hap in Palm Springs, and he immediately became actively involved in life at Canyon Granada. He was elected to the HOA Board after only two months and has served on the Board for 20 years – mostly as treasurer. He has also chaired the Landscape Committee for over six years.

Hap states that one of his main character traits is that he is “excessively pragmatic.” This attribute has served Canyon Granada well for over two decades. Pragmatism aside, he also loves entertaining. Anyone who has been treated to one of his “Hap-penings” can attest to his ability to throw a great party.

At the age of 90, Hap goes to the gym three days a week and is actively involved and enjoys fellowship in the Episcopal Church of Saint Paul in the Desert. His faithful companion is his cat Tilly. Adopted from the Palm Springs animal shelter 14 years ago, Tilly can be seen following Hap everywhere.

If you see Hap and Tilly, be sure to say hello and thank him for his years of dedicated service to Canyon Granada. And don’t forget to give Tilly a little scratch behind the ears!

If you have a question or suggestion for a future newsletter, contact Karen Ross at powerup6850@gmail.com.